



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500157041

**Erf 8614, 12 Jacobs Road,
Grassy Park**

Development Management

This cover page is added by the City of Cape Town as part of our standard branding and document-management process. It does not indicate that the City authored, verified or endorses the submission. All application documents remain the responsibility of the applicant and the City assesses them as submitted. Any errors or discrepancies will be addressed through the normal land use assessment process.

All rights reserved. No part of this data may be reproduced or transmitted without written permission from the Development Management Department of the City of Cape Town. This document is available on the City of Cape Town website (www.capetown.gov.za/LandUseNotices) for a limited time. Please do not host the document independently; you may link to it from the City's site. Documents downloaded from any other website cannot be verified for authenticity.

APPLICATION FOR REZONING FROM RESIDENTIAL 1 ZONE TO LOCAL BUSINESS ZONE 2 IN TERMS OF SECTION 42(A), OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 IN RESPECT OF ERF 8614, LOCATED AT 12 JACOBS ROAD, GRASSY PARK

1. INTRODUCTION

This application seeks approval for the rezoning of Erf 8614, located at 12 Jacobs Road, Grassy Park, from Residential 1 Zone (R1) to Local Business Zone 2 (LB2) to allow for the operation of medical practice (medical consulting rooms).

The purpose is to permit a medical practice – medical consulting rooms from the property which is surrounded by an array of business activities.

The proposal responds to the evolving character of Jacobs Road as a local connector and the policy objective to encourage small business and mixed use in residential corridors, particularly in the Cape Flats region.

2. BACKGROUND & PROPOSAL

The subject property is currently zoned Residential Zone 1 (R1) in terms of the City of Cape Town Municipal Planning By-Law, 2025 (as amended). The owner has been afforded the opportunity for the operation of a medical practice on the site.

The proposed rezoning is necessary to enable the legal operation of a medical practice, which cannot be accommodated under SR1 zoning beyond very limited home occupation rights.

The rezoning to LB2 would formalize and regulate a use that is appropriate for the neighbourhood context.

The subject property is well suited for a medical practice due to:

- Its location within an established residential neighbourhood;
- Proximity to local roads and public transport routes;
- Availability of municipal services and infrastructure;
- Adequate space to accommodate consultation rooms, waiting areas, and parking.
- Provide long-term certainty for the owner and the City, ensuring that the property's land use rights are aligned with its actual and intended use.
- Eliminate reliance on temporary departures and prevent lapses of use rights.
- Safeguard investment in property while maintaining compatibility with surrounding land uses.

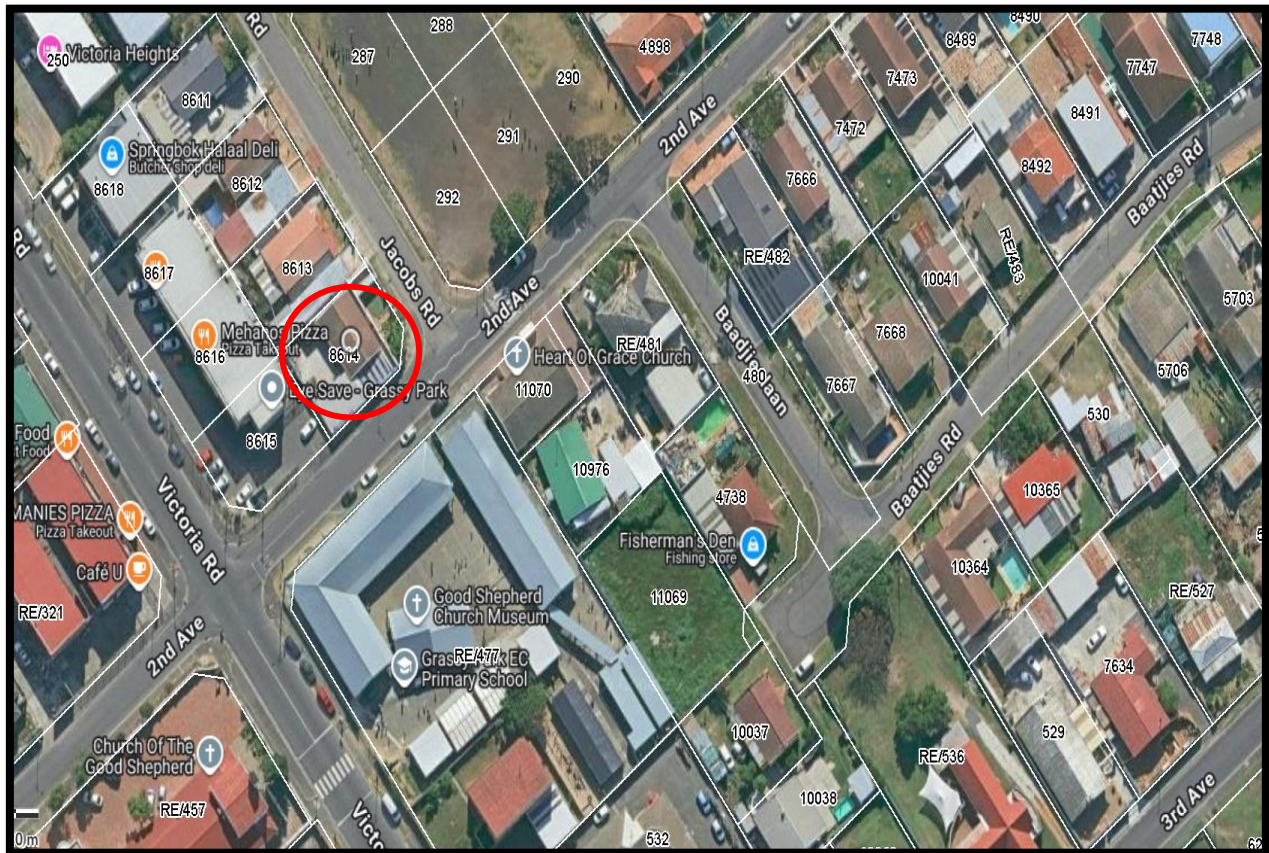
3. SITE DESCRIPTION & LOCAL CONTEXT

Site particulars:

- Erf: 8614
- Street Address: 12 Jacobs Road, Grassy Park
- Present zoning: Residential Zone 1 (R1)
- Present use: Residential dwelling
- Street frontage: Jacobs Road – a local street which links through the suburb and is accessible to the nearby mixed-use node along 5th Avenue and Victoria Road.

