



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500157014

Erf 40382, 3 Hood Road, Belgravia

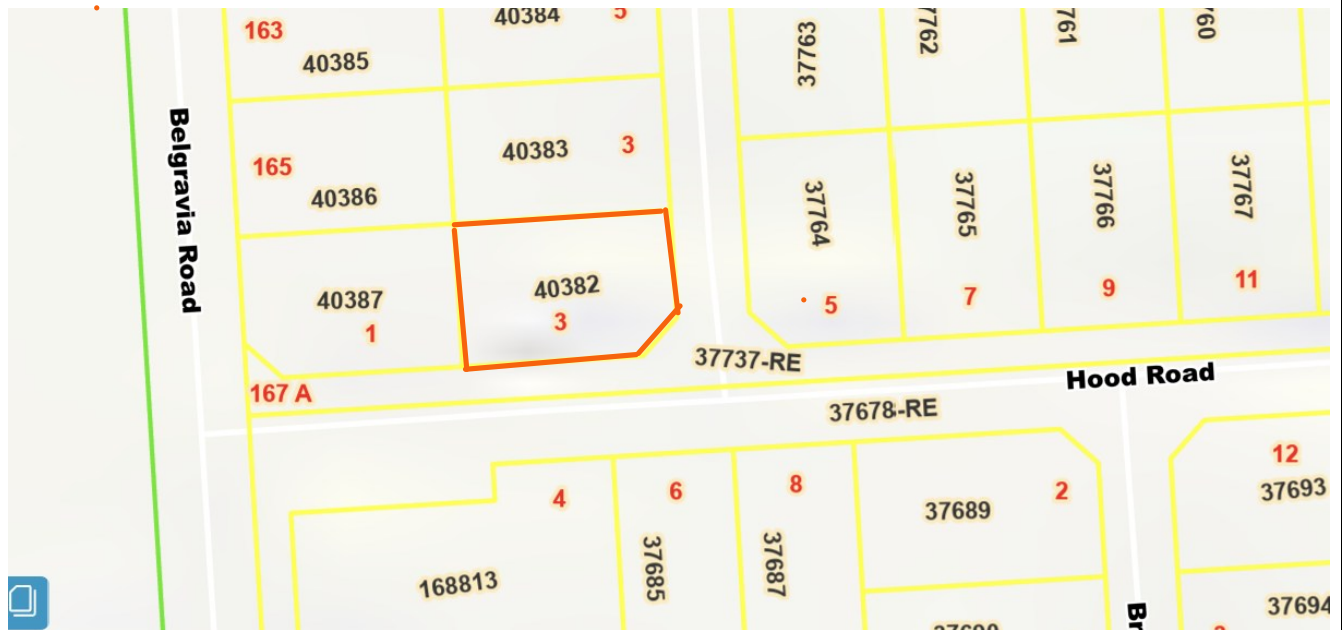
Development Management

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ERF 40382, BELGRAVIA CAPE TOWN

APPLICATION FOR REZONING FOR A MEDICAL CONSULTING ROOMS



Client:

Date: June 2026

Prepared By:



Victory Property
Solutions (PTY) LTD
Small Beginnings
15 Vermooten Street
Edenglen x 18, Edenvale
1609

Reg. No.: 2018/545934/07

List of Annexures

- A - CIPC registration certificate
- B - Directors' resolution (all directors)
- C - Application form
- D - Power of attorney (all applications ticked)
- E - Locality map
- F - Zoning map
- G - Land use map
- H - Site development plan (compliant with MPBL 2025 Including GLA
hatching plan (exclusions)
- I - RIM email correspondence (23 September 2025)
- J - Title deed copy

APPLICATION FOR A REZONING FOR OFFICES (A MEDICAL CONSULTING ROOMS)

EXECUTIVE SUMMARY

1. SUMMARY OF PROPERTY DETAIL

Table 1: Property detail

Property description	Erf 40382, Belgravia
Property address	3 Hood Road, Belgravia
Application components/description	An application in terms of Section 42(a) for Rezoning from Residential 1 to Local Business 1 (LB1) for Office to permit Medical Consulting rooms (3); Applications for permanent departure in terms of Section 42 (b) (Carriage way crossing width) as well as Section 42 (i) reverse across sidewalk.
Site extent	517 m ²
Title Deed Number	
Registered owner	
Current zoning	Residential 1 (R1)
Current land use	House (Previously a Newspaper Office)
Proposed land use	Offices (Medical Consulting Rooms) (Local Business 1/LB1)
Zoning Scheme	City of Cape Town Development Management Scheme (under MPBL 2025)
Overlay Zone applicable	No
PHRA or SAHRA heritage	No

BACKGROUND INFORMATION

2. BACKGROUND FACTS

The proposed application pertains to Erf 40382 Belgravia (No 3 Hood Road). The property is currently zoned Residential 1 and has previously been used as a newspaper office. The site is a corner stand, directly accessible from Hood Roads.

the registered owner, proposes to rezone the property to Local Business 1 (LB1) to develop Medical Consulting Rooms (3), and ancillary facilities. This application is made in terms of section 42(a) of the Municipal Planning By-law, 2025 (MPBL 2025).

3. NATURE OF APPLICATION

Application in terms of the City of Cape Town Municipal Planning Bylaw, 2015 as amended in 2025:

- **Section 42(a):** Rezoning from Residential 1 to Local Business 1 (LB1) for Offices to allow Medical Consulting Rooms including 3 consulting rooms, reception, medicine storage room, admin office, file storeroom, waiting room, and ancillary facilities.
- **Section 42(b):** Departure in terms of item 140(2)(c) for a carriageway crossing width increase from 8.0 m to 15.0 m (existing).
- **Section 42(i):** Approval in terms of item 141(1)(b) to reverse across the sidewalk (existing).

