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18 April 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR REZONING ON ERF 787, STELLENBOSCH, HAMMAN STREET

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: **Erf 787, Stellenbosch (Hamman Street)**
Application Property Number: **Erf 787, Stellenbosch**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Virginia (Pty) Ltd**
Application Reference: **LU/TP TP605/2024**

Description of land development proposal:

Application is made in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 787, Stellenbosch:

- **Rezoning on Erf 787 from Conventional Residential Zone to Mixed-Use Zone to allow for the existing buildings to be used as offices**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

Notice: Erf 787, Stellenbosch

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You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **20 May 2024**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **072 262 5304** during normal office hours.

Yours faithfully

Marrike Bolz

For Arch Town Planners



Postal address: 152 Dorp street
Stellenbosch

18 April 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

AANSOEK OM HERSONERING OP ERF 787, STELLENBOSCH, HAMMAN STRAAT

Adres van aansoek eiendom: Erf 787, Stellenbosch (Hamman Straat)

Aansoek eiendom beskrywing: Erf 787, Stellenbosch

Aansoeker: Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)

Eienaar: Virginia (Pty) Ltd

Aansoek Verwysing: TP 605/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2) (a) van die Stellenbosch Munisipaliteit se Beplanningverordening (2023) ten einde voorsiening te maak vir die volgende:

- o **Hersonering op Erf 787 van konvensionele residensiële sone na gemegde-gebruiks sone om voorsiening te maak vir die bestaande geboue om as kantore gebruik te word**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die hydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>.

In dien die webtuiste of fersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die fersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Marike Bolz, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **20 Mei 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe



Marike Bolz

Vir Arch Town Planners (Pty) Ltd

Erf 787 Hamman St Locality



Source: Esri, Maxar, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, Esri, DeLorme, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



Date created: 2023/12/12

REZONING APPLICATION

ERF 787 STELLENBOSCH, HAMMAN STREET



December 2023

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY: RENALDO MULLER

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Annexures

Annexure A:	Land Use Planning Application Form
Annexure B:	Power of Attorney
Annexure C:	Title Deed
Annexure D:	Conveyancer's Certificate
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Annexure F:	Traffic Statement
Annexure G:	Services Report
Annexure H:	Previous Approval
Annexure I:	Pre-Application

1. INTRODUCTION

1.1 Background Information

Erf 787 Stellenbosch, hereafter referred to as the application site, is situated within Stellenbosch in an area known as Stellenbosch Central. Though the property is zoned Conventional Residential, the scale of the erf, being almost 9 000m², makes it impractical to use the property as a single residential property. In light of this, the owner has in recent years obtained approval to use the existing dwelling house as offices. As the Conventional Residential zoning does not allow for offices of this scale as a permitted right, approval was only granted on a temporary basis (5 years), with the option to extend this right for a further 5 years. The first 5 years have already expired, and approval has recently been issued for another 5 years extension. (Please note the appeal process for this approval is still in process).

The owner would also like to convert the existing garage to offices. As the temporary right for offices cannot be extended again, the only way to establish this right as a permanent right is to rezone the application site to a more suitable zoning category which allows for offices as a primary right. Due to the size and central location of the property it can reasonably be expected that the application site will at some stage in the future be fully redeveloped. However, at this stage, the landowner is still unsure as to the most suitable development option for the application site and would first like to utilize the existing buildings and infrastructure on site to its full potential. This will enable the landowner to generate income from the existing buildings and provide them with time to decide on the best redevelopment option for the application site, which will be a lengthy and costly process.

In consultation with the Municipality, it is considered that the most suitable zoning category to allow for the proposed offices as a primary right, is the Mixed-Use Zoning category. If the proposed rezoning is approved, the approval will be tied to the existing buildings and GLA only and any extensions to the existing building or any new buildings/development will require a new application (for an amendment of the SDP), including all required specialist studies and full public participation which is usually required as part of a rezoning application.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the rezoning of Erf 787 from Conventional Residential to Mixed-Use zone.

Refer to **Annexure A** for the application form.

The power of attorney is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2)(a) the Stellenbosch Municipality Land Use By-Law, 2015 (hereafter referred to as 'the By-Law') to allow for the following on Erf 787 Stellenbosch:

- i. Rezoning of Erf 787 from Conventional Residential Zone to Mixed Use Zone to allow for the existing buildings to be used as offices.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Current Zoning
Erf 787, Stellenbosch	Jeanette Winshaw	8795 m ²	T1171/1939	Conventional Residential Zone

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed.

From our study of the deed, it seems that there are no restrictive title deed conditions in the current deed that will prohibit the development of a mixed-use nature.

Also please refer to the attached Conveyancer Certificate in **Annexure D**.

2.2 Locality

The application site is centrally located within Stellenbosch town, situated between Dorp, Piet Retief and Hamman Streets and the Eersterivier, which forms the southern boundary of the site. It is the last portion of undeveloped, private owned land of this extend within the town centre (please refer to Figure 1 below)

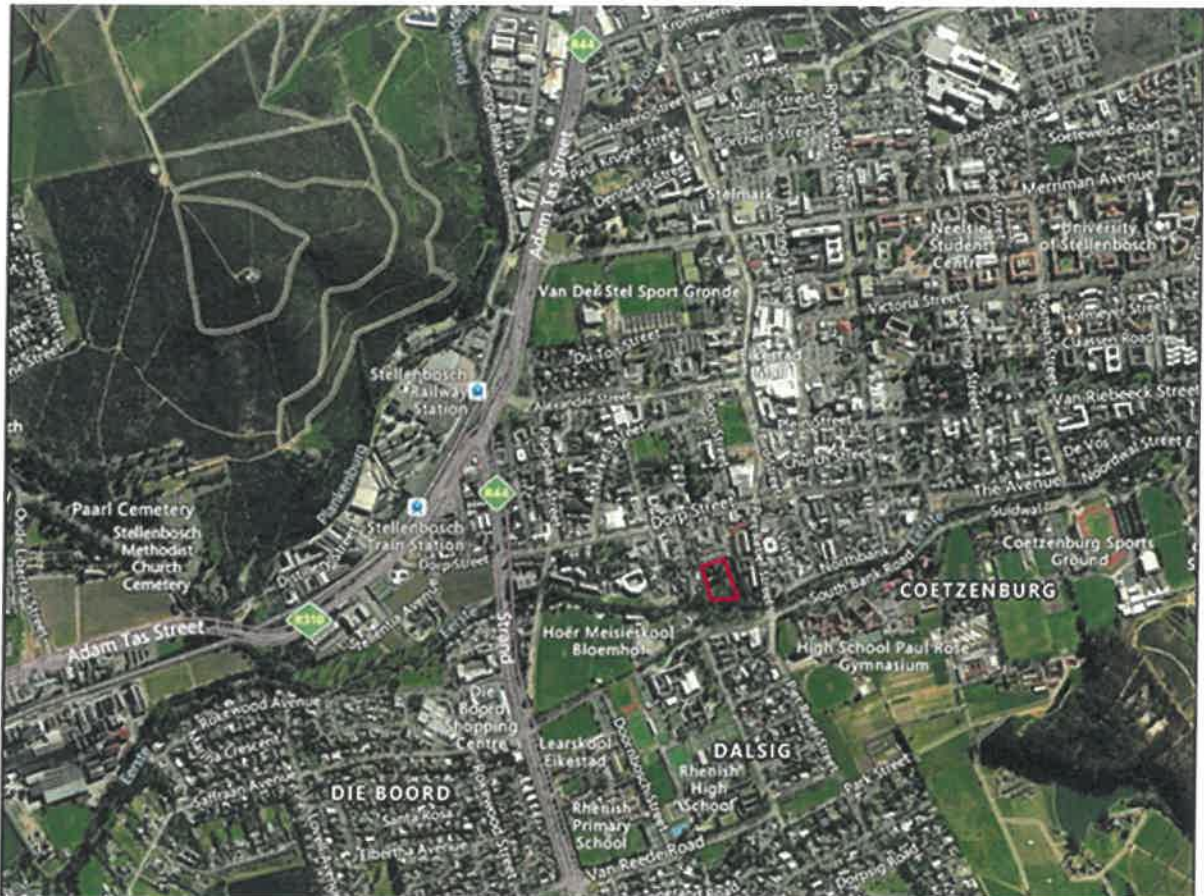


Figure 1: Locality within Stellenbosch

Hamman Street, on the western boundary, is a cul-de-sac street with mostly single residential houses of which many have been converted to offices and guest houses. La Gratitude Dorpshuis and offices lies directly north of the site, with the Helderberg Men's Residence on the eastern boundary. The site is within walking distance from Coetzenburg stadium, town centre and various schools, including Bloemhof, Paul Roos and Rhenish, it is well positioned within the context of Stellenbosch thus providing an excellent opportunity for the appropriate development. Erf 786, which is currently vacant and lies adjacent to this property, is also owned by the applicant. Together these properties make up nearly 11 500 m² of underutilised property in a mixed area in Stellenbosch Central.