The subject property Erf 8614 located at 12 Jacobs Road, Grassy Park, is situated within an established residential neighbourhood of the southern suburbs of Cape Town. The property is situated in close proximity to the Grassy Park business node, which provides a range of community facilities, retail outlets, and public amenities.

The site enjoys convenient access via Victoria Road, a local access road that connects directly to Klip Road and the M5, one of the primary transport corridors linking Grassy Park to surrounding suburbs and Cape Town CBD.



Map 1 – location of the site – circled in red

Special / Conservation Area

The subject property is not located within a designated Heritage Area, Environmental Management Overlay Zone, or Special Conservation Area as defined in the City of Cape Town Municipal Planning By-Law, 2025, as amended. The site does not contain any heritage resources, biodiversity conservation areas, or environmentally sensitive features that would be adversely affected by the proposed rezoning.

The property has historically been developed and utilised for urban residential purposes. As no building work or extensions, apart for minor internal alterations are proposed, the application will have no impact on cultural, heritage, or environmental resources in the surrounding area. The proposal is therefore consistent with the City's conservation objectives and does not trigger the need for any additional approvals in terms of heritage or environmental legislation

4, PROPERTY ZONING AND SURROUNDING LAND USES

- The immediate and surrounding land uses include Residential Uses predominantly single dwelling houses, occasional second dwellings and backyard units, established, low-density residential character.
- Surrounding the site are small-scale economic activity home-based businesses (e.g., salons, spaza shops, consulting services) as well as informal and formal neighbourhood enterprises.
- There is also a strong presence of community and social facilities in the immediate vicinity of the site within reasonable walking distance of schools, places of worship, clinics, and public transport facilities which enhances its accessibility to both residents and patients.
- The central commercial / service hub of the suburb is called "Busy Corner" — at the intersection of 5th Avenue and Victoria Road. This hub has small retail outlets / shops, a taxi rank / transport interchange, a local library, and connects people to other parts of Cape Town.
- The broader area shows a mix of single residential dwellings, home-based enterprises, house shops and small retail units, which demonstrates that a small scale LB2 use can integrate without disrupting the residential character.
- The presence of nearby commercial and institutional uses, together with the property's proximity to major transport routes, makes the site particularly suitable for accommodating a low-intensity medical practice that serves the surrounding community. The proposed rezoning to Local Business Zone 2 (LB2) is therefore compatible with the existing urban fabric and supports the integration of mixed uses in the area.
- The presence of existing business or mixed-use development along 5th Avenue and Victoria Road also suggests Jacobs Road is functionally contiguous with these nodes. The Cape Flats IDSDF notes that Fifth Avenue is promoted as an activity street and that local business development along local streets with existing business energy is encouraged.

- A business hub housing an optometrist practice along with a number of retail outlets is located immediately to the rear of the subject property.
- It is also noteworthy that E C Primary School is adjacent to the site along with an open space seemingly used for parking by the school.

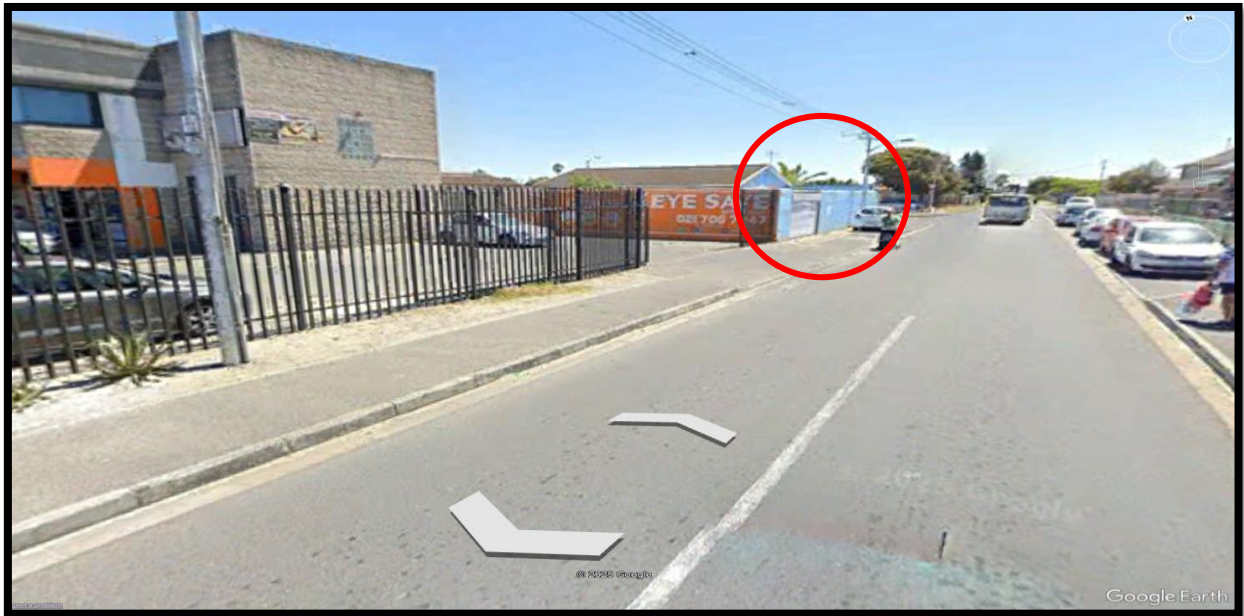


Image 1: view of the site flanked by business uses in Victoria Road. Subject property circled in red.



Image 2: alternate view of the location of Erf 8614.