A copy of a **Power of Attorney** signed by the landowner is attached as **Annexure C**.

4. PRE-APPLICATION

No pre-application consultation is required for this application, but technical approvals were obtained from the Roads Infrastructure Management (RIM) department via e-mails and telephonically. (Refer to Annexure H).

SITE DESCRIPTION

5. DESCRIPTION OF THE AREA AND SURROUNDING LAND USES

5.1 Property description and locality

Erf 40382, Belgravia (hereafter referred to as the subject site) is located at 3 Hood Road, Belgravia, Athlone. The site is easily accessible from Belgravia Road, which is a designated lower-order development route within the Cape Flats District Plan. Belgravia Road connects to major arterial routes including Klipfontein Road and Imam Haron Road (M24), providing convenient access to the surrounding areas. The subject site is situated within the Athlone Metropolitan Node, which is identified as a Development Focus Area (DFA) in the Cape Flats District Plan. Refer to locality plan below as well as the attached **Locality Plan, Annexure D**.



Figure 1: Locality Map (Erf 40382 demarcated in red)

5.2 Surrounding zonings

The subject site is zoned for Residential 1 purposes with currently a dwelling on the premises. The immediate surrounding street blocks are primarily zoned residential 1 along Hood Road while General Business 1 exist along Belgravia Road. Low density residential and mix uses / commercial are present.

Figure 2 below, is an extract from the City of Cape Town's Zoning Map giving an indication of the surrounding zonings. A copy of a **Zoning Plan** is attached as **Annexure E** to this report.

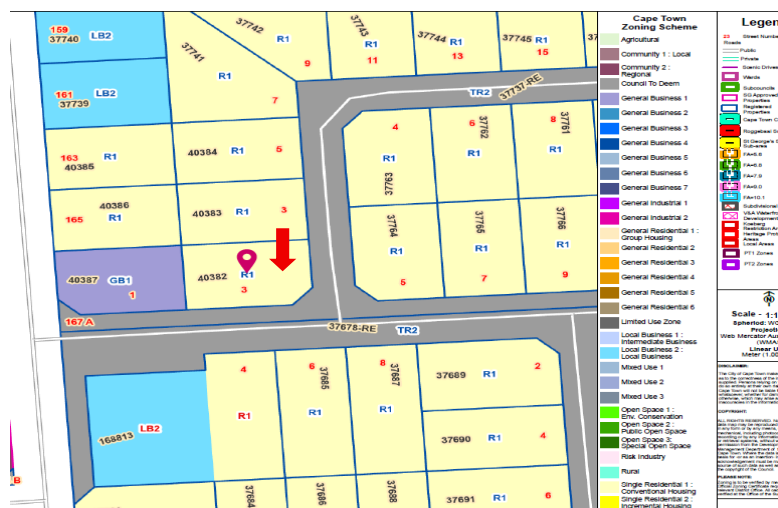


Figure 2: Extract from the Zoning Map of the City of Cape Town (position of Erf 40382 indicated with a red arrow.)

5.3 Surrounding Land uses.

The subject property is currently unoccupied, having previously accommodated newspaper offices. The dwelling house on the site, together with the street frontage, is well maintained.



Figure 3: Land use Map of the City of Cape Town (position of Erf 40382 indicated with a red arrow.)

The surrounding land uses along **Belgravia Road** comprise a mix of residential and commercial activities, while **Hood Road** is predominantly characterized by dwelling houses. Notably, the corner property adjacent to the subject site has already been converted into **medical consulting rooms**, and the properties opposite accommodate **offices and retail shops**. A copy of a **Land Use Plan** is attached as **Annexure F** to this report.

5.4 Legal status

Erf 40382 is 517m² in extent. The property is owned by

There are no title restrictions that prohibit the use of the property as medical consulting rooms. (Refer to **Annexure I: Title Deed and Conveyancer Certificate**).

DEVELOPMENT PROPOSAL

6. COMPONENTS OF APPLICATION

6.1 Nature of application

It is proposed to rezone the property to Local Business 1 (LB1) for Offices to facilitate the development of Medical Consulting Rooms (3). The proposed facility will include:

- 3 Medical Consulting Rooms
- Reception
- Medicine Storage Room/Pharmacy (only for patients no selling to public)
- Admin Office
- File Storeroom
- Waiting Room
- Ablution Facilities
- Ancillary Facilities

The development will be a single-storey building with a coverage of 39% and a Floor Ratio of 0.4, consistent with the existing building footprint. (Refer to **Annexure J: Site Plan**).

The development proposal requires the following applications in terms of the City of Cape Town Municipal Planning Bylaw of 2025:

1. **Section 42(a):** Rezoning from Residential 1 to Local Business 1 (LB1)
2. **Section 42(b):** Departure in terms of item 140(2)(c) for a carriageway crossing width increase from 8.0 m to 15.0 m (existing).
3. **Section 42(i):** Approval in terms of item 141(1)(b) to reverse across the sidewalk (existing).

6.2 Operational detail

The Medical Consulting Rooms shall only operate from **Monday to Friday between 08:00 and 17:00**, and **Saturdays between 09:00 and 13:00**. It shall not be open on Sundays or public holidays. The practice operates by appointment only. The proposed facility is a low-impact community-serving land use and will accommodate a maximum of 16 patients/day on weekdays and 8 on Saturdays, generating an estimated 40 vehicle trips per day.

6.3 Vehicular Access and Parking

The proposed medical suites are accessed through 3 Hood Road. The property in question provides 8 on-site parking bays that comply with Development Management Scheme (DMS) standards.

- **Access:** The property retains a **15.0 m wide carriageway crossing** onto Hood Road. Although wider than the **8.0 m DMS standard**, it has operated safely for many years and is supported by the City's **Roads Infrastructure Management (RIM)**.