Figure 2: Local Context

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 8795 m² in extent. There is an existing house and outbuilding (garage) on the property. In line with a previous land use approval, the house has been converted (through minimal internal alterations) to offices. The outbuilding (which includes a garage) is not currently in use. The remainder of the site is used for parking and garden area. There is currently one vehicular access point to the property on the western side of the property taking access directly from Hamman Street.

2.4 Current zoning

Properties within the Stellenbosch Municipal Area are regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (hereafter referred to as "the Zoning Scheme"). According to the zoning map below, Erf 787 is zoned **Conventional Residential**, please refer to Figure 3 below:

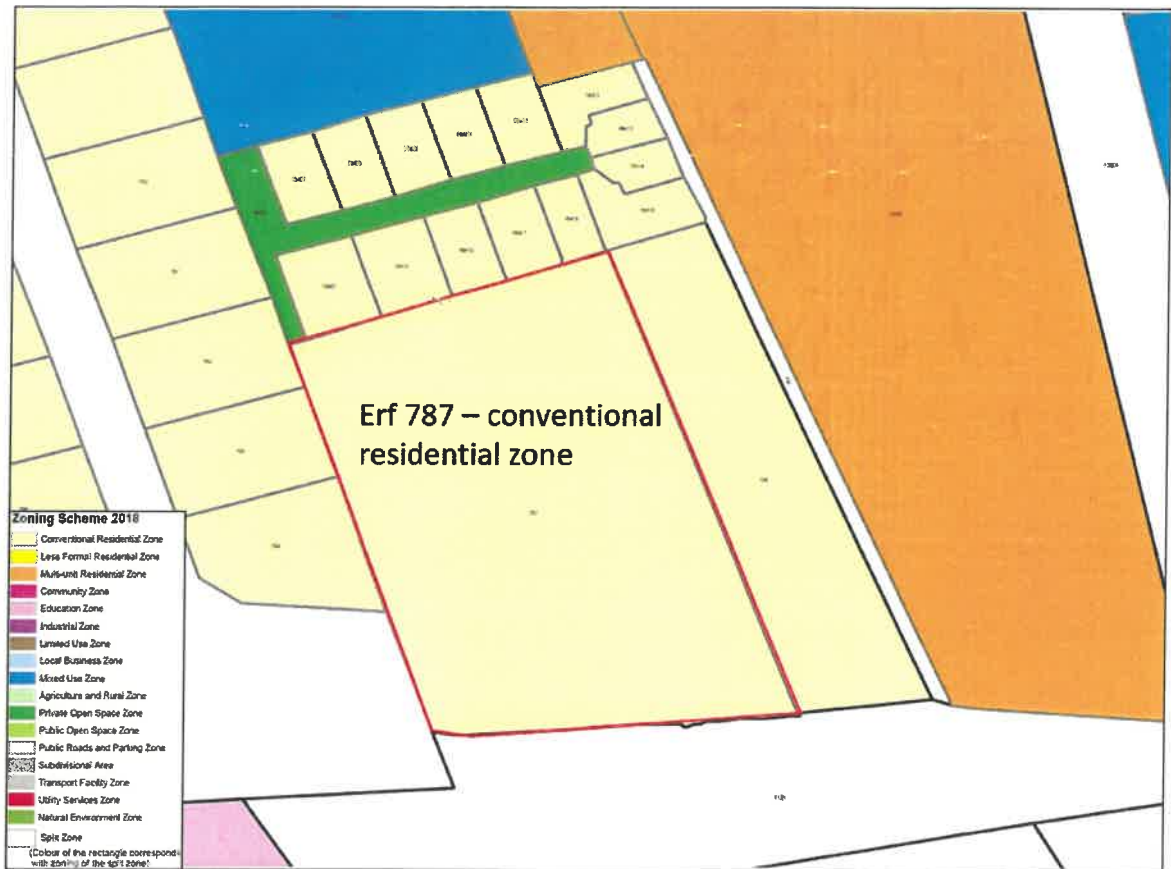


Figure 3 Extract of the Zoning Map

The zoning scheme allows the following uses under conventional residential zoning.

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> Dwelling house 	<ul style="list-style-type: none"> Bed and breakfast establishment Home occupation practice Home lodging Second dwelling Occasional use (one event/year) Private road 	<ul style="list-style-type: none"> Commune Extramural facility Group housing Guest house House shop Occasional use (>one event/year) Tourist dwelling unit Additional uses exceeding parameters in this chapter

Table 2: Conventional Residential Zoning

2.5 Existing approvals

On 5 September 2017, the Stellenbosch Municipality issued an approval for the following:

“a temporary departure on Erf 787, Haman Street Stellenbosch, in order to utilize the existing dwelling on the property for offices....”

Please refer the **Annexure H** for a copy of the approval letter with the conditions of approval. Figures 4 – 6 below shows the approved Site Development and Floor Plans.

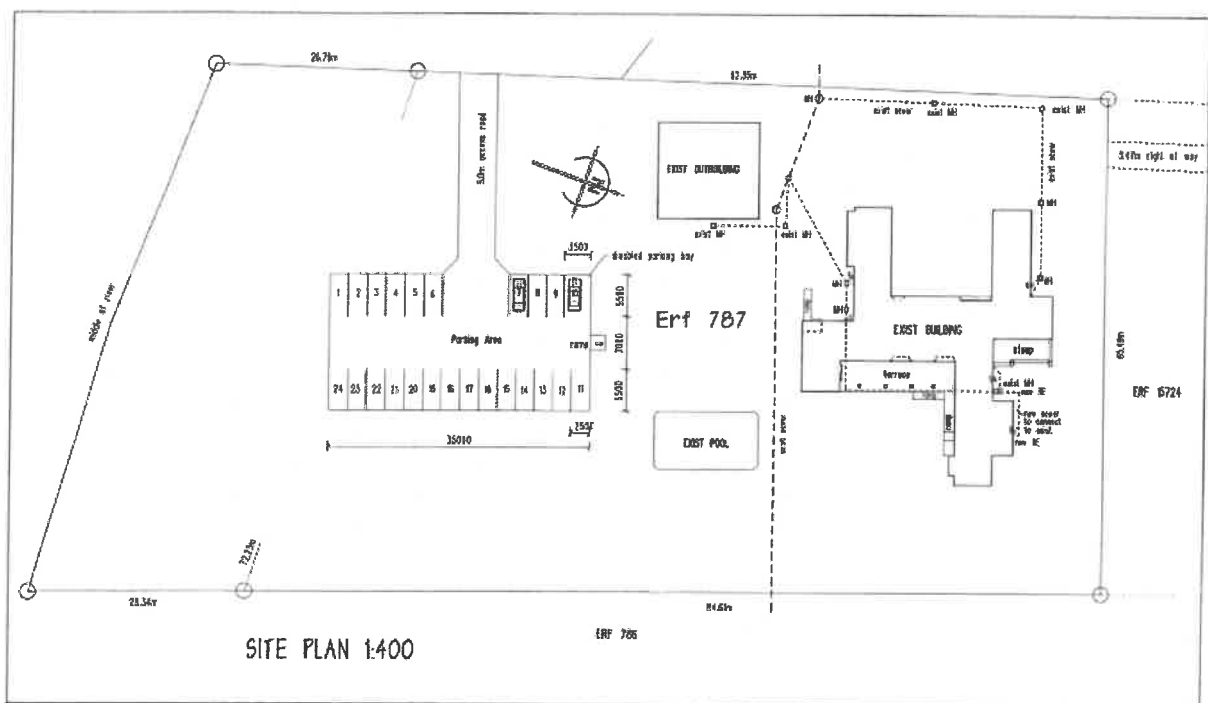


Figure 4: Approved SDP (September 2017)

Please note that the 5-year temporary departure lapsed on 4 September 2022. Prior to this date, an application was submitted to the municipality for the extension of time, which has been approved by the Municipality and is now in an appeal phase.