Image 3: view showing the adjacent school and open space as well as community establishment

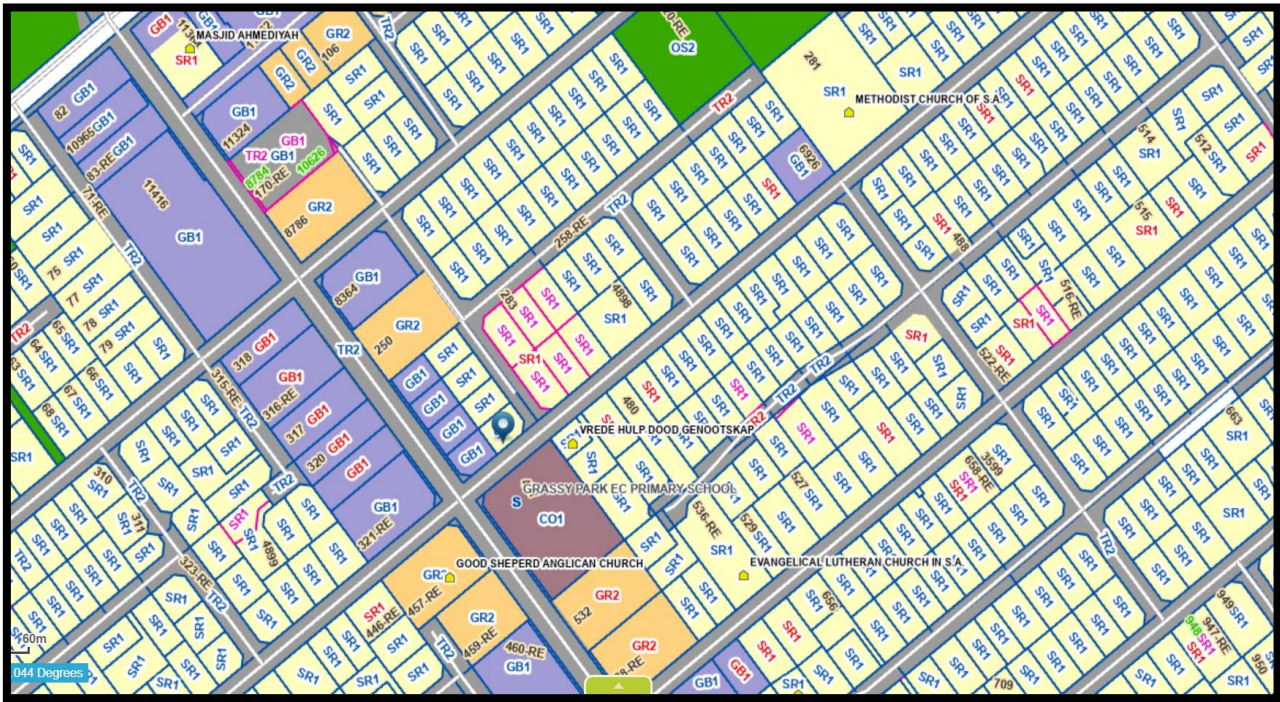


Image 4: Surrounding property zonings.



Image 5: location of the subject property in proximity to the commercial node of Grassy Park – Victoria Road, Busy Corner .

5. PROPOSAL

The proposal encompasses the application for the following:

Application is made in terms of Section 42(a) for the rezoning of Erf 8614 from Residential 1 Zone (R1) to LB2 (Local Business Zone 2) to allow for the operation of a medical practice (medical consulting rooms) on the site.

6. MOTIVATION

The proposal encompasses a medical practice – medical consulting rooms as depicted on the Site Development Plan as drawn by Carleen October dated 13 November 2025 with drawing number 2530.

The practice will operate on a strict booking schedule allowing one patient to be seen at a time and for a specified period of time.

It is envisaged that the practice will adhere to standard operating times and will operate from Monday to Friday 09h00 – 17h00 with a lunch break from 13h00 – 14h00 each day. The practice will also operate on a Saturday from 09h00 – 13h00 and will be closed on Sundays and public holidays.

The limited scale of business is appropriate to the neighbourhood offering a small floor area, servicing local client base, the proposal is not seen as a large traffic-intensive use or high-impact commercial use.

No parking departure is required since provision is made for five (5) onsite parking bays thereby satisfying the requirements of Chapter 15 of the DMS. The parking bays provided will be sufficient to accommodate the business component as appointments will be scheduled at one patient per time slot. This would alleviate any concerns surrounding generating excessive traffic or the need for a greater parking demand.

The proposal involves no structural alterations to the existing building. The current footprint will remain unchanged, and minor internal modifications are planned. As such, the rezoning will have no negative impact on the surrounding property owners, nor will it compromise the safety, security, or character of the neighbourhood.

The proposal will retain the built form, general height and scale consistent with adjoining properties so as to maintain the character of Jacobs Road as with all intents and purposes due to the close proximity to the commercial node, is an array of mixed uses featuring various design elements.

The application will bring about clear community and public interest benefits:

- **Accessibility to healthcare:** The medical practice provides vital services such as screenings, diagnostic testing, and early interventions that improve health outcomes and reduce overall healthcare costs.
- **Health education and empowerment:** Patients and families receive guidance to make informed decisions regarding their well-being, fostering a healthier local community.
- **Economic and social stability:** By improving health and reducing absenteeism, medical practitioners directly contribute to productivity, economic stability, and overall community resilience.
- **Community leadership and collaboration:** Medical practitioners often serve as trusted figures, linking healthcare providers, community organisations, and government structures in pursuit of improved health outcomes for all residents.