- **Parking Provision:** A total of 8 **bays** is provided on-site and complies with the MPBL,2025 parking requirements for consulting rooms, there no departure application is needed.
- **Demand Management:** A **Traffic Management Plan** will stagger appointments to avoid peak congestion. Occasional overflow can be absorbed through **informal on-street parking** along Cook Street and Hood Road frontage.
- **Public Transport:** The site is within **400 m walking distance** of major public transport and taxi routes, reducing reliance on private vehicles.
- **Compliance:** Coverage (39%), FAR (0.4), and height (4 meters) remain compliant, with parking arrangements proportionate to the proposed **Local Business 1 (LB1)** zoning for medical suite use.

Vehicular access and parking are safe, supported by municipal authorities, and manageable within the surrounding context, ensuring the medical suites can operate effectively without undue pressure on local infrastructure.

The development proposal requires the following application in terms of the City of Cape Town Municipal Planning Bylaw of 2025:

- ✓ An application in terms of **section 42(a) of the Municipal Planning By-law, 2025 (MPBL 2025)** to permit Consulting medical rooms from the dwelling that is located on land zoned Residential 1 (R1).
- ✓ **Section 42(b):** Departure in terms of item 140(2)(c) for a carriageway crossing width increase from 8.0 m to 15.0 m (existing). This is motivated in section 6.4 of this report.
- ✓ **Section 42(i):** Approval in terms of item 141(1)(b) to reverse across the sidewalk (existing).

6.4 Permanent Departure

- ✓ The application requests approval to retain the existing 15.0m wide carriageway crossing on Hood Road, which exceeds the 8.0m limit under item 140(2)(c) of the Development Management Scheme.
- ✓ The crossing has functioned safely for many years, originally serving the site's former use as a newspaper office.
- ✓ It operates as a single access point, split only by a streetlight pole, and integrates with the site layout, including 8 parking bays.
- ✓ The City's Roads Infrastructure Management (RIM) department has confirmed in writing (Annexure H, 23 September 2025) that it supports a permanent departure.

- ✓ Retention avoids unnecessary reconfiguration of compliant bays and circulation areas, ensuring efficient access for the proposed Local Business 1 (LB1) zoning for Offices (medical consulting use).
- ✓ The departure does not affect compliance with coverage (39%), Floor Ratio (0.4), or height (4 meters).

The request is reasonable, supported by municipal infrastructure authorities, and consistent with the property's rezoning and operational requirements.

COMPLIANCE WITH DECISION CRITERIA OF SECTION 99 OF THE CAPE TOWN MUNICIPAL PLANNING BYLAW, 2025

7. COMPLIANCE WITH SECTION 99(1)

7.1 Procedural requirements

The application complies with all the prescribed procedural requirements.

7.2 Compliance and consistence with Municipal Spatial Development Frameworks and Policies

Compliance with the Municipal Spatial Development Framework (Cape Town Spatial Development Framework) and other local spatial policies is motivated below.

7.2.1 Cape Town Municipal Spatial Development Framework, 2019

Cape Town's Municipal Spatial Development Framework (MSDF) sets out the spatial vision and development priorities to achieve a reconfigured, inclusive spatial form for the city. The document is a spatial interpretation of the City of Cape Town's Integrated Development Plan and flows from the five-year review of the previous MSDF, which was drafted in 2012.

The Spatial Development Framework is based on the following spatial strategies of the City's Integrated Development Plan:

- ✓ **Spatial strategy 1:** Plan for inclusive economic growth and improve access to economic opportunities.

- ✓ **Spatial strategy 2:** Manage urban growth, and create a balance between urban development, food security and environmental protection.
- ✓ **Spatial strategy 3:** Building an inclusive, integrated, vibrant and healthy city.

Collectively, these strategies provide the spatial direction that establishes a corporate spatial perspective which informs the review of sector and lower-order spatial plans; informs submissions and motivations for development proposals and applications from the public and private sector; and directly affects the assessment of applications under delegation or via the Municipal Planning Tribunals.

Fundamental to the MSDF is the vision of achieving spatial transformation via dense and transit-oriented growth and development, anchored by an efficient transport system.

Spatial Strategy 1: Plan for Inclusive Economic Growth and Improve Access to Economic Opportunities

Spatial Strategy 1 specifically addresses planning for inclusive economic growth. One of the sub-strategies encourages employment-generating opportunities and gives further policy guidelines.

Policy 1 (P1) states:

“Ensure that development proposals provide an adequate and equitable distribution of social facilities, recreational space and public institutions.”

Policy 3 (P3) states:

“Unlock employment-generating and livelihood opportunities within the city’s marginalised areas.”

The provision of adequate social facilities, such as Medical Consulting Rooms, is considered important to provide an essential healthcare support system for the urban population. It is argued that with careful design and good urban management, a small-scale Medical Consulting Rooms is a complementary land use in a residential area, especially close to public transport routes.

Proximity to Public Transport and Development Routes

In this case, the subject site is in the immediate vicinity of main local distributor roads such as **Imam Haron Road (M24)** and is located on **Belgravia Road**, a designated development route. The Cape Flats District Plan explicitly encourages economic activity along Belgravia Road. The property is also located within

the **Athlone Metropolitan Node**, which is identified as a **Development Focus Area (DFA)** where higher-intensity, mixed-use development is actively encouraged.

Alignment with Policy 1 (P1)

As a healthcare facility, Medical Consulting Rooms contribute to the **equitable distribution of social facilities** by providing accessible primary healthcare services to the local community. The facility will serve surrounding residential areas such as Belgravia, Athlone, Rondebosch East, and Gatesville, reducing the need for residents to travel long distances for medical consultations.