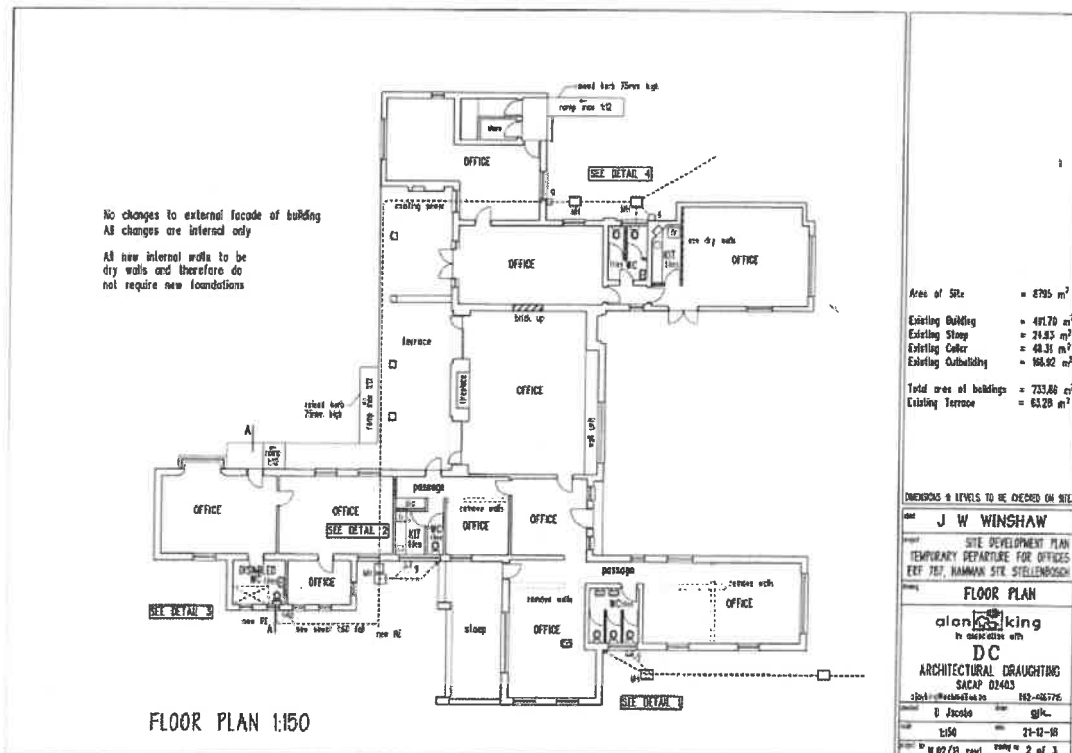


Figure 5: Floor Plan of Approved Offices (September 2017)

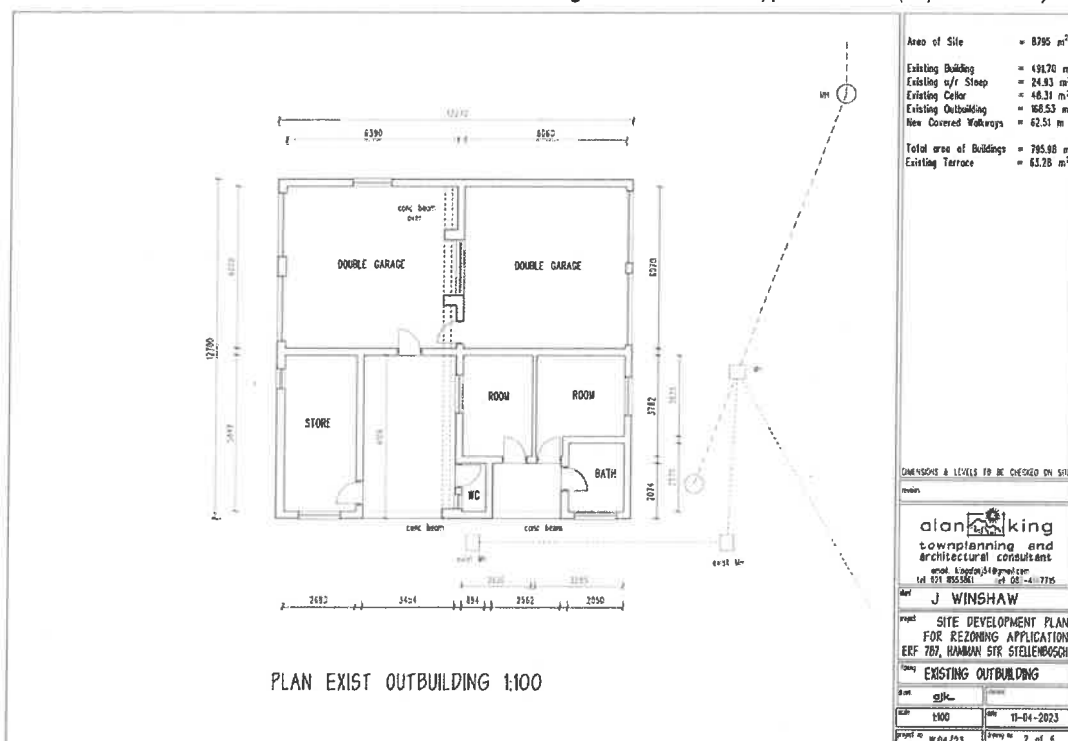


Figure 6: Floor Plan of Existing Outbuilding (September 2017)

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development is purely to allow for permanent rights to convert and use the existing garage (of $\pm 170\text{m}^2$) as offices and to be able to continue to use the existing house as offices. It is important to note that the proposed development will not include any new development or extension of any of the existing buildings.

The existing garage is currently only being used for storage. It has two double garages, a storeroom, bathroom and two smaller storerooms. The intention is to convert the $\pm 170\text{m}^2$ garage to offices, with a GLA of $\pm 145\text{m}^2$. The footprint off the garage will not be altered or changed. The conversion will include internal and external alterations such as subdividing the double garages into smaller offices, replacing the existing garage doors with office doors, adding new doors and windows to allow access and ventilation to the proposed offices and adding a covered walkway on the northern, eastern and southern facade of the building. Parking for the new offices (8 x parking bays) will be provided west of the existing parking area, on the opposite sides of the existing access road. Please refer to Figures 7 below for the layout of the proposed office conversion (please refer to **Annexure E** for a more detailed layout and site development plan):

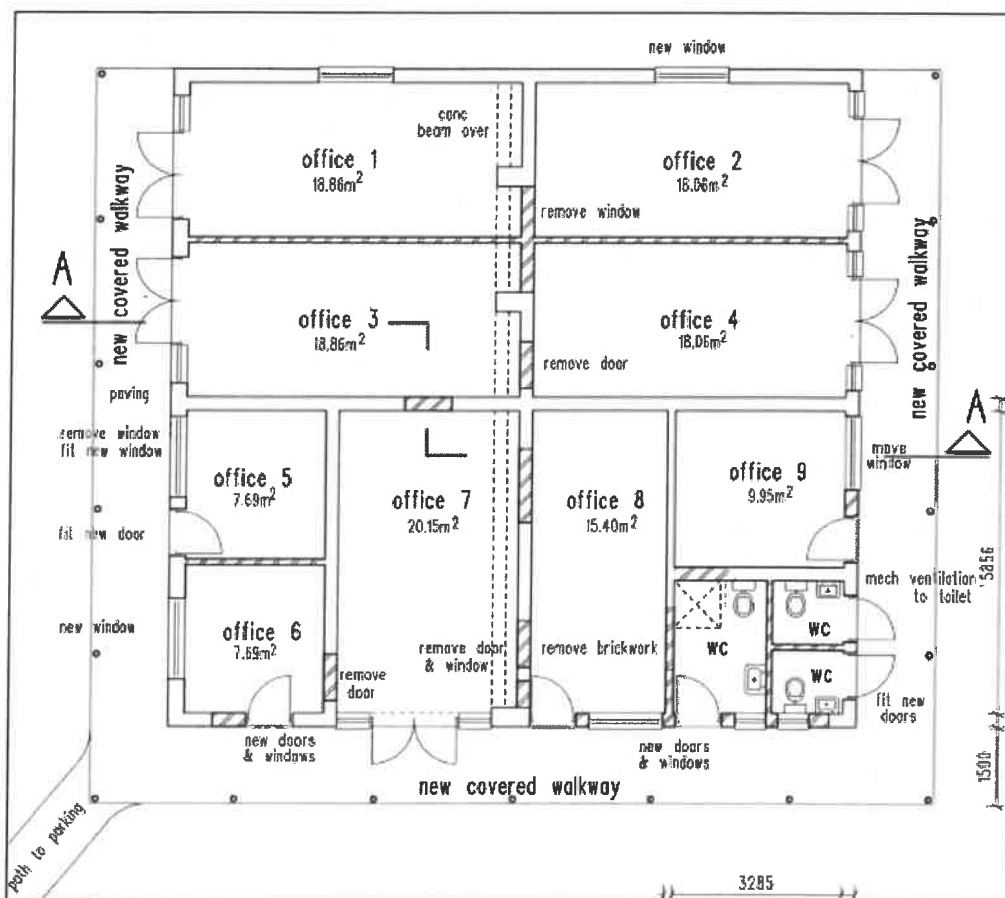


Figure 7: Proposed Outbuilding to Office Conversion Plan
Erf 787 Stellenbosch, Hamman Street

As mentioned above, the existing dwelling house has already been converted to offices, under a temporary departure, which will lapse within a period of 5 years from the date of final decision. For the purposes of this application, it is important to include the offices in the existing dwelling house, as the proposed rezoning will establish the use of the dwelling house as a permanent right.

