



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14169

Our File Reference Number: Erf 787 Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Dear Sir/ Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR TEMPORARY DEPARTURE ON ERF 787 STELLENBOSCH

1. This Municipality's decision letter dated 26 April 2023, refers. The appeal process has now been concluded.
2. The Appeal Authority resolved on 23 July 2024 that the appeals submitted against the approval of the Authorised Decision Maker dated 26 April 2023, in respect of the application for Temporary Departure on Erf 787, Stellenbosch, insofar as the appeal submitted by the adjacent property owners of Erf 764, **BE UPHELD** and, insofar as the appeal submitted by the applicant / owner, **BE UPHELD**, and for which purpose the subject decision **BE VARIED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, as follows:

- 2.1 That the application in terms of Section 15(2)(c) of the Stellenbosch Municipal Land Use Planning By-law, for the Temporary Departure, limited for a maximum period of 1 year from date of approval, on Erf 787 Stellenbosch, in order to utilize the existing dwelling for office purposes only,

BE APPROVED subject to conditions in terms of Section 60 of the said bylaw.

3. Conditions of approval:

- 3.1 That no exterior alterations be made to the existing dwelling unit to ensure that the existing residential character of the buildings on the subject property is retained.
- 3.2 No vehicles to be parked within Hamman Street, all parking for clients and tenants to be provided onsite.
- 3.3 The onsite parking area to be clearly demarcated onsite.
- 3.4 Clients, or any person not employed by the proposed office occupants onsite are only permitted to visit the office from Monday to Friday during normal working hours between 08:00am to 17:00pm.
- 3.5 The storage of any goods, products, materials or vehicles on the subject property is strictly prohibited.
- 3.6 No trade goods, products or materials are to be received, displayed, sold or dispatched on or from the subject property.
- 3.7 The development must be undertaken generally in accordance with the Site Development Plan (Drawing No: W02/18, Dated: 21-12-2018, Drawn By: Alan King & Associates), attached as **Annexure B**.
- 3.8 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4. Reasons for the decision:

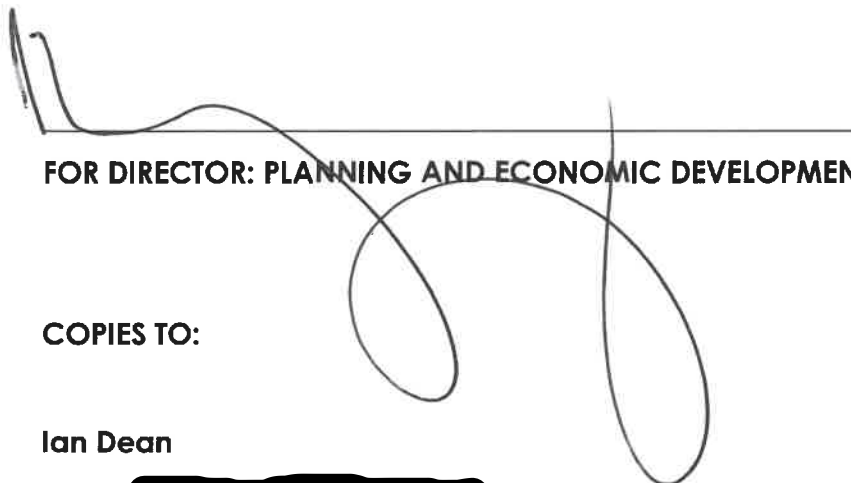
4.1 Hamman Street has retained a predominant residential character which continues to provide well located and accessible residential opportunities for the main town center.

4.2 The proposed use of the property for office purposes is not compatible with the residential use and any future permanency and expansion of such office use will undermine and have a detrimental impact on this residential nature and character of Hamman Street.

4.3 The temporary use which is limited to a period of one year is an interim arrangement to allow for the relocation of the existing office use to an alternative property which is appropriately zoned for office use, and whereafter the use of the subject property must revert to residential use in keeping with the rest of the Hamman Street.

5. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/8/2024,
DATE

COPIES TO:

Ian Dean

Email: [REDACTED]

Anton Melck

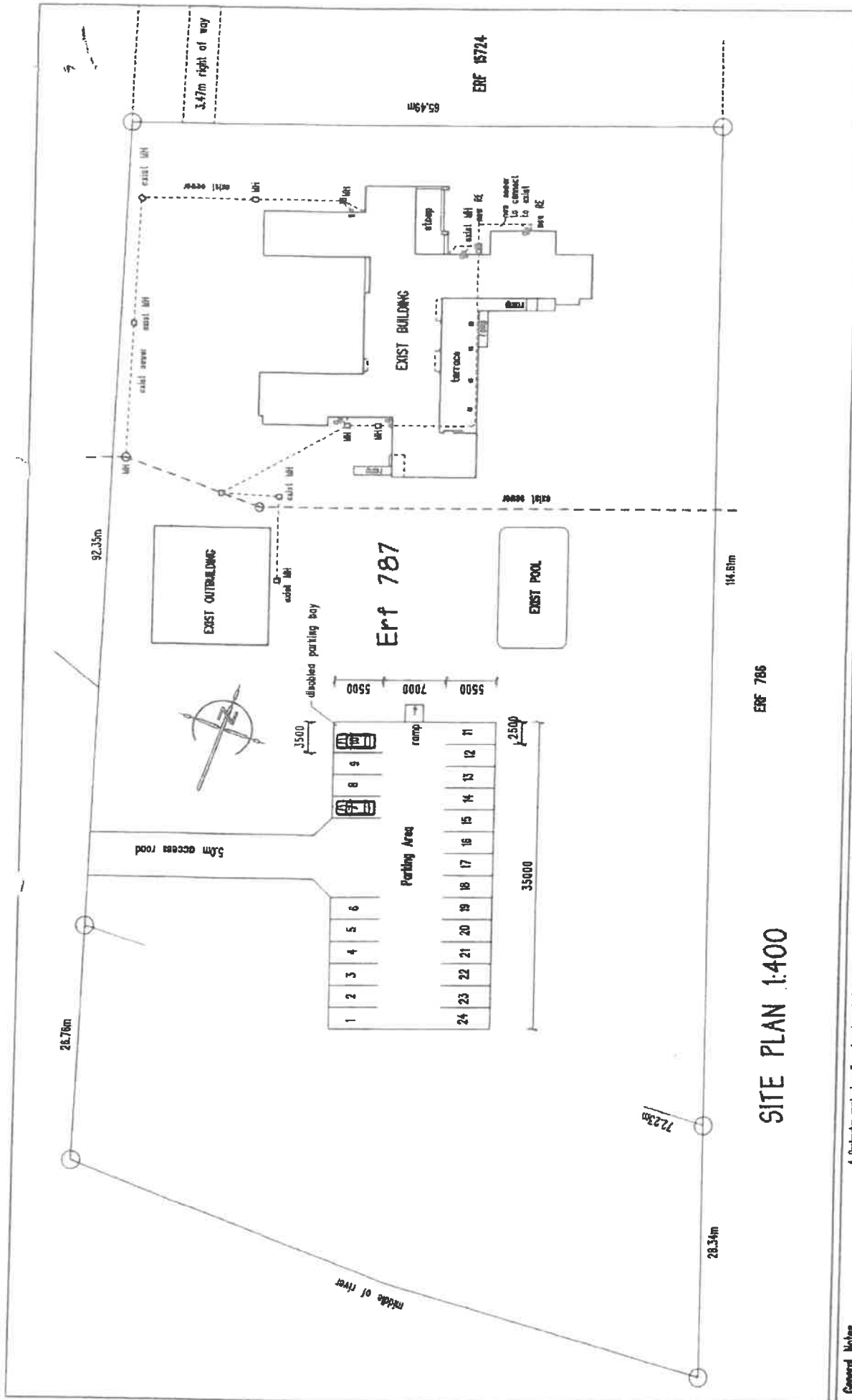
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ANNEXURE B



SITE PLAN 1:400

General Notes

- 1 Contractors to ensure that all work is done in strict accordance with the approved drawings and specifications. All work shall be done in accordance with the approved drawings and specifications. All work shall be done in accordance with the approved drawings and specifications.
- 2 Quality of materials and workmanship to comply with the approved drawings and specifications. All work shall be done in accordance with the approved drawings and specifications.
- 3 This drawing is to be used in conjunction with other drawings. All work shall be done in accordance with the approved drawings and specifications.

- 4 Contractors must ensure that the site is kept clear of all debris and materials. All work shall be done in accordance with the approved drawings and specifications.
- 5 Contractors to ensure that the site is kept clear of all debris and materials. All work shall be done in accordance with the approved drawings and specifications.
- 6 No utility cut is to be made in the site. All work shall be done in accordance with the approved drawings and specifications.

- 7 Contractor to verify all levels, heights & dimensions on site and check the same against the approved drawings and specifications. All work shall be done in accordance with the approved drawings and specifications.
- 8 Only the latest approved drawings may be used for the construction of the site. All work shall be done in accordance with the approved drawings and specifications.
- 9 The owner and not the contractor is responsible for any defect, irregularity or failure in the work. All work shall be done in accordance with the approved drawings and specifications.