Alignment with Policy 3 (P3)

The facility provides **employment-generating opportunities** by creating direct employment for medical professionals, administrative staff, and support personnel. It also supports parents and families by providing accessible healthcare services in a conveniently located area.

No Negative Impact on Residential Character

The Medical Consulting Rooms do not negatively impact on the residential character of the area. The use is:

- ✓ A **low-impact, professional office use** (not a noxious or heavy industrial use).
- ✓ Located within an **existing urban area** along a designated development route.
- ✓ Limited to **LB1 and LB2** categories as per the Development Management Scheme (DMS), which specifically permit professional services.
- ✓ Contextually appropriate and compatible with surrounding residential land uses.

Contribution to Transit-Oriented Development (TOD)

The proposed Medical Consulting Rooms align with the MSDF's fundamental vision of **transit-oriented growth and development**:

- ✓ **Location efficiency** – The site is accessible by public transport along Belgravia Road.
- ✓ **Reduced trip lengths** – Residents can access healthcare services closer to home.
- ✓ **Mixed-use integration** – The facility contributes to a richer mix of land uses in the area.
- ✓ **Support for public transport** – Locating services along public transport routes boosts ridership and reduces private vehicle dependence.

In terms of its new spatial vision for Cape Town's spatial, social and economic challenges, the MSDF places sustained job-generating growth at the heart of its spatial policies. This facility provides some employment opportunities and supports the community by providing accessible healthcare services.

It is thus clear that the development proposal for a **high-quality Medical Consulting Rooms** complies with the general strategies and policies of the **Cape Town Municipal Spatial Development Framework (MSDF)**.

7.2.2 City of Cape Town Transport Orientated Development (TOD) Strategic Framework (March 2016)

Transit Oriented Development (TOD) represents the intricate relationship between "Transit" and "Development". This new land use scenario has been developed with the intention of providing a future toward an optimized land use scenario for the City that provides for a compact, well connected, efficient, resilient urban form and movement system that is conducive to economic and social efficiency and equality whilst providing cost effective access and mobility. This land use scenario further provides an aspirational future spatial picture towards which the City will need to mobilise its resources and strategic investment and align its policies and strategies to achieve the desired urban efficiencies in the future.

The core TOD principles are defined as follows:

- ✓ Affordability – reduce the cost of public transport to commuters and the cost of providing public transport to the City.
- ✓ Accessibility – facilitate equal access to social and economic activity through strategic urban development and the provision of safe public transport.
- ✓ Efficiency – provide an environment and level of service that reduces trip lengths and dependence on private vehicles.
- ✓ Intensification and Densification – manage the desired form, composition and location of urban development conducive to affordable, accessible and efficient public transport.

It is thus a development strategy with a bias towards viable public transport and therefore speaks to urban form, development type, development intensity and development mix and the objectives thereof are defined as follows:

- ✓ Maximise "location efficiency" so that people can walk, cycle and use public transport.

- ✓ Boost ridership and minimize congestion thereby ensuring that the public transport system becomes more viable.
- ✓ Provide a rich mix of housing, shopping, recreational and transportation choices
- ✓ Enable cost and operational efficiencies in the provision and design of urban infrastructure.
- ✓ Drive down the cost of the User Access Priority for both new and existing residents.
- ✓ Create a sense of place.

The proposed medical consulting rooms are located within an area where public transport is available along Belgravia Road accessible by the community in the vicinity. The property is along Hood Street which connects to Belgravia Road, a designated development route. The plan explicitly encourages **economic activity along Belgravia Road**. The proposed use therefore does contribute to all the objectives of the TOD strategy and provides a richer choice of health facilities while contributing to ensuring an appropriate and desirable combination of mixed uses in the area without impacting negatively on the abutting residential environment.

7.2.3 Cape Flats District Plan (CFDP), 2023

For Sub-district 1: Greater Athlone, the vision is focused on renewal, intensification, and economic revitalisation. The plan sets out to:

- ✓ Reinforce Athlone CBD as a vibrant business district by increasing economic activity, encouraging mixed-use development, and enhancing public safety.
- ✓ Promote Athlone CBD as a Development Focus Area (DFA), meaning it is a priority area for public investment, urban restructuring, and planning focus.
- ✓ Reinforce Gatesville as a business node, increasing its economic threshold and activity.
- ✓ Create a varied network of small businesses adjacent to the CBD to support local economic development.
- ✓ Improve public and pedestrian environments to encourage active transport and better connectivity.
- ✓ Protect buildings of cultural and historical significance while allowing appropriate redevelopment.



Figure 4– Extract from the Cape Flats District Plan (Sub-district 1: Greater Athlone) showing the appropriate location of the subject property (indicated by a red arrow).

The property at **Erf 40382, Belgravia** is situated in an area that the plan specifically targets for intervention and growth:

- ✓ It is accessed through **Belgravia Road** which is identified as a **lower-order development route** where economic activity should be **enhanced**, particularly at key intersections.
- ✓ The plan explicitly states the need for **local area planning for Belgravia**, indicating it is a priority for detailed land use management.
- ✓ The property lies within the **Athlone Metropolitan Node**, which is designated for higher-intensity, mixed-use development.
- ✓ The area is classified as **existing urban development**, where further **intensification, optimisation, and appropriate redevelopment** of land uses are encouraged.
- ✓ The plan supports **small-scale, low-impact, context-appropriate business uses** on properties abutting main routes such as Belgravia Road. These are

limited to LB1 and LB2 categories as per the Development Management Scheme (DMS), which specifically permit professional services.