The existing dwelling house (offices) has a footprint of approximately 565m², including the main building, stoep and cellar, and a GLA of ±330m². Parking is provided in the existing parking area, south of the swimming pool. This application does not include any extensions to the existing dwelling house. Please refer to Figure 8 below for the floor plans of the existing offices (Refer to **Annexure E** for the elevations):

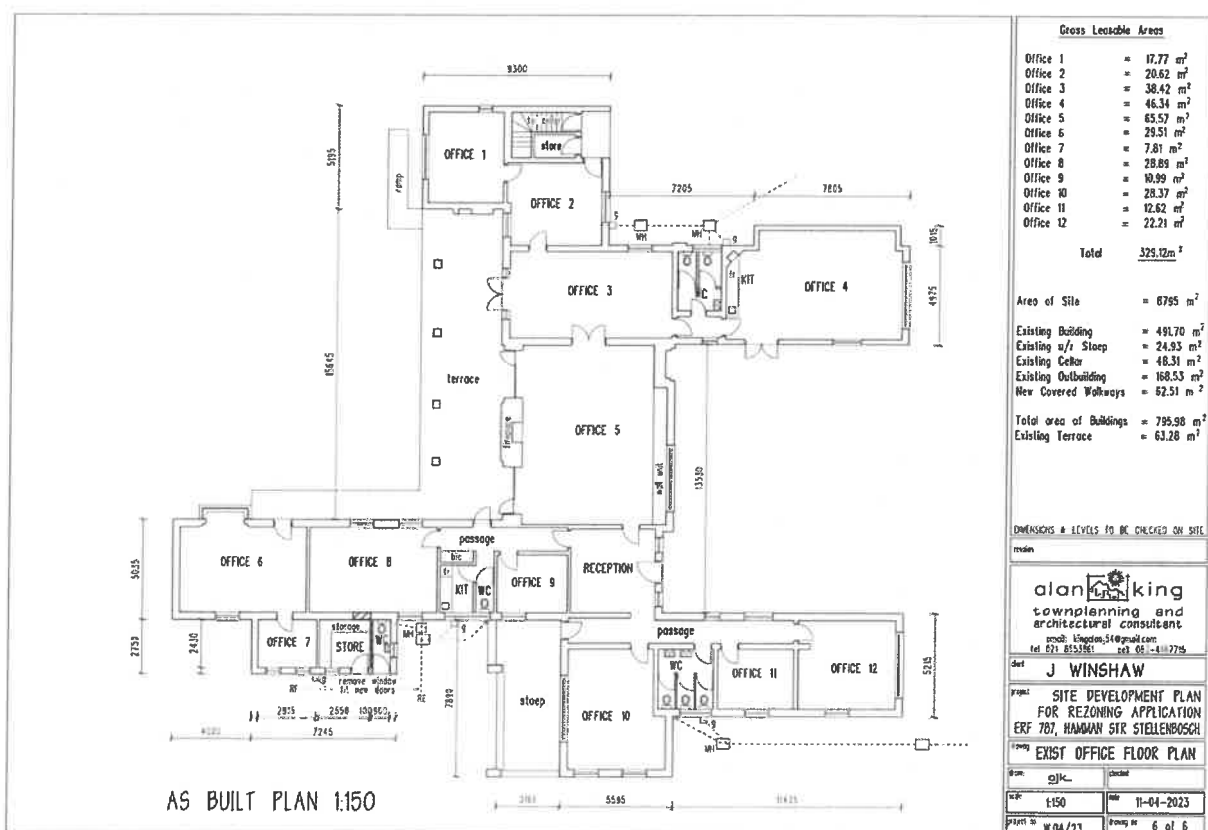


Figure 8: Floor Plan: Offices in Existing Dwelling House

The proposed offices (in the garage and the dwelling house) will have a combined GLA of approximately 475m² which requires a minimum of 19 parking bays. The parking bays as proposed on the SDP therefore comply with the minimum parking required.

It is important to note that the total area of the buildings (including new covered walkway and existing terrace) on site is ±860m² which on a site of 8 795m² equates to ±10%, which is substantially less than that allowed for any erf zoned Conventional Residential (allowable coverage of 40%).

The zoning scheme allows the following uses under mixed use zoning.

Primary Uses	Additional Uses (technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> • Commune • Business premises (including shops, markets, restaurants, office) • Clinic • Community residential building • Extramural facility • Flats • Guest house • Hostel • Hotel • Occasional use (one event/year) • Plant nursery • Public institution • Public parking area • Private road • Tourist dwelling unit • Tourist accommodation establishment • Welfare institution 	None	<ul style="list-style-type: none"> • Adult Entertainment • Builders yard • Commercial gymnasium • Conference facility • Day care • Filling station • Freestanding base telecommunication station • Funeral parlour • Gambling place • Helicopter landing pad • Hospital • Indoor sport • Liquor Store • Motor vehicle fitment centre • Motor showroom • Occasional use (> one event/year) • Parking garage • Place of assembly • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution • Warehouse

Table 3: Mixed Use Zoning

3.2 Availability of Services

A civil engineering services report was prepared by BART SENEKAL INC. Consulting Civil & Structural Engineers. This section serves as a summary of the report (Refer to **Annexure G** Services Report).

- **Water supply**

Potable water supply to the development will be from the existing water connection and municipal meter on the water network in Dorp Street. The existing supply line across the adjacent properties is protected by a servitude agreement. The existing water demand is estimated at 1 unit at 1,2 kl/unit/day amounting to 1.2 kl/day. The estimated water demand for the proposed offices is 475m² GLA @ 0.4 kl/100m² GLA amounting to 1.9 kl/day. With an increase of

0.7 kl/day, that additional water demand is minimal, and sufficient spare capacity is available in the existing municipal network to accommodate the additional demand.

- **Sewage**

An existing 150mm Ø sewer main runs from east to west across the erf and provides a connection point for the property sewerage. The existing sewage run-off from the residential dwelling unit is estimated as follows: 1 unit @ 0.7 kl/unit/day for an estimated 0.7 kl/day. The sewage run-off from the proposed office development is calculated as follows: 475m² GLA @ 0.35 kl/100m² GLA for an estimated 1.7 kl/day. The proposed office development will increase sewage run-off by 1 kl/day. The existing municipal sewer network has sufficient spare capacity to accommodate the additional run-off.

3.3 Traffic Impact

A traffic impacts statement was prepared by ITS Innovative Transport Solutions. Please refer to **Annexure F** traffic impacts statement.

The TIS concluded that the estimated number of trips associated with the proposed development will be marginal and will have an insignificant impact on the external road network.

It is proposed to use the existing access from Hamman street. A total of 32 parking bays will be provided on-site, which is sufficient.