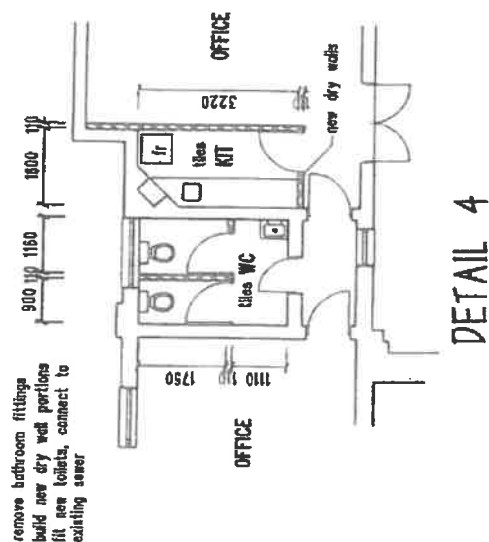
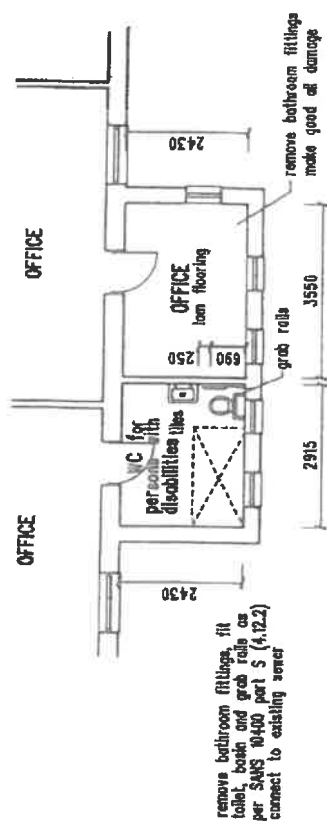
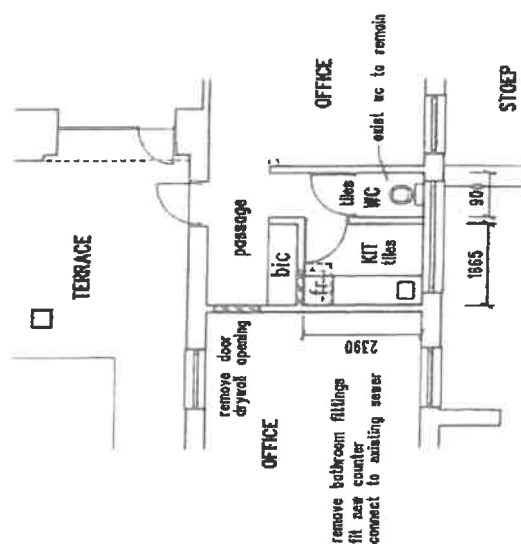
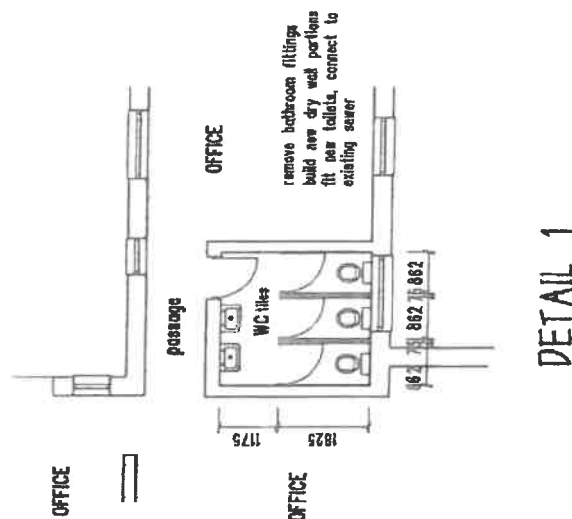
- 10 Drawings prepared on basis of visual surface observation of the site. No guarantee is given for the accuracy of the drawings. All work shall be done in accordance with the approved drawings and specifications.
- 11 Any errors, discrepancies, omissions and/or omissions are to be reported immediately to the author/owner for correction. All work shall be done in accordance with the approved drawings and specifications.
- 12 The copyright of this drawing remains with the author. No part of this drawing may be reproduced or transmitted in any form or by any means without the written consent of the author.