Alignment with the Proposed Medical Consulting Rooms

The proposed **Medical Consulting Rooms** directly aligns with the vision for the area in the following ways:

<i>Vision Element</i>	How the Proposal Aligns
1) <i>Support economic activity and job creation</i>	Provides professional employment and supports the local healthcare sector.
2) <i>Encourage professional services along Belgravia Road</i>	Medical consulting rooms are a classic example of a permitted professional service.
3) <i>Promote a varied network of small businesses</i>	Adds to the diversity of commercial offerings in the area.
4) <i>Improve public and pedestrian environment</i>	Professional office uses activate street frontages and contribute to pedestrian safety through passive surveillance.
5) <i>Optimise underutilised buildings/sites</i>	Enables the productive use of a property within an established urban area.
6) <i>Support economic activity in the Athlone transition zone</i>	The plan explicitly notes that the Athlone transition zone could increase commercial offerings to support the medical sector.

The Cape Flats District Plan envisions Erf 40382, Belgravia, as part of a dynamic, economically active, and well-connected urban node. The proposed **Medical Consulting Rooms** are not only compatible with this vision but actively support its core objectives of **economic growth, professional service provision, and urban revitalisation** along the Belgravia Road development corridor.

7.2.5 Economic Development Strategy, 2013

The proposal is fully consistent with the Economic Development Strategy (2013), as it facilitates the establishment of a medical facility an activity classified within a designated catalytic sector. The proposed rezoning will generate local employment opportunities, stimulate economic activity, and contribute to the sustainable economic growth of the Belgravia area and the broader Cape Town metropolitan region.

7.2.6 Social Development Strategy, 2013

The proposed Medical Consulting Rooms will deliver significant social development benefits to the Belgravia community. Locating the facility within a residential area promotes social inclusion and improves equitable access to essential primary healthcare services, aligning with broader spatial justice principles by providing critical community facilities close to where people live.

The practice will support families and vulnerable groups such as the elderly, children, and persons with limited mobility by significantly reducing travel burdens, enhancing overall community wellbeing, and enabling timely and consistent access to medical care. It will also strengthen community cohesion by providing a local, accessible healthcare resource, while generating local employment opportunities for up to 8 staff members, including medical practitioners, nursing staff, and administrative personnel.

The use is low-impact, operates during normal daytime hours (Monday to Friday, 08:00–17:00, and Saturday, 09:00–13:00), and is compatible with the surrounding residential character, which is already transitioning towards mixed-use and business development. The proposal therefore contributes positively to the neighbourhood's social fabric and supports the objectives of the City of Cape Town's Social Development Strategy, 2013, by:

- ✓ Maximising income-generating opportunities – through the creation of sustainable local employment.
- ✓ Promoting community safety and wellbeing – by improving access to primary healthcare services.
- ✓ Increasing service accessibility – by providing a conveniently located medical facility for surrounding communities.
- ✓ Promoting social integration – by ensuring that essential health services are available to all residents, including vulnerable groups.
- ✓ Mobilising social resources – by utilising existing urban infrastructure and supporting local economic activity.

7.3 Comparison of Rights under Residential 1 vs Local Business 1

7.3.1 Land Use Rights

Category	Residential 1 (Current)	Local Business 1 (Proposed)
<i>Primary Use</i>	Dwelling house	Offices for Medical Consulting rooms
<i>Permitted Uses</i>	Single dwelling, home occupation	Professional services, offices, retail (up to LB1)
<i>Prohibited Uses</i>	Most commercial uses	Heavy industrial, noxious uses

The proposed LB1 zoning would permit a wider range of business uses, including:

- Medical consulting rooms
- Professional offices
- Retail up to LB1 threshold
- Other business uses as listed in the DMS

7.3.2 Development Parameters

Parameter	Residential 1 (Current)	Local Business 1 (As per MPBL, 2025)	Proposed Development
<i>Coverage</i>	39%	N/A	39 %
<i>FAR</i>	0.4	1,0	0.4
<i>Height</i>	1 storey	9,0 m	4 meters
<i>Parking</i>	Residential standard	8 Bays	8 Bays
<i>Building Lines</i>	Street: 3,5 m Common: 3,0 m	Street: 3,5 m Common: 0.0 m (12,0 m from the street and 60%) and 3,0 m rest	Street: 3,5 m Common: 0.0 m (12,0 m from the street and 60%) and 3,0 m rest

Parking Schedule:

Bay 1-8: 2.5m x 3 (Compliant)

Total: 8 bays

7.3.3 Future Rights Under LB1 Zoning

While the applicant currently proposes medical consulting rooms, approval of the rezoning to LB1 for Offices would permit a broader range of business uses in future. It is important to note:

1. The development parameters** (coverage, FAR, height) would remain subject to LB1 rules
2. Any future change of use will require separate approval if it falls outside LB1 permitted uses
3. The site's context along Belgravia Road (a designated development route) and within the Athlone Metropolitan Node makes it appropriate for business zoning
4. Surrounding properties already include General Business 1 zonings and commercial uses
5. The transition zone concept in the Cape Flats District Plan supports business intensification along Belgravia Road

The rezoning is therefore appropriate as it:

- ✓ Formalizes the existing transition from residential to business use in the area
- ✓ Aligns with the District Plan's vision for Belgravia Road

- ✓ Facilitates appropriate economic activity in a designated Development Focus Area
- ✓ Does not introduce uses that would be incompatible with the surrounding residential character

The applicant has committed to accepting a title deed condition limiting the property to medical consulting rooms and associated medical/office uses only, which provides additional control over future use.

8. COMPLIANCE WITH SECTION 99(3)

8.1 Socio-economic impact

Approval of the proposal will have a **positive impact** as it will provide a much-needed healthcare service to the Belgravia community. It will create employment opportunities for up to 8 staff members and support local economic activity.

8.2 Compatibility with surrounding uses

No external amendments will be made to the existing building. The Medical Consulting Rooms are considered compatible with the surrounding environment, which is transitioning to medium-density residential and business uses. Adjacent properties are already used for similar or more intensive business purposes.