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2019)

As set out in Section 65(1) of the By-law, certain criteria needs to be met in consideration of an application by the decision-making authorities. In line with this section, Table 3, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(a) of the By-law.
b. Procedure followed in processing the application.	To be decided. The proposed development was tested with the Municipality by means of pre-application consultation. See Annexure I for feedback received during the pre-application scrutiny process. All relevant and required documentation is attached to this application and motivation.
c. Desirability of land use	The application is for the rezoning of Erf 787 from conventional residential to mixed use. The reasons for the desirability of the applications may be summarized as follows:

- The application site is one of the only remaining underdeveloped portions of land in central Stellenbosch, and there is a large demand for business and office space within this area.
- The property is adjacent to a vacant property of approximately 2600 m², also owned by the applicant, which will inevitably be required to be developed.
- The development pressure on this site is significant, making its development inevitable.
- The proposed development will not negatively impact the area's character since other business and office uses already exist in the vicinity. The property is located in Stellenbosch Central in a mixed-use area.
- The rezoning seeks to grant permanent business rights to the property, which has predominantly been used for offices since the approval of a temporary departure on 5 September 2017.
- The current business of commercial rentals has proven to be a success and has further proven to have minimal impact to the surrounding area or traffic.
- The property's location offers an excellent opportunity for infill development, optimizing the use of space and services in central Stellenbosch.
- The application site is conveniently situated within walking distance of Stellenbosch's central business district, including Eikestad Mall, the University of Stellenbosch, Paul Roos, and Bloemhof schools.
- The rezoning will ensure that the buildings on the property are utilized to their full potential.
- The increase in traffic due to the proposed rezoning will have an insignificant impact on the external road network, as concluded in the TIS.
- The application site has sufficient on-site parking space.
- The rezoning will be subject to restrictive conditions indicating that only the existing buildings can be used for business purposes. This will grant the owners the time and financial stability needed for the eventual redevelopment of the application site, which will require a further application process.

Regarding the zoning scheme:

- The zoning scheme indicates that the purpose of the mixed-use zone is to allow a variety of business retail and office land uses within the central business areas of towns. The application site is one of the only underdeveloped sites in central Stellenbosch. This development will increase the efficiency and use of the application site.
- The zoning scheme indicates that the purpose of the mixed-use zone is to allow a variety of mixed land uses that have no negative impact on each other. In this

	regard the development will improve business use in the area and increase the potential to have a mix of land uses in the future.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.

Table 4 Assessment of Application in terms of Section 65 (1) of the By-Law

4.2 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

SPLUMA Principles	Compliance of Proposed Application
Spatial Justice	This development can promote spatial justice by creating an inclusive and accessible environment for various stakeholders. Providing opportunities for different socioeconomic groups, in the form of job opportunities. In this case the creation of office spaces will ensure that individuals have job opportunities close to central Stellenbosch and close to residential options.
Spatial Sustainability	This development adheres to principles of spatial sustainability by optimizing land use and minimizing urban sprawl by developing inside of the Urban Edge and in central Stellenbosch. The locality encourages walkability and reduces the need for extensive commuting, leading to reduced carbon emissions and a more sustainable urban form.
Efficiency	This development is proposed on a brownfield site that will make use of the existing urban infrastructure. No service upgrades are required to accommodate the increased office area. It will result in the more efficient use of well-located land and existing infrastructure.
Good Administration	The proposed rezoning of land to mixed use and the use as offices are in-line with the municipality's existing densification policies. The development aligns with the principles of good administration by adhering to the regulations and guidelines set out in SPLUMA. This includes proper land use planning, obtaining necessary permits, and ensuring compliance with environmental and building standards. The approval of this application will be in the best interest of the Stellenbosch Municipality.

Spatial Resilience	It should be noted that this development is a brownfield development in an area of town that has already been urbanized. Thus, through this development, there will be no negative impact on vulnerable agricultural and/or natural areas; nor would there be any additional risk to the resilience of human residents in the area.
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Table 5 Assessment of Application in terms of Section 59 of SPLUMA

4.3 Consistency with the Applicable Spatial Development Frameworks

4.3.1 Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (hereafter referred to as 'the PSDF') identifies 3 resource management objectives.

- I. Protect biodiversity and agricultural resources.
- II. Minimize the consumption of scarce environmental resources, particularly water, fuel, and land – in the latter case especially pristine and other rural land, which is the Western Cape's 'goldmine-above-the ground' (i.e., a non-renewable resource).
- III. Conserve and strengthen the sense of place of important natural, cultural and productive landscapes, artefacts and buildings.

The development complies with these objectives through being a brownfield development that will consist only of amendments to existing structures and the rezoning of the application site, to allow these structures to be used as offices. Thus, relieving pressure for expansion outside of the urban core.

By utilizing existing infrastructure thus reducing the need to develop in areas of high rural and cultural importance. And by strengthening the urban centre of Stellenbosch and having no negative effect on the sense of place of the area.

4.3.2 The Stellenbosch Municipality Integrated Development Plan, 2022

The current Stellenbosch Integrated Development Plan (hereafter referred to as "the IDP"), approved in May 2022, provides the detailed development plans for the Stellenbosch Municipal Area, over the short term (2022-2027) and long term; as well as reviewing some of the challenges and opportunities experienced by the municipality.

Overall, the IDP prioritises the densification of existing urban areas, by "focusing development in low-density areas, infill, and brownfield land before considering greenfield sites." Given the low-density nature of the application site in combination with its ideal location near the town centre and university, the area is well-aligned with the IDP strategy of densifying brownfield sites.

As this site is a brownfield site and the added development will use an existing structure the development is within the scope of the IDP.

4.3.3 The Stellenbosch Municipality Spatial Development Framework, 2023

The Stellenbosch Municipality Spatial Development Framework, 2019 (hereafter referred to as "the SDF") regulates the concept of spatial development and management of Stellenbosch Municipality comprises seven key tenets.

As a change action for the municipality, the SDF states that it actively supports mixed land use in settlement centres. The SDF also calls for infill development in Stellenbosch Central.

5. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(a) of the By-Law to allow for the following on Erf 787 Stellenbosch:

- Rezoning of Erf 787 from Conventional Residential Zone to Mixed Use Zone to allow for the existing buildings to be used as offices.

Report compiled by:

Renaldo Muller



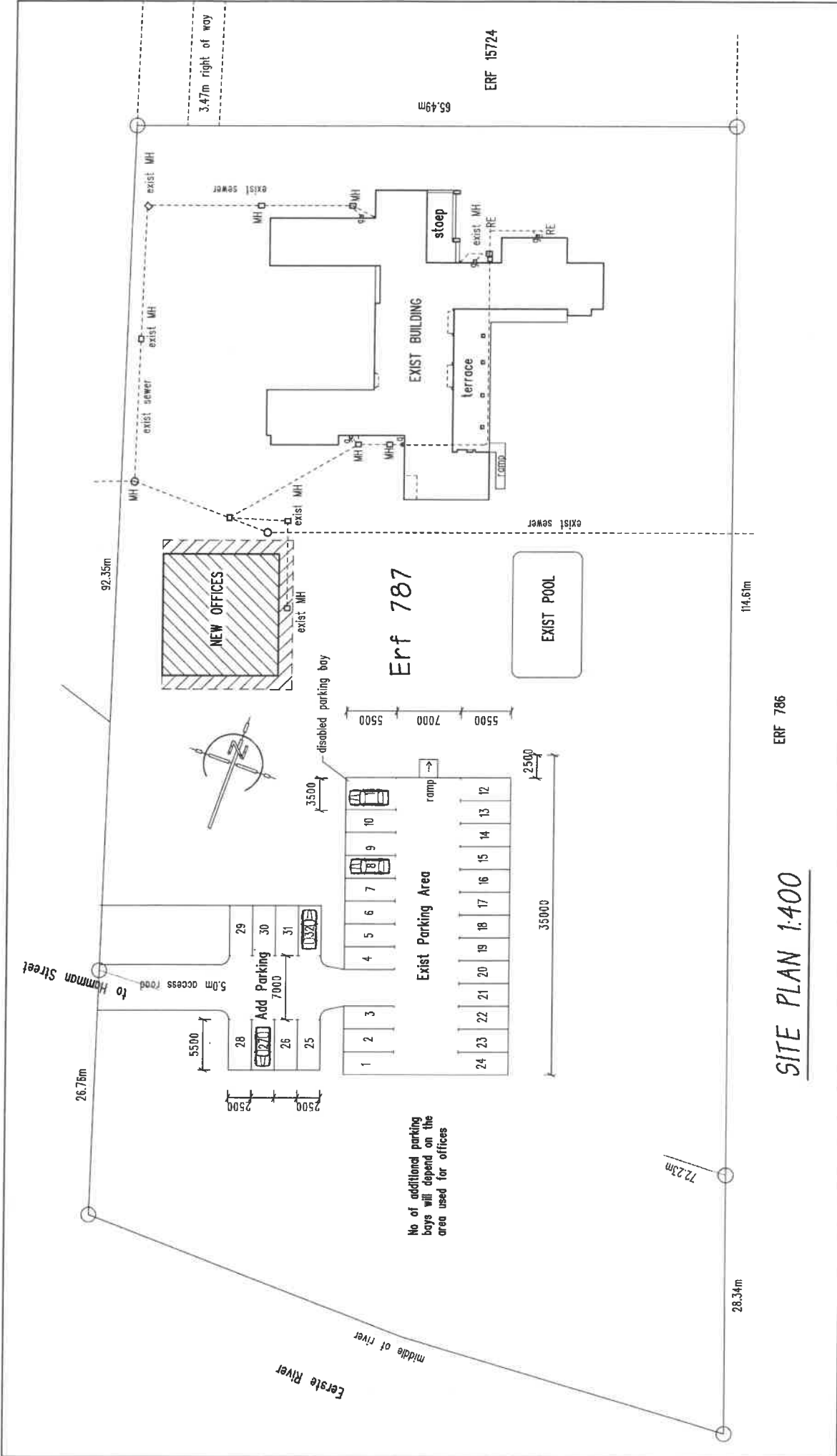
Reviewed by:

Marike Bolz (Director)



for Arch Town Planners (Pty) Ltd

December 2023



SITE PLAN 1:400

ERF 786

Client	J WINSHAW
Project	SITE DEVELOPMENT PLAN FOR REZONING APPLICATION ERF 787, HAMMAN STR STELLENBOSCH
Drawing	SITE PLAN
Drawn	gjk
Scale	1:400
Project no	W.04/23
Drawing no	1 of 6

alan king
 townplanning and
 architectural consultant

email: kingalanj54@gmail.com
 tel 021 8553861 cell 082-4667715

Area of Site	= 8795 m ²
Existing Building	= 491.70 m ²
Existing u/r Sloep	= 24.93 m ²
Existing Cellar	= 48.31 m ²
Existing Outbuilding	= 168.53 m ²
New Covered Walkways	= 62.51 m ²
Total area of Buildings	= 795.98 m ²
Existing Terrace	= 63.28 m ²

DIMENSIONS & LEVELS TO BE CHECKED ON SITE

revision

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 town planning and
 architectural consultant
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client **J WINSHAW**

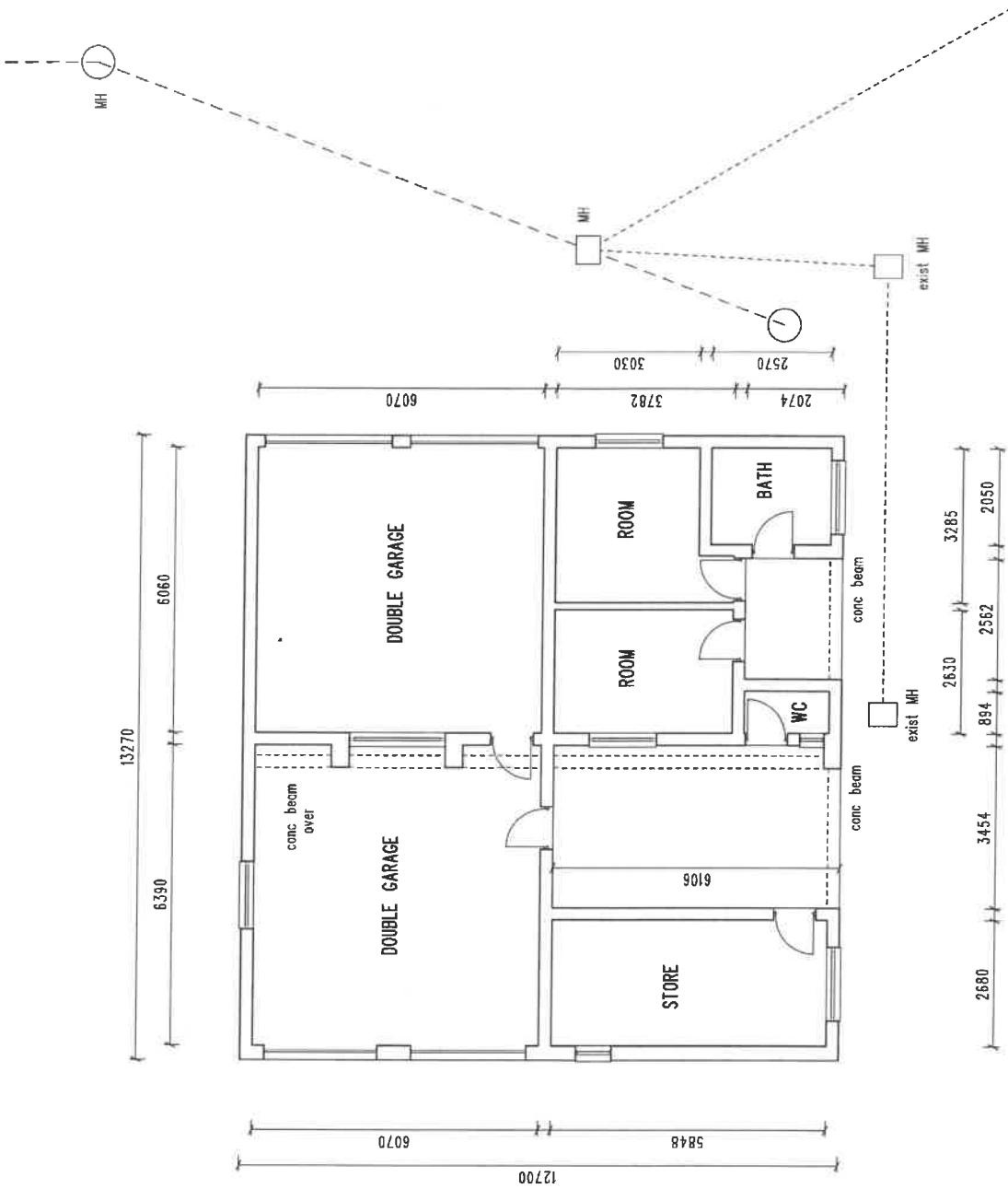
project **SITE DEVELOPMENT PLAN
 FOR REZONING APPLICATION
 ERF 787, HAMMAN STR STELLENBOSCH**