7. APPLICABLE LEGISLATION, POLICIES, ACTS AND FRAMEWORKS

- Provincial Spatial Development Framework (PSDF)
- Section 18 of the Spatial Planning and Land Use Management Act (SPLUMA), 2013
- Land Use Planning Act, 2014 (Act 3 of 2014)
- City of Cape Town Integrated Development Plan (IDP 2022–2027)
- City of Cape Town Land Use Planning By-Law 2025

7.1 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) & SECTION 18 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA), 2013

The proposed rezoning application from Residential Zone 1 (R1) to Local Business Zone 2 (LB2), in order to accommodate a medical practice, is fully consistent with the principles and objectives set out in the Provincial Spatial Development Framework (PSDF) and complementary regional frameworks as contemplated in Section 18 of the Spatial Planning and Land Use Management Act (SPLUMA), 2013. The application does not contradict any historic, cultural, or land-use guidelines applicable to the area. Instead, it advances several of the PSDF's key priorities, as set out below:

- **Promotion of Sustainable Development**

The rezoning promotes efficient and sustainable land use by regularising an activity within the existing built fabric. No additional structures, extensions, or resource-intensive alterations are proposed. The medical practice will operate within the current building footprint, thereby optimising existing infrastructure and ensuring resource efficiency without placing additional strain on municipal services.

- **Support for Mixed-Use Development**

The PSDF encourages mixed-use development to foster vibrant and resilient communities. The introduction of a medical practice within a predominantly residential area enhances land-use diversity by integrating essential community services into the neighbourhood fabric. This supports the principle of creating compact, inclusive communities where residents have access to healthcare services close to where they live.

- **Supporting Economic Development**

The operation of the medical practice stimulates local economic activity by sustaining professional employment opportunities and creating secondary economic benefits (such as administrative and support services). This aligns with the PSDF's objective of promoting economic growth, investment, and sustainable livelihoods within the province.

- **Strengthening of Social Cohesion**

Access to healthcare is a cornerstone of social well-being. By providing a conveniently located medical practice, the rezoning directly supports community health, inclusivity, and resilience.

Medical practitioners also play an important role in fostering community relationships and partnerships, thereby strengthening social cohesion and contributing to a sense of belonging among residents.

- **Compliance with Zoning and Land Use Regulations**

The rezoning will ensure that the property is legally aligned with its intended use. By shifting from R1 to LB2, the land use rights will accurately reflect the current activity on site, thereby supporting lawful, orderly, and sustainable development. This compliance is consistent with the PSDF's objective of guiding land-use decisions in line with provincial planning norms and criteria.

7.2 Motivation in Terms of the Western Cape Land Use Planning Act, 2014 (LUPA)

Compliance with the Development Principles of LUPA

The proposed rezoning of Erf 8614, 12 Jacobs Road, Grassy Park, from Single Residential 1 (SR1) to Local Business 2 (LB2) to permit medical offices has been assessed against the development principles contained in Chapter VI of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) ("LUPA").

1. Spatial Justice

Spatial justice seeks to address past spatial imbalances by improving access to opportunities, services and facilities.

The proposed medical offices will provide healthcare services within an established residential community, thereby improving access to essential services for residents of Grassy Park and surrounding areas. The proposal contributes to a more equitable distribution of healthcare facilities by locating services closer to the communities they serve. The development therefore advances the principle of spatial justice.

2. Spatial Sustainability

Spatial sustainability promotes development patterns that are environmentally, socially and economically sustainable and which make efficient use of existing resources.

The property is situated within the existing urban footprint of Cape Town and within an area that is fully serviced by municipal infrastructure. The proposal utilises existing urban land and infrastructure efficiently and does not require the extension of services into undeveloped areas. The development promotes the consolidation of development within an established neighbourhood and supports sustainable urban growth patterns.

3. Efficiency

The principle of efficiency promotes the optimal use of land, infrastructure, resources and public investment.

The proposed rezoning enables a community-serving land use to be accommodated on land that already benefits from access to roads, water, sewerage, electricity and other municipal services. The proposal maximises the use of existing infrastructure and reduces the need for residents to travel longer distances to access healthcare services. The development therefore represents an efficient use of both public and private resources.

4. Spatial Resilience

Spatial resilience seeks to ensure that communities are able to adapt to changing social, economic and environmental conditions.

The provision of medical offices within the local community strengthens access to healthcare services and contributes to the overall resilience and wellbeing of the surrounding area. The proposal enhances the availability of community services and supports a more diverse and adaptable urban environment.

5. Good Administration

The principle of good administration promotes integrated planning, transparency, consistency and the application of sound planning principles.

The application is consistent with the Municipal Spatial Development Framework, the Cape Flats District Spatial Development Framework and the applicable provisions of the Development Management Scheme. The proposal represents an appropriate and logical land use response to the demand for healthcare services within Grassy Park and is supported by established planning principles and policy frameworks.

6. Public Interest

The proposed development serves the public interest by providing an essential healthcare-related service within an established residential community. The proposal will improve access to medical services, support local economic activity and contribute positively to community wellbeing. The benefits associated with the proposal outweigh any potential impacts, which can be appropriately managed through conditions of approval.

The proposed rezoning of Erf 8614, 12 Jacobs Road, Grassy Park, from Single Residential 1 (SR1) to Local Business 2 (LB2) for medical offices is consistent with the development principles contained in Chapter VI of

the Western Cape Land Use Planning Act, 2014. The proposal promotes spatial justice, sustainability, efficiency, resilience, good administration and the public interest through the provision of a community-serving healthcare facility within an established urban area.

The application is therefore supported from a LUPA perspective. The proposed rezoning is consistent with the development principles and objectives of the Land Use Planning Act, 2014 (LUPA), which governs spatial planning, land development, and land use management in the Western Cape.

7.3 Municipal Spatial Development Framework (MSDF), 2023

Erf 8614 Grassy Park is situated within the existing urban footprint of Cape Town and is designated as an Incremental Growth and Consolidation Area in terms of the Municipal Spatial Development Framework (MSDF). The MSDF supports the consolidation and optimisation of land uses within serviced urban areas and encourages appropriate intensification and diversification of land uses, subject to infrastructure capacity. The proposed rezoning from SR1 to LB2 for medical offices represents a low-intensity, community-serving land use that promotes efficient utilisation of existing urban land and infrastructure while improving access to healthcare services for the surrounding community.