8.3 Impact on the external engineering services

Adequate engineering services (water, sewer, electricity, and stormwater) are available on site. The impact of the proposed medical consulting rooms use will be minimal and will not require any service upgrades, as the demand will be comparable to or lower than that of the previous lawful use as a newspaper office.

8.4 Impact on safety, health and wellbeing of the surrounding community

The proposed use will have a **positive impact** by enhancing community health and wellbeing. The medical facility is low impact with no safety hazards identified.

8.5 Impact on heritage

The proposed development does not trigger any activities listed in the National Heritage Resources Act, 1999. No renovations or building changes are proposed in the existing structure and no heritage resources will be affected. The building on site are less than 60 years old and property is not listed site.

The medical consulting rooms will not negatively impact on any heritage resources on the property or the wider area.

8.6 Impact on the biophysical environment

The proposed development does not trigger any of the listed activities of the Environmental Management Act, 1998. The proposal will have no impact on the biophysical environment. No natural or indigenous plants will be impacted on. No existing trees or landscaping will be removed or impacted on.

8.7 Traffic impacts, parking, access and other transport related considerations

8.7.1 Trip Generation

- ✓ Estimated 40 vehicle trips/day (based on 16 patients @ 2.5 trips/patient)
- ✓ Previous newspaper office: 50-60 vehicle trips/day
- ✓ Net reduction: 20% fewer trips

8.7.2 Parking Demand Analysis

- ✓ Peak demand: 8 bays (during patient overlap)
- ✓ Provided: 8 bays as required by MPBL, 2025 for medical consulting rooms
- ✓ Mitigation: Traffic Management Plan to stagger appointments.

8.7.3 Surrounding Parking Capacity

- ✓ On-street parking available via Hood Road and Barkis Road.
- ✓ Public transport within 400m reduces private vehicle reliance
- ✓ Walking catchment: 5- 10-minute walk from surrounding residential areas

8.7.4 Road Safety Assessment

- ✓ 15.0m carriageway crossing has operated safely for all the past years
- ✓ RIM support confirmed (Annexure I)
- ✓ No accidents recorded at the crossing
- ✓ Streetlight pole split creates two lanes, managing traffic flow

9. SUMMARY OF MOTIVATION/ REASONS FOR SUPPORT

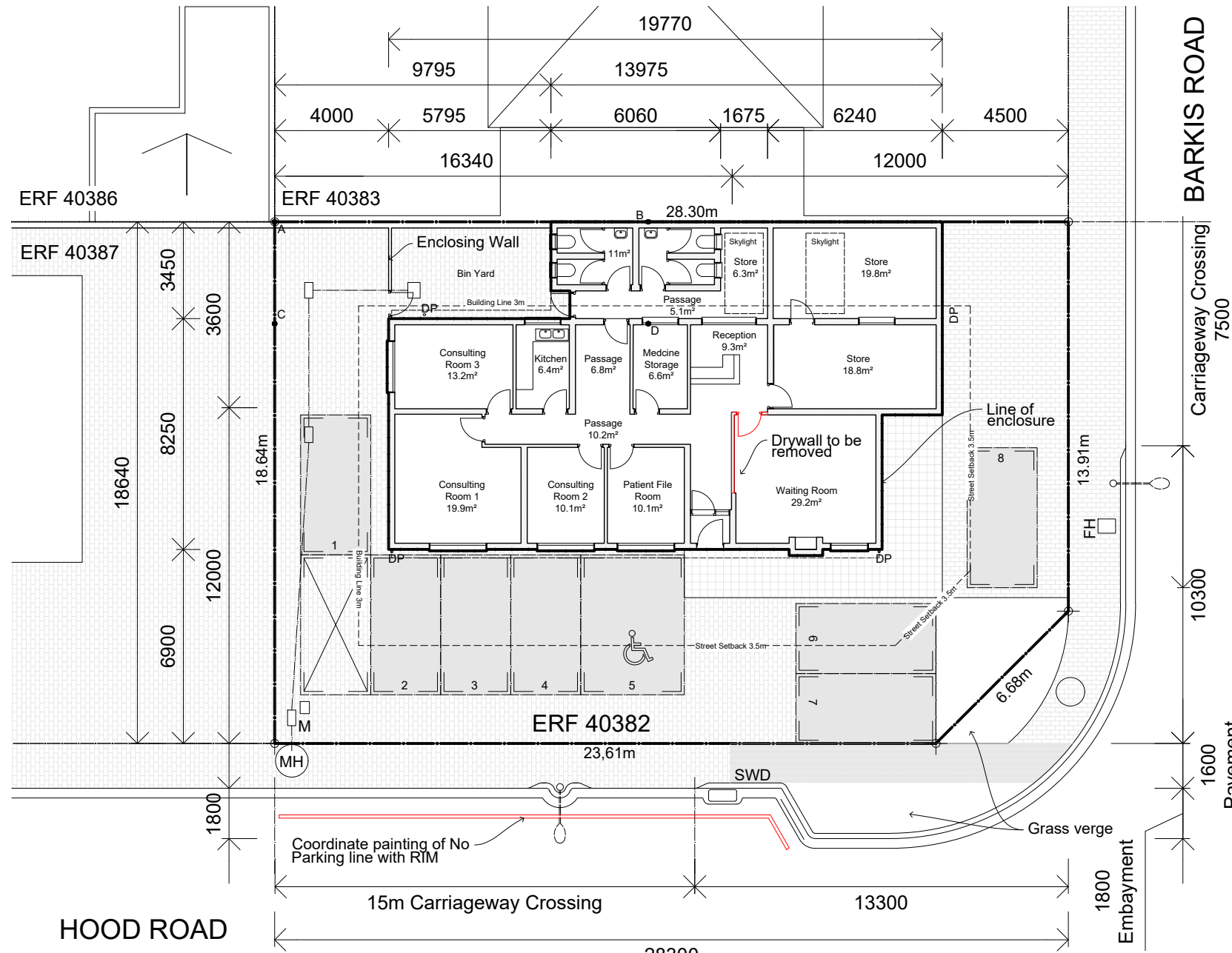
- The development proposal complies with the criteria for decision-making and desirability as set out in Section 99 of the Cape Town Municipal Planning By-Law of 2025.
- The development proposal is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).
- The proposal complies with the guidelines and objectives of the Cape Town Municipal Spatial Development Framework and the Cape Flats District Plan.
- The proposed medical consulting rooms are a low-impact, community-serving land use that is compatible with the surrounding area.