drawing **EXISTING OUTBUILDING**

drawn **gjk** checked

scale **1:100** date **25-04-2023**

project no **W.04/23** drawing no **2 of 6**



PLAN EXIST OUTBUILDING 1:100

Gross Leasable Areas

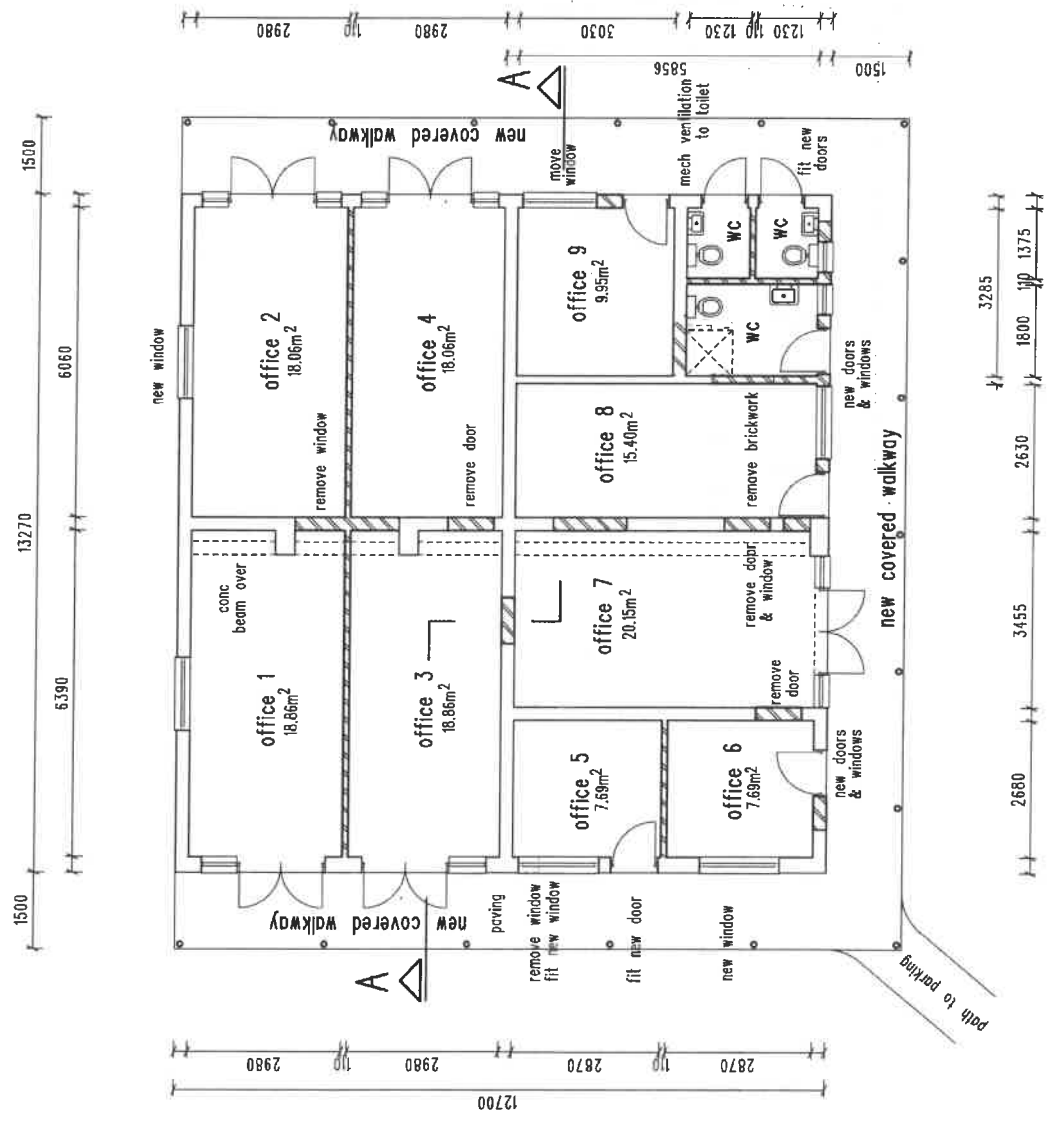
Office 1	=	19.79 m ²
Office 2	=	18.78 m ²
Office 3	=	20.65 m ²
Office 4	=	19.61 m ²
Office 5	=	8.58 m ²
Office 6	=	8.21 m ²
Office 7	=	22.13 m ²
Office 8	=	16.92 m ²
Office 9	=	11.02 m ²
Total		145.69 m²

Area of Site	=	8795 m ²
Existing Building	=	168.53 m ²
New Covered Walkways	=	62.51 m ²
Gross leasable area	=	145.69 m ²

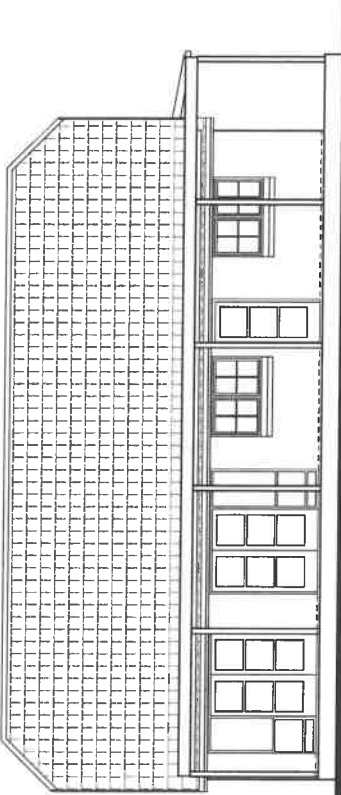
DIMENSIONS & LEVELS TO BE CHECKED ON SITE

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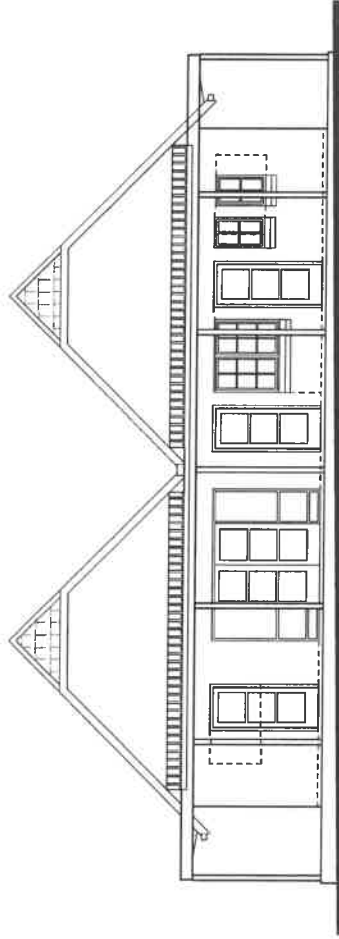
client	J WINSHAW
project	SITE DEVELOPMENT PLAN FOR REZONING APPLICATION ERF 787, HAMMAN STR STELLENBOSCH
drawing	NEW OFFICE FLOOR PLAN
drawn	gjk
checked	
scale	1:100
date	25-04-2023
project no	W.04/23
drawing no	3 of 6