Compliance with the Municipal Spatial Development Framework (MSDF): Urban Development Area

Erf 8614, situated at 12 Jacobs Road, Grassy Park, is located within the existing urban footprint of the City of Cape Town and forms part of an established residential neighbourhood that is fully integrated into the metropolitan area. In terms of the Municipal Spatial Development Framework (MSDF), the property falls within an Incremental Growth and Consolidation Area (IGCA), which forms part of the City's Urban Development Area.

The MSDF identifies Incremental Growth and Consolidation Areas as locations where the City seeks to support existing communities through the maintenance and upgrading of bulk and reticulation infrastructure while accommodating appropriate development and land use diversification, subject to infrastructure capacity.

The proposed rezoning from Single Residential 1 (SR1) to Local Business 2 (LB2) for the operation of medical offices is consistent with the objectives applicable to urban development areas for the following reasons:

Efficient Utilisation of Existing Urban Land

The proposal makes use of a property located within an established urban area that is already serviced by municipal infrastructure, including roads, water, sewerage, electricity and stormwater systems. The development does not require the extension of infrastructure into undeveloped areas and therefore supports the MSDF objective of directing growth and investment towards existing urban areas.

Urban Consolidation and Intensification

The MSDF promotes the consolidation and optimisation of land within the urban footprint to improve the efficiency of land use and public investment. The proposed medical offices represent a modest and appropriate intensification of land use that increases the functionality and productivity of an existing urban property while remaining compatible with the surrounding environment.

Support for Community Services

A key objective of the MSDF is to improve access to social and community services within existing neighbourhoods. The proposed medical offices will provide healthcare services to residents of Grassy Park and surrounding communities, contributing to the development of more complete and sustainable neighbourhoods where residents can access essential services closer to where they live.

Optimisation of Existing Infrastructure Investment

The property is located within an area where substantial public investment has already been made in municipal engineering services and transportation infrastructure. By accommodating a community-serving use within the existing urban area, the proposal promotes the efficient utilisation of this infrastructure and aligns with the MSDF objective of maximising the return on existing public investment.

Promotion of Local Economic Development

The proposed medical offices will contribute to local economic activity through the provision of professional services and employment opportunities. The MSDF supports appropriately located economic activities within urban areas that strengthen local communities and improve access to opportunities.

Sustainable Urban Development

The proposal supports the MSDF principle of sustainable urban development by accommodating a low-impact, community-serving land use within the existing urban footprint. The development promotes accessibility, reduces the need for unnecessary travel to access healthcare services, and contributes to the creation of a more integrated and resilient urban environment.

Erf 8614, 12 Jacobs Road, Grassy Park, is located within the City's Urban Development Area and specifically within an Incremental Growth and Consolidation Area as identified in the Municipal Spatial Development Framework. The proposed rezoning from SR1 to LB2 for medical offices promotes the efficient use of existing urban land and infrastructure, supports access to essential community services, contributes to local economic development and advances the objectives of urban consolidation and sustainable development. The proposal is therefore considered to be fully aligned with the spatial vision and policy objectives of the MSDF.

Compliance with the Cape Flats District Spatial Development Framework (DSDF)

The subject property, Erf 8614 situated at 12 Jacobs Road, Grassy Park, falls within the Cape Flats District and forms part of an established urban neighbourhood characterised by residential development, community facilities, local service businesses and supporting transport infrastructure.

The Cape Flats District Spatial Development Framework (DSDF) promotes sustainable and integrated neighbourhoods through the efficient use of land, optimisation of existing infrastructure, improved access to community services, and support for local economic opportunities. The proposed rezoning from Single Residential 1 (SR1) to Local Business 2 (LB2) to permit medical offices is aligned with these objectives for the following reasons:

Provision of Community Services

A key objective of the DSDF is to improve access to social and community facilities within established neighbourhoods. Medical offices constitute an essential community service and will improve access to healthcare-related services for residents of Grassy Park and surrounding areas. The proposed use will enable healthcare services to be provided closer to the communities they serve, thereby contributing to improved social wellbeing and convenience.

Support for Neighbourhood-Based Economic Activity

The DSDF encourages appropriately scaled economic activities that serve local communities and contribute to local economic development. Medical offices represent a low-intensity professional service use that is compatible with the surrounding residential environment while generating employment opportunities and supporting the local economy. The proposal contributes to the diversification of economic opportunities within the neighbourhood without introducing intensive commercial activities.

Consolidation Within an Established Urban Area

The property is located within the existing urban footprint of Cape Town and within a fully serviced residential area. The proposal does not require the expansion of infrastructure networks or development on undeveloped land. Instead, it promotes the more efficient utilisation of land and existing municipal services, which is consistent with the DSDF's objective of urban consolidation and the optimisation of existing public investment.

Promotion of Integrated and Complete Neighbourhoods

The DSDF promotes neighbourhoods where residents can access a range of services and facilities within reasonable proximity to their homes. The introduction of medical offices at 12 Jacobs Road contributes to a more complete and integrated neighbourhood structure by providing healthcare services within the local area. This reduces the need for residents to travel longer distances to access medical services and enhances the functionality of the neighbourhood.

Compatibility with the Surrounding Urban Environment

The proposed medical offices represent a low-impact land use that is generally compatible with surrounding residential development. The nature of the proposed use is professional and community-oriented, generating significantly lower levels of activity than many other business uses permitted within the LB2 zoning. Subject to compliance with parking, access and operational requirements, the proposal is capable of integrating with the existing character of the area without causing unacceptable impacts on adjoining properties.

Accessibility and Location

The property is located within an established area that is accessible via the existing road network and is in proximity to community facilities and local activity areas within Grassy Park. The location is therefore appropriate for a community-serving use such as medical offices and supports the DSDF objective of improving access to services within residential communities.

The proposed rezoning of Erf 8614, 12 Jacobs Road, Grassy Park, from SR1 to LB2 for the operation of medical offices is consistent with the objectives and spatial vision of the Cape Flats District Spatial Development Framework. The proposal supports the provision of essential community services, promotes local economic development, optimises the use of existing urban land and infrastructure, and contributes to the creation of a more integrated and sustainable neighbourhood. The application is therefore considered to be aligned with and supportive of the policy objectives of the Cape Flats DSDF.