- The development will create employment opportunities and improve access to essential healthcare services.
- The existing building and site layout are well-suited for the proposed use, and all requested departures are for pre-existing conditions that have functioned without incident.
- There will be no impact on heritage or the bio-physical environment.
- Adequate civil and electrical services capacity is available on the site.
- The facility aligns with the district's vision for appropriate mixed-use intensification along the Belgravia Road corridor.
- However, departure is applied from the parking requirement it is motivated that due to the scale of the proposed medical consulting medical rooms and low traffic frequency created by such a facility, the impact will be very low.

10. CONCLUSION

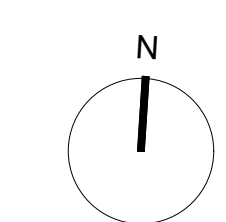
It is the opinion of _____ that approving the proposed rezoning of Erf 40382 Belgravia from Residential 1 to Local Business 1 (LB1) for Offices operate medical consulting rooms, along with the associated departures and approvals, is both desirable and appropriate. The application will facilitate the establishment of a community-serving healthcare facility that supports local economic development, improves access to healthcare services, and makes efficient use of existing urban land and infrastructure. The proposal is consistent with the applicable legislative framework, municipal planning policies, and spatial development objectives of the City of Cape Town.

The relevant decision body of the City of Cape Town is therefore respectfully requested to support this application for approval.