alan king
in association with
DC
ARCHITECTURAL DRAUGHTING
SACAP D2403
cell 082-4857715
email: ojoyling@webmail.co.za

client **J W WINSHAW**
project **INTERNAL ALTERATIONS TO ACCOMMODATE NEW OFFICES ON ERF 787, HAMMAN STR STELLENBOSCH**
drawing **SITE PLAN**
checked **D Jacobs** drawn **SK**
scale **1:400** date **21-12-18**
project no **W02/18** rev1 **dag no 1** of **5**

DATE	J W	WINSHAW	
PROJECT	SITE DEVELOPMENT PLAN TEMPORARY DEPARTURE FOR OFFICES ERF 787, HAMMAN STR STELLENBOSCH		
PLANING	FLOOR PLAN		
CLIENT	alan  & co in association with DC		
ARCHITECTURAL DRAUGHTING	SACAP 02403		
DATE OF DRAWING	08/2-1467715		
DRAWN BY	D Jacobs gfk		
CHECKED BY	t450		
DATE OF DRAWING	21-12-18		
REVISION	drawing no 2 of 3		

Area of Site	= 8795 m ²
Existing Building	= 491.70 m ²
Existing Stoop	= 24.93 m ²
Existing Cellar	= 48.31 m ²
Existing Outbuilding	= 168.92 m ²
Total area of buildings	= 733.86 m ²
Existing Terrace	= 63.28 m ²



DIMENSIONS & LEVELS TO BE CHECKED ON SITE

MAHSHAW J W

Project: **SITE DEVELOPMENT PLAN
TEMPORARY DEPARTMENT FOR OFFICES
ERF 787, HAMMAN STR STELLERBOSCH**

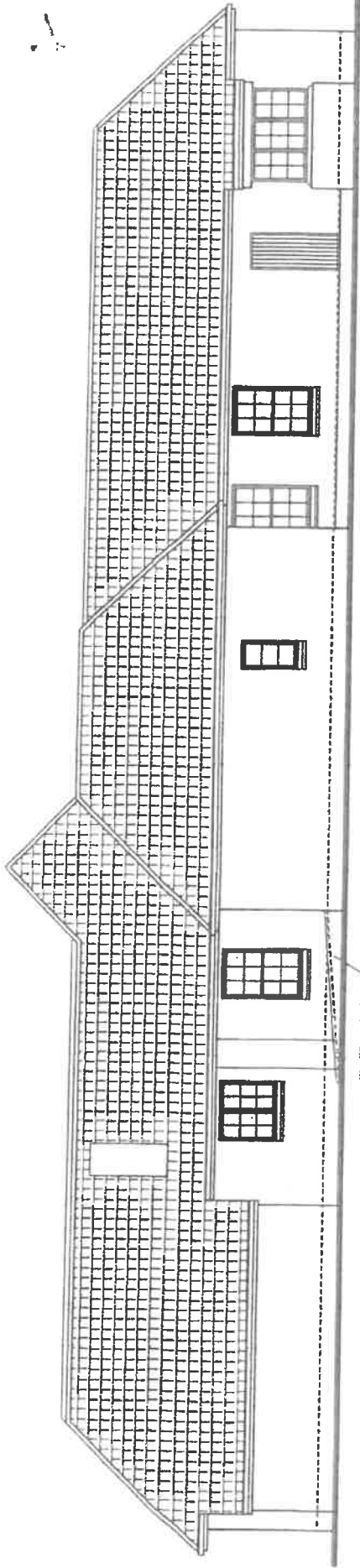
DETAIL FLOOR PLANS

alan king
townplanning and
architectural consultant
email: alking@freemall.co.za
tel 021 8553061 cell 082-4617715

D Jacobs alk

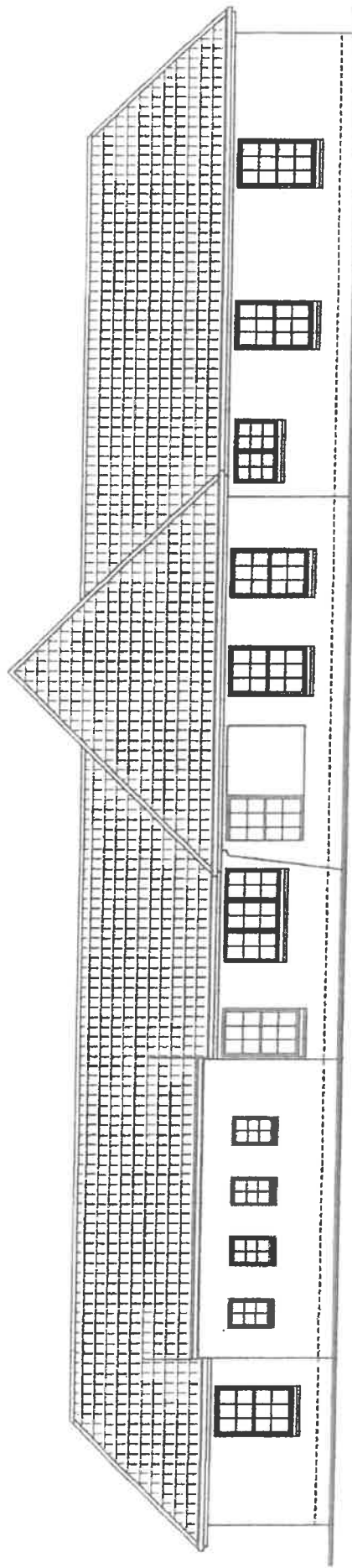
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1:000	date	21-12-18
project no	W.02/18	rev1
	drawing no	3 of 5