7.4 CITY OF CAPE TOWN INTEGRATED DEVELOPMENT PLAN (IDP 2022–2027)

The proposed rezoning of the subject property from Residential Zone 1 (R1) to Local Business Zone 2 (LB2), to accommodate the medical practice, is strongly aligned with the City of Cape Town's Integrated Development Plan (IDP 2022–2027), which is guided by five strategic pillars.

Inclusive Economic Growth

- The rezoning supports sustainable local economic development by enabling the continued operation of a medical practice that sustains professional and support jobs.

- By ensuring land use certainty, it enhances investor confidence and strengthens the local property market.
- The medical practice also generates indirect economic benefits by supporting related services in the area.

A Healthy and Safe City

- The presence of a medical practice within the community directly contributes to improved access to healthcare and preventative services.
- This supports the City's objective of creating safe, healthy, and resilient communities by addressing medical needs close to where residents live.
- Improved health outcomes reduce absenteeism and enhance the overall productivity of the local population.

A Caring City

- By providing equitable access to healthcare services within walking or short travel distance, the rezoning aligns with the IDP's principle of inclusivity and care for all residents, including vulnerable groups who may face barriers to accessing medical facilities elsewhere.
- The practice provides a trusted community service that promotes dignity, well-being, and quality of life.

A Sustainable and Resilient City

- The rezoning makes efficient use of an existing building and existing municipal infrastructure without requiring expansion of services or land consumption.
- This aligns with the IDP's emphasis on compact, sustainable growth and the creation of mixed-use neighbourhoods that reduce travel distances.
- By securing healthcare access within the community, the rezoning contributes to resilience in the face of public health challenges and emergencies.

A Well-Run City

- The rezoning corrects the lapse of the historic departure approval and ensures lawful alignment between zoning rights and the existing use of the property.
- This demonstrates compliance with municipal planning policy and supports transparent, accountable land-use governance as envisioned in the IDP.

7.5 CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2025, as amended

The proposed rezoning from Residential Zone 1 (R1) to Local Business Zone 1 (LB2) is consistent with the intent, objectives, and requirements of the Municipal Planning By-Law, 2025, as amended ("the By-Law").

Compliance with Development Principles

- The By-Law requires that land use applications give effect to the development principles contained in SPLUMA (2013) and LUPA (2014).
- The rezoning upholds spatial sustainability by reusing existing infrastructure, spatial justice by improving local access to healthcare services, and efficiency by ensuring lawful use without additional pressure on municipal services.

Appropriate Zoning for the Existing Use

- Section 42 of the By-Law requires that land uses must be lawful and consistent with the zoning scheme.
- Rezoning to LB2 provides the appropriate, permanent zoning category for a medical practice, thereby aligning the zoning rights with the actual use of the property.
- The proposed is compatible with the evolving mixed use character of the area.
- The rezoning to LB2 would regulate and formalize a use that is appropriate in the neighbourhood context.

Alignment with the Purpose of Zoning Scheme Regulations

- The purpose of zoning scheme regulations, as provided in the By-Law, is to promote orderly development, compatibility of uses, and certainty in land use rights.
- The proposed rezoning provides long-term certainty for the property owner, the municipality, and surrounding residents, avoiding reliance on temporary departures.

Impact Management and Compatibility

- Section 99 of the By-Law allows the City to consider the impact of a rezoning on surrounding properties.
- No negative impacts are anticipated, as the medical practice is serves as a community serving facility that is a low scale use being compatible with residential fabrics as building form and appearance remain residential in character.
- The practice is low-intensity, compatible with the surrounding

residential character, and does not compromise safety, security, or amenity.

- It is an operation within a controlled indoor environment.

Public Interest and Desirability

- In terms of Section 99(3) of the By-Law, the City must consider the desirability of the rezoning.
- The medical practice provides essential healthcare services within the community, directly serving the public interest.
- Enhances convenience and accessibility, particularly for vulnerable groups such as the elderly and children.
- Promotes preventative care and early diagnosis, reducing strain on larger healthcare facilities
- Contributes to sustainable neighbourhood-level economic activity.
- The benefits to the community significantly outweigh any potential negative impacts.
- The rezoning therefore enhances desirability by ensuring continued lawful access to primary healthcare services within the neighbourhood.

7.5 Motivation in Terms of Section 99 of the Municipal Planning By-law

Section 99(1): Desirability of the Proposal

(a) The application's consistency with the Municipal Spatial Development Framework and District Spatial Development Plan

The property is situated within an Incremental Growth and Consolidation Area as identified in the Municipal Spatial Development Framework (MSDF). The MSDF promotes the maintenance and optimisation of existing infrastructure networks and supports development that can be accommodated within existing service capacity. The proposed rezoning to Local Business 2 (LB2) for medical offices represents a modest and appropriate intensification of land use within an established urban area and will provide a community-serving facility without requiring the extension of municipal infrastructure. The proposal is therefore consistent with the objectives of the MSDF and relevant district planning policies.

(b) The desirability of the proposed utilisation of land and any guidelines issued by the Province

The proposed medical offices will provide an essential healthcare service to the surrounding community and contribute to the diversification of land uses within the area. The development makes efficient use of a

strategically located property and promotes access to healthcare facilities closer to residential neighbourhoods. The proposal supports principles of sustainable development, integrated land use planning and the creation of complete communities.

(c) The impact on existing rights and legitimate expectations of affected parties

The proposed use is of a professional and community-serving nature and is generally compatible with the surrounding urban environment. The operation of medical offices is not expected to generate impacts comparable to more intensive commercial activities. Appropriate conditions relating to parking, access, operating hours and signage can ensure that the rights and legitimate expectations of neighbouring property owners are protected.