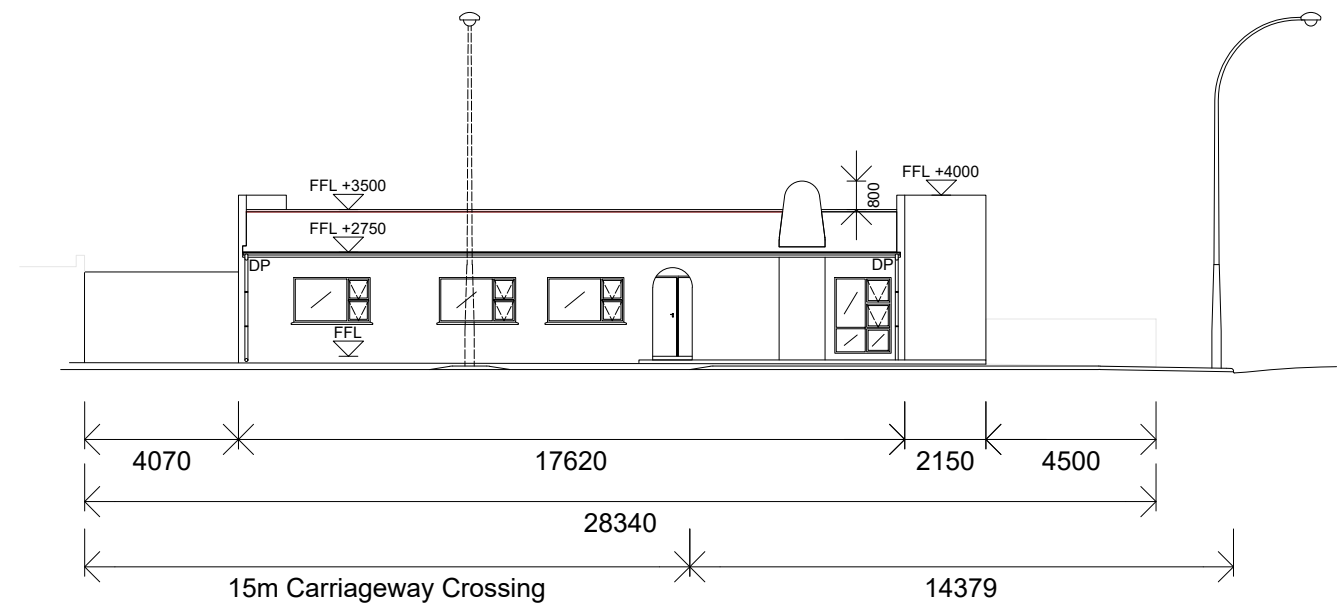


Callout:
Figure ABCD

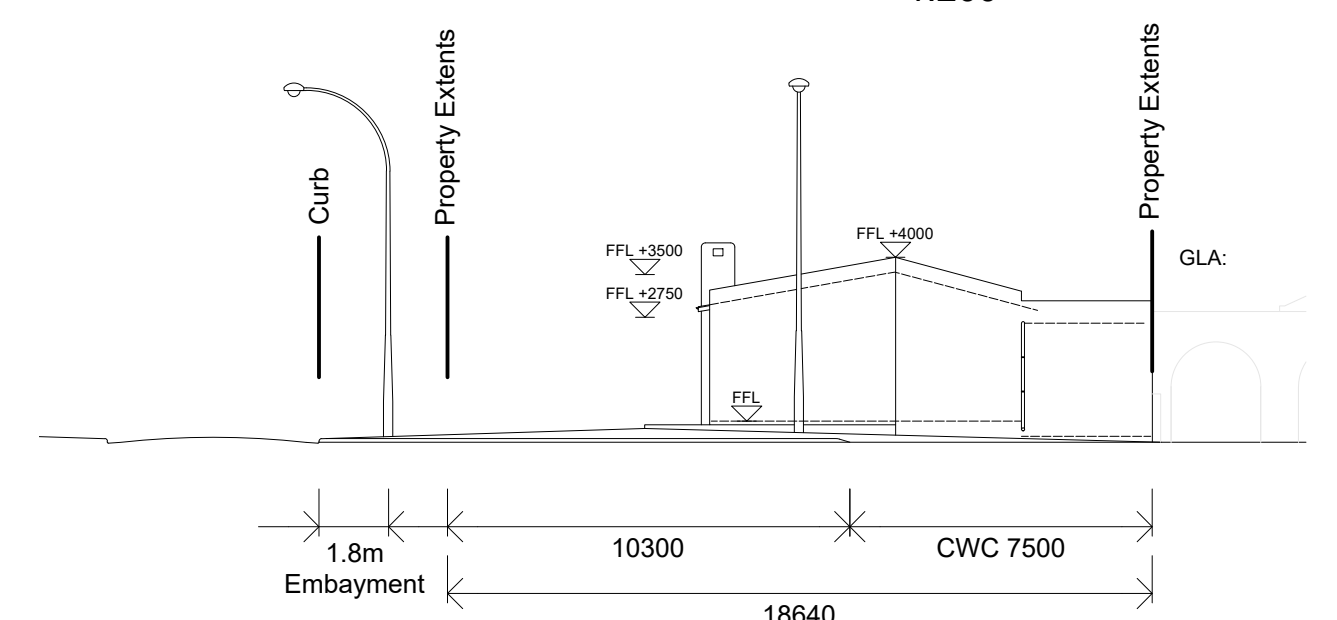
		Unbuilt area	Built area	
A				B
C				D
		Area	Proportion	
Built		13m²	26.8%	
Under eaves		2.4m²	4.9%	
Unbuilt		35.5m²	68.3%	
ABCD		48.5m²	100%	



Site Plan
1:200



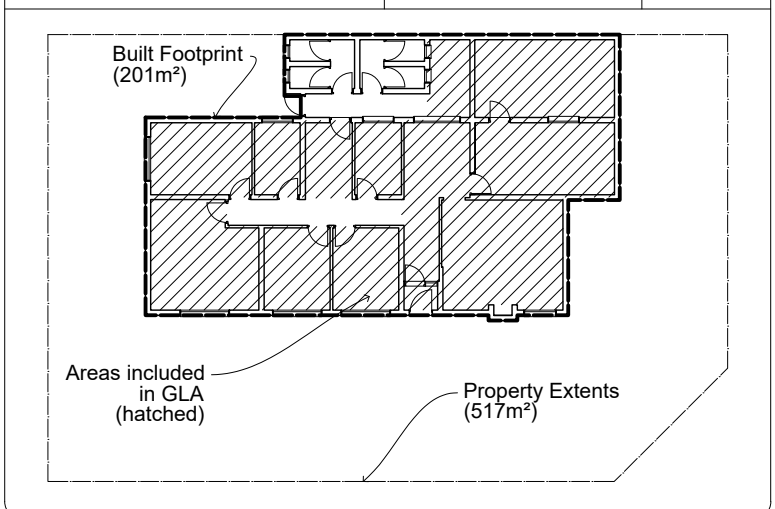
Hood Road Elevation
1:200



Barkis Road Elevation
1:200

Comparison of Single Residential 1 (R1) & Local Business 1 (LB1)

Property extents:	517m²		
Street accessible:	298m²		
Total Ground Built Area:	201m²		
Zoning:	R1 (Actual)	LB1 (Proposed)	Proposed Development
Coverage :	39%	39%	39%
Floor Factor:	1.0	1.0	0.4
Height (m)	4	4	4
No. of Consulting Rooms	-	-	3
Number of Parking bays:	Residential Standard	Business Standard	8 bays (2.5 / consult. rm.)
Building parameters (from MBPL 2025)			
Floor Factor	1.0 (517m²)	1.0 (517m²)	0.39 (201.06m²)
Max. height above existing ground level	9.0m	9.0m	4.0m
Street Boundary Line	3.5m	3.5m	See site plan above
Common Boundary Line	0.0 m (12.0 m from street and 60%) and 1.5 m rest	0.0 m (12.0 m from street and 60%) and 3.0 m rest	See site plan above
GLA			158.5m²
Consulting Room 1	19.9m²	Medicine Store	6.6m²
Consulting Room 2	10.1m²	Kitchen	6.4m²
Consulting Room 3	13.2m²	Passage	6.8m²
Patient File Storage	10.1m²	Covered Entrance	2m²
Waiting Room	29.2m²		
Store	18.8m²	Exclusions:	
Store	19.8m²	Bathroom	11m²
Store	6.3m²	Passage	5.1m²
Reception	9.3m²	Passage	10.2m²
0.00m Setback	Allowable: > 40.28m		Proposed: 13.98m
Total Linear Distance	91.14m		
Total remaining Linear Distance	67.14m		
Allowable 0.00m Setback	40.28m		



Proposed development

Drawing:	Site Development Plan	Revision: 3	
Erf No.	40382	3/6/2026	add height dims to elev., boundary line correct; GLA calcs & plan add, total adjust; cwc width add to plan, Barkis intersection dim add; dim errors correct
Address:	3 Hood Road, Belgravia Cape Town	13/6/2026	add fig ABCD & calcs, correct dim mistakes,
Scale:	Various	31/7/2026	calcs, modified, added
Drawn:	PS		
Date:	July 2026		