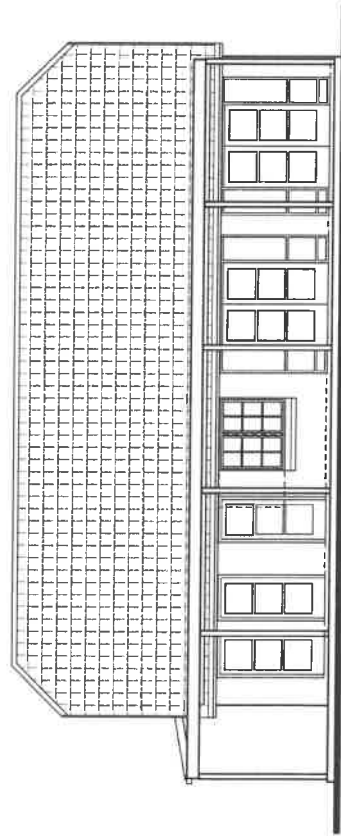
PLAN NEW OFFICE LAYOUT 1:100




SOUTH ELEVATION

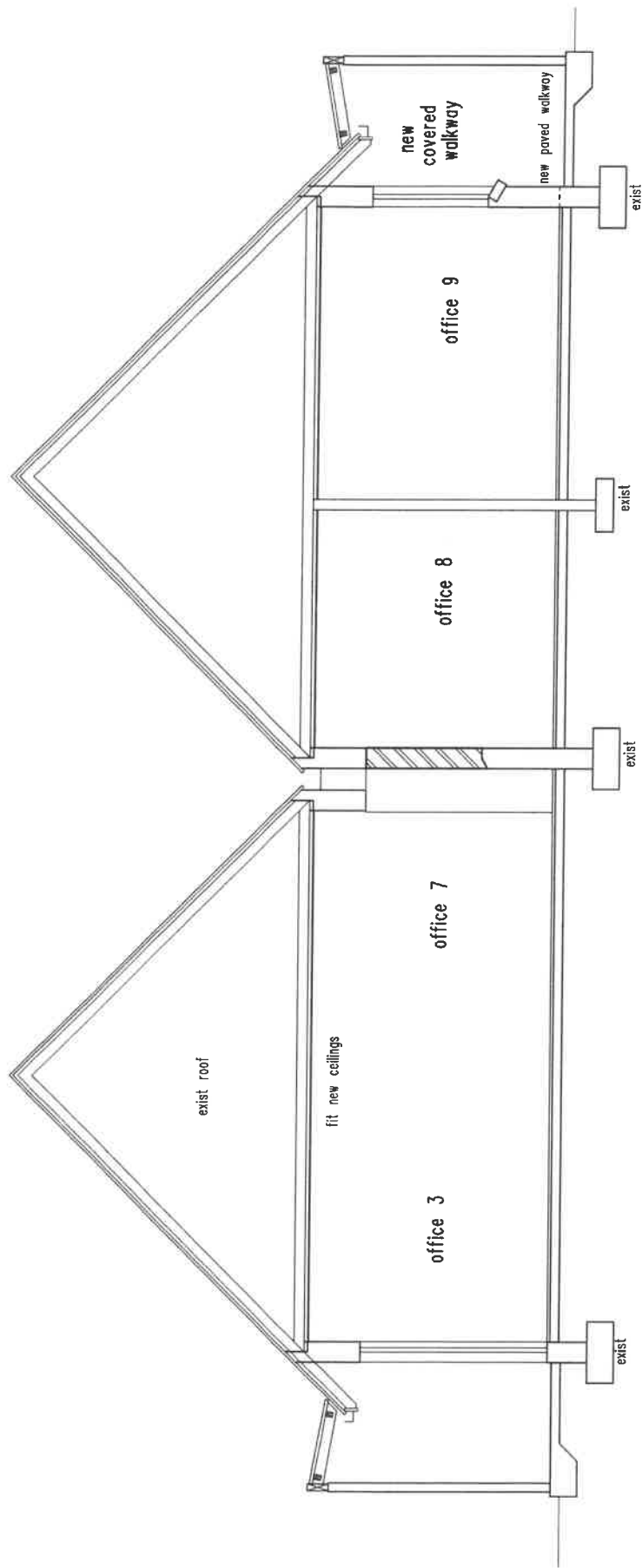


EAST ELEVATION




NORTH ELEVATION

SPECIFICATION	
FOUNDATIONS	Strip foundations of 230mm walls to be 800x380, 100mm wall foundations to be 600x200. Foundation depth and size to suit ground conditions.
FLOORS	Finish on 30mm screed on 100mm conc slab on 250 mic dampproof membrane. Top layer sealed & turned up around perimeter of slab. Full thickness of the slab. Fill to be well graded and compacted in layers not exceeding 150mm.
REINFORCED CONCRETE	To be engineer designed to conform to part 'B' of N.B.S. and to be certified
WALLS	External walls to be 230mm brickwork, plastered and painted to match. Internal walls to 114x38mm timber studs with fibre reinforced cement boards.
D.P.C TO WALLS.	375mic embossed Brickgrip to all walls, installed min 150mm above the level of adjoining ground at external perimeter of walls. Cavity walls to be provided with weep-holes at 1000 c/c.
WALL TIES	Cavity walls to be provided with wall ties at a rate of 2.5/sqm, such ties to comply with requirements contained in SABS 28.
WINDOWS & DOORS	Precast concrete lintols to support brickwork above all frames.
ROOF	Existing roof structure
COVERED WALKWAYS	Corrugated sheets on 114x38mm timber rafters
GUTTERS	P.V.C gutters and down pipes or to match exist water to be taken away from foundations.
CEILING	Fibresboard ceiling with 76mm coved cornice on 38x38mm bracing at 400c/c max
ELECTRICAL	Allow for light & power points as directed by owner, including TV & telephone points
DIMENSIONS & LEVELS TO BE CHECKED ON SITE	
revision	
 alan king townplanning and architectural consultant email: kingalanjs4@gmail.com tel 021 8553861 cell 082-4687715	
client	J WINSHAW
project	SITE DEVELOPMENT PLAN FOR REZONING APPLICATION ERF 787, HAMMAN STR STELLENBOSCH
drawing	NEW OFFICE ELEVATIONS
drawn	GJK checked
scale	1:100 date 25-04-2023
project no	W.04/23 drawing no 4 of 6



SECTION A-A 1:50

revision	 alan king townplanning and architectural consultant email: kingalanj54@gmail.com tel 021 8553861 cell 082-4667715		
client	J WINSHAW		
project	SITE DEVELOPMENT PLAN FOR REZONING APPLICATION ERF 787, HAMMAN STR STELLENBOSCH		
drawing	SECTIONS		
drawn	gjk	checked	
scale	1:50	date	25-04-2023
project no	W.04/23	drawing no	5 of 6

Gross Leasable Areas

Office 1	=	17.77 m ²
Office 2	=	20.62 m ²
Office 3	=	38.42 m ²
Office 4	=	46.34 m ²
Office 5	=	65.57 m ²
Office 6	=	29.51 m ²
Office 7	=	7.81 m ²
Office 8	=	28.89 m ²
Office 9	=	10.99 m ²
Office 10	=	28.37 m ²
Office 11	=	12.62 m ²
Office 12	=	22.21 m ²
Total		329.12 m²

Area of Site	=	8795 m ²
Existing Building	=	491.70 m ²
Existing u/r Stoop	=	24.93 m ²
Existing Cellar	=	48.31 m ²
Existing Outbuilding	=	168.53 m ²
New Covered Walkways	=	62.51 m ²
Total area of Buildings	=	795.98 m²
Existing Terrace	=	63.28 m ²

DIMENSIONS & LEVELS TO BE CHECKED ON SITE

revision

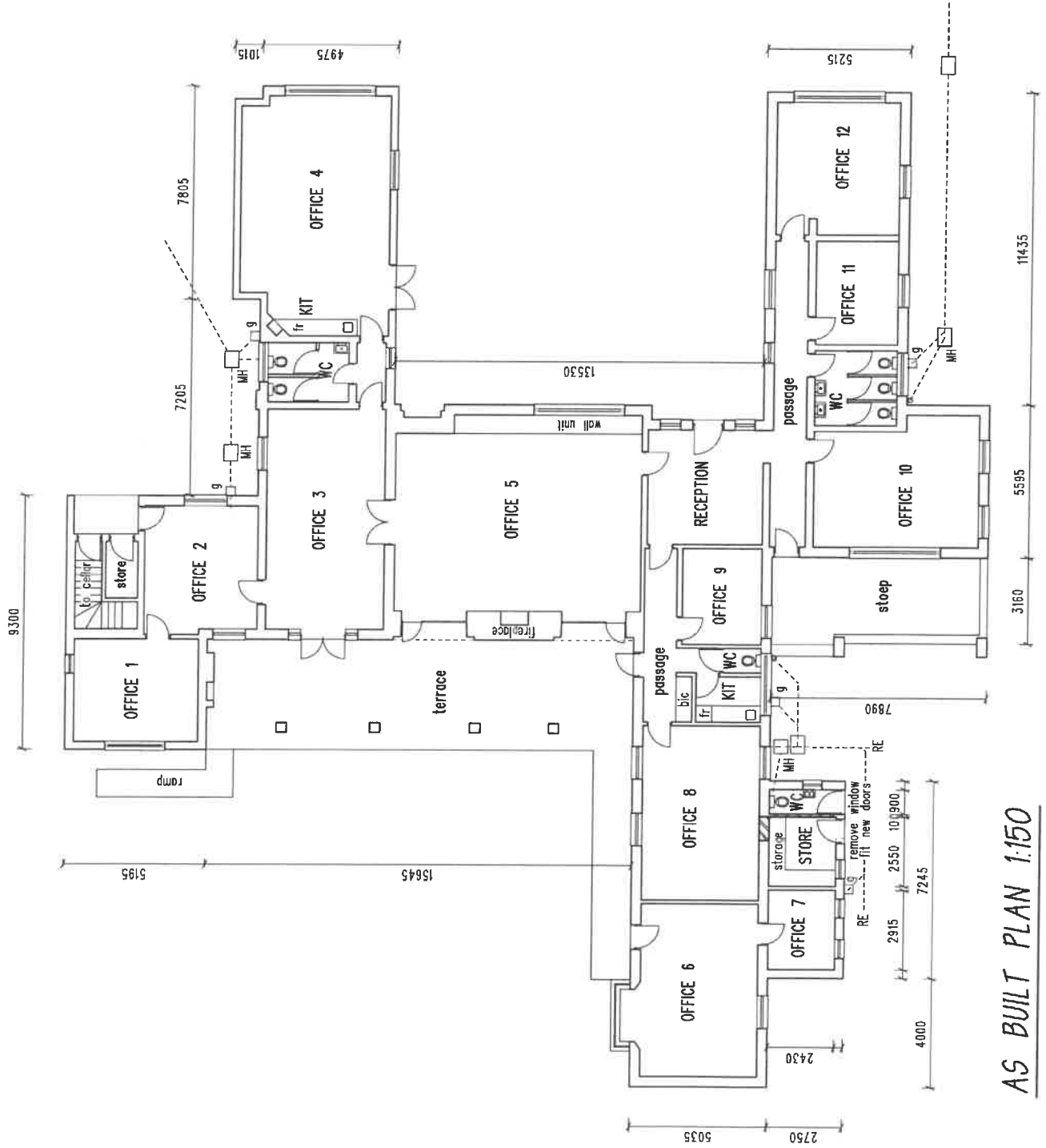
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 architectural consultant
 email: kingdan54@gmail.com
 tel 021 8553661 cell 082-4667715

client **J WINSHAW**

project **SITE DEVELOPMENT PLAN
 FOR REZONING APPLICATION
 ERF 787, HAMMAN STR STELLENBOSCH**

drawing **EXIST OFFICE FLOOR PLAN**

from	sjk	checked
scale	1:150	date 25-04-2023
project no	W.04/23	drawing no 6 of 6



AS BUILT PLAN 1:150