(d) The effect on the natural and built environment

The proposal involves the utilisation of an existing urban property within the established built environment. No significant impact on natural environmental resources is anticipated. The development will retain the character of the area while allowing for a compatible non-residential use that contributes positively to the urban environment.

(e) The effect on heritage resources

The proposal does not involve the demolition of heritage resources or alteration of any identified heritage features. Should any heritage-related concerns be identified during the approval process, these can be addressed through the applicable statutory procedures and conditions.

(f) The impact on municipal engineering services

The property is located within an area already serviced by municipal engineering infrastructure, including roads, water, sewerage, electricity and stormwater systems. The anticipated demand generated by medical offices is not expected to exceed the available capacity of existing services, subject to confirmation by the relevant municipal departments.

(g) The impact on traffic and transportation

Medical offices generally generate localised traffic movements that are manageable within established residential and mixed-use areas. Adequate on-site parking and safe vehicular access can be provided in accordance with the requirements of the Development Management Scheme. The proposal is therefore not expected to result in unacceptable traffic impacts.

(h) The impact on public health and safety

The proposed use directly contributes to public health by improving access to healthcare services. The development will be required to comply with all applicable building, health and safety regulations and is not expected to create adverse impacts on the surrounding area.

(i) Whether the application is premature because of insufficient public infrastructure or services

The property is situated within a fully developed and serviced urban area. The proposed use relies on existing municipal infrastructure and is not dependent on future infrastructure upgrades. The application is therefore not considered premature.

(j) The cumulative effect of the proposed land use

The proposal represents a limited and site-specific rezoning for a professional healthcare-related land use. The cumulative impact on the surrounding area is expected to be positive through the provision of additional community services and local economic activity.

Section 99(2): Consideration of Relevant Policies and Planning Instruments

The application is consistent with the spatial planning objectives contained in the Municipal Spatial Development Framework and supports broader planning principles relating to efficient land use, urban consolidation, accessibility to services and sustainable development. The proposal contributes to the optimisation of existing urban land and infrastructure resources and promotes a balanced mix of compatible land uses within the urban area.

The motivation demonstrates full compliance by:

- Supporting the principles of spatial efficiency and sustainability outlined in the City's spatial frameworks and the Provincial Spatial Development Framework (PSDF).
- Promoting mixed-use integration within an established urban area, which aligns with the City's goal of creating compact, accessible, and service-oriented neighbourhoods.
- Upholding the intent of the zoning scheme by regularising the property's actual use in accordance with Section 42(a) and the purpose of zoning to promote orderly development and legal certainty.
- Advancing the principles of spatial justice and good administration as required by SPLUMA (2013) and LUPA (2014) by ensuring equitable access to healthcare and proper alignment of land use rights.

Section 99(3)(a): The desirability of the proposed utilisation of land and any

guidelines issued by the Provincial Minister regarding desirability

The proposed rezoning from Single Residential 1 (SR1) to Local Business 2 (LB2) for medical offices represents a desirable land use that will provide an essential healthcare service to the local community. The proposal contributes to the diversification of land uses within an established urban area and promotes convenient access to medical services for residents of Grassy Park and surrounding neighbourhoods. The development is considered a low-impact professional use that is appropriate within the existing urban context and supports the efficient utilisation of land.

Section 99(3)(b): The impact of the proposed land use on municipal engineering services

The subject property is located within an established and fully serviced urban area. Existing municipal engineering services, including water, sewerage, electricity, stormwater and road infrastructure, are available to accommodate the proposed development. The anticipated demand generated by medical offices is not expected to place an unreasonable burden on municipal infrastructure, subject to confirmation by the relevant engineering departments.

Section 99(3)(c): The impact of the proposed land use on the safety, health and wellbeing of the surrounding community

The proposal will have a positive impact on the health and wellbeing of the surrounding community through the provision of accessible healthcare services. Medical offices are inherently community-serving facilities that contribute to improved public health outcomes. The development is not expected to generate adverse impacts on public safety and will be required to comply with all applicable health, safety and building regulations.

Section 99(3)(d): The impact of the proposed land use on the heritage of the area

The proposal does not involve the demolition or alteration of any identified heritage resource. The development is therefore not expected to negatively affect the cultural or historical significance of the area. Should any heritage concerns be identified during the implementation process, the necessary statutory procedures will be followed.

Section 99(3)(e): The impact of the proposed land use on the biophysical environment

The property is located within an established urban area and is not associated with any identified environmentally sensitive areas, biodiversity corridors or natural resources. The proposal represents the utilisation of existing developed land and is therefore not expected to have a significant impact on the biophysical environment.

Section 99(3)(f): The impact of the proposed land use on traffic, transportation and access

The proposed medical offices are expected to generate a moderate level of traffic that can be accommodated by the existing road network. Access to the property is available via Jacobs Road and the surrounding public road system. Adequate on-site parking can be provided in accordance with the requirements of the Development Management Scheme. The proposal is therefore not expected to result in unacceptable traffic, access or transportation impacts.

Section 99(3)(g): The impact of the proposed land use on surrounding properties and the surrounding area

Medical offices are generally regarded as a low-intensity professional land use that is compatible with residential environments. The proposed use will not introduce industrial, manufacturing or high-intensity commercial activities into the area. Subject to compliance with applicable development parameters and operational requirements, the proposal is not expected to adversely affect neighbouring properties and will contribute positively to the range of services available within the community.

Section 99(3)(h): The impact of the proposed land use on existing rights and legitimate expectations of affected parties

The proposed development has been designed to function as a community-serving professional use that respects the amenity of surrounding properties. The rights and legitimate expectations of neighbouring property owners can be protected through compliance with municipal requirements relating to parking, building design, access, signage and operational controls. The proposal is therefore not expected to result in an unreasonable infringement of existing rights.

Section 99(3)(i): Whether the application is premature because of insufficient public infrastructure, services or amenities

The application is not premature. The property is situated within an established urban area that is already served by the necessary municipal infrastructure and public amenities. The proposed medical offices can be accommodated within the existing service network and do not depend on future infrastructure upgrades for their operation.