SOUTH ELEVATION

No changes to external facade of building
All changes are internal only

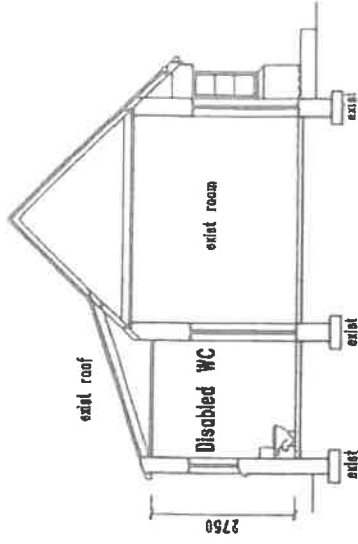


NORTH ELEVATION

client	J W WINSHAW
project	INTERNAL ALTERATIONS TO ACCOMMODATE NEW OFFICES ON ERF 767, HAMMAN STR STELLENBOSCH
drawing	ELEVATIONS
checked	D Jacobs
scale	1:100
project no	W.02 / '98
rev	1
date	21-12-18
drawn	SK
day	no
of	5

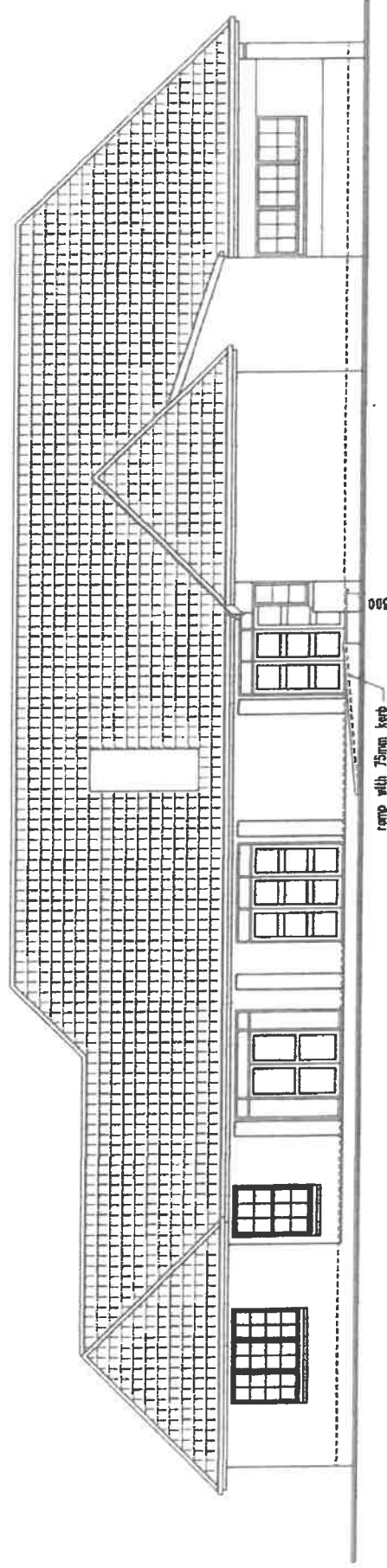
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All new internal walls to be
dry walls and therefore do
not require new foundations



TYPICAL SECTION A-A

No changes to external facade of building
All changes are internal only



EAST ELEVATION

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Client	J W WINSHAW
Project	INTERNAL ALTERATIONS TO ACCOMMODATE NEW OFFICES ON ERF 787, HAMMAN STR STELLENBOSCH
Drawing	ELEVATION & SECTIONS
checked	D. Jacobs
scale	1:100
date	21-12-18
Project no	WJ02/18
rev	1
Page no	5 of 5