

29 Tiobelles Crescent
Jamestown
Stellenbosch
7600

The Municipal Manager
Stellenbosch Municipality
1 Plein Street
Stellenbosch
7600

Dear Madam

Application for a Consent Use, as Contemplated in the Zoning Scheme to Operate a House Shop from the Living Room of The Residential Building on Erf 441, 15 Pajero Avenue, Jamestown.

My client received approval for a Temporary Departure (LU/8126) on 3 October 2019 to run a shop from the Living Room of his house on Erf 441, 15 Pajero Avenue, Jamestown. This approval, given under the old Planning by-law, has now expired and we hereby apply for a continuation of house shop as a consent use as contemplated in the 2019 zoning scheme bylaw.

If this application is successful, the Golden Café will hopefully be allowed to continue in its existing form and