Section 99(3)(j): Any cumulative impact upon the area

The cumulative impact of the proposal is expected to be positive. The introduction of medical offices will improve access to healthcare services, contribute to local economic activity and enhance the range of community services available within Grassy Park. The proposal does not introduce a land use that would result in adverse cumulative impacts on municipal services, traffic conditions or neighbourhood amenity.

Having regard to all the factors listed in Section 99(3) of the City of Cape Town Municipal Planning By-law, the proposed rezoning of Erf 8614, 12 Jacobs Road, Grassy Park, from Single Residential 1 (SR1) to Local Business 2 (LB2) for medical offices is considered desirable. The proposal will provide a valuable community service, make efficient use of existing urban land and infrastructure, and will not result in unacceptable impacts on the surrounding environment or neighbouring properties.

IMPACT ON THE DIFFERENCE IN LAND USE RIGHTS AND BUILT FORM

The transition from SR1 to LB2 results in:

- A shift from residential-only use to mixed-use rights, including professional services such as a medical practice;
- The introduction of customer-facing activities (patients visiting the site);
- Greater flexibility in how the property may be utilized.

This represents a moderate intensification of land use, but remains within the scope of neighbourhood-scale development.

Impact on Land Use Intensity

- Increased activity due to staff and patient visits;
- More frequent vehicular movement;
- Extended but controlled operating hours.

However:

- The medical practice is appointment-based, limiting peak demand;
- The scale remains small and community-oriented.

The increase in intensity is controlled, predictable, and appropriate.

Built Form Rights: SR1 vs LB2

SR1 Built Form Characteristics

- Primarily single dwelling house;
- Low coverage and floor area;
- Strictly residential scale and appearance.

LB2 Built Form Potential

- Allows for buildings accommodating business use;
- Potential for slightly increased floor area and coverage;
- Flexibility for internal reconfiguration (consulting rooms, waiting areas);
- Still intended to be compatible with surrounding residential context.

LB2 does not imply large-scale commercial buildings but rather low-rise, neighbourhood-compatible structures.

Impact of Built Form Changes

(a) Scale and Massing

- Any increase in bulk or floor area is expected to be limited;
- Development will remain low-rise and in keeping with surrounding properties.

(b) Streetscape and Visual Character

- The building will retain a residential appearance;
- Signage will be minimal and professional;
- No intrusive or out-of-character structures are anticipated.

(c) Site Layout and Coverage

- Possible adjustments to accommodate:
 - Parking areas;
 - Access points;
 - Internal circulation.

Changes will be functional rather than transformative

Impact on Surrounding Properties

The combination of expanded rights and built form changes may influence:

- **Traffic:** Slight increase, manageable;
- **Noise:** Minimal due to indoor operations;
- **Privacy:** Maintained through design and layout;
- **Visual impact:** Limited due to retention of residential scale.

No significant adverse impacts are anticipated.

Mitigation and Control Measures

The potential impacts of both land use rights and built form will be managed through:

- Conditions of approval (operating hours, signage, parking);

- Building plan approval processes;
- Compliance with development parameters (coverage, height, building lines);
- Retention of residential character.

The difference in land use rights and built form between SR1 and LB2 results in:

- A moderate and appropriate increase in development potential;
- Introduction of a low-impact, community-serving use;
- Limited and manageable changes to the built environment.

The proposed rezoning strikes a balanced approach, allowing increased functionality while maintaining the residential character and amenity of the area.

CONCLUSION

The proposed rezoning of the property Erf 8614 at 12 Jacobs Road, Grassy Park from Residential Zone 1 (R1) to Local Business Zone 2 (LB2) is a necessary and logical step to allow for the operation of a medical practice on the site.

The rezoning aligns with national, provincial, and municipal planning legislation, including SPLUMA (2013), LUPA (2014), the City of Cape Town Municipal Planning By-Law (2019), the Provincial Spatial Development Framework, and the Integrated Development Plan.

The application will have no adverse impact on the surrounding residential properties, the character of the neighbourhood, or municipal services infrastructure. The existing building footprint will remain unchanged, and no additional structures or alterations are proposed.

The operation of the medical practice will contribute positively to the community by providing accessible healthcare, supporting local employment, and enhancing social cohesion.

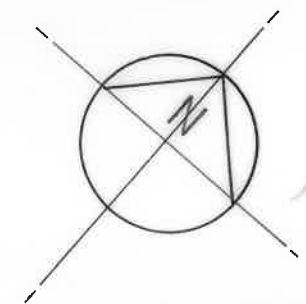
Considering the above, the rezoning is both desirable and in the public interest, providing legal certainty for the property owner and enabling the property to continue serving a valuable role within the community.

Approval of the rezoning application will therefore ensure that land use rights are properly aligned with the proposed use, while supporting the City's broader objectives of sustainable, orderly, and inclusive development.

erf 8613

GLA : 98,4m²
SITE : 437m²

PARKING BAY REQUIREMENTS :
Land use Medical consulting rm
Base ratio 2,5 bays per
consulting room.
3 bays required
5 bays provided



erf 8615

exist cwc

exist cwc

19 480 msb

existing boundary wall

2nd Avenue

24 480 msb

yard

EXISTING STORE

Treatment Room

EXISTING BEDROOM

Doctor's Room

Bedroom

EXISTING BEDROOM

Reception

EXISTING KITCHEN

Store

EXISTING LOUNGE

EXISTING DINING

Waiting Room

EXISTING BATHROOM

Existing Carport

5

exist cwc

erf 8614

13 040 msb

Existing Stoep

11 900

7 070 msb

Jacobs Road

existing wall

4500

SOUTH ELEVATION

project
APPLICATION TO REZONE
FROM RESIDENTIAL ZONING 1
(R1) TO LOCAL BUSINESS 2 (LB2)
ON ERF 8614,
12 JACOBS ROAD
GRASSY PARK

drawn by
CARLEEN OCTOBER *Carleen*
PAD21083

date
13/11/2025

scale
1:100

title
SITE AND FLOOR PLAN

dwg no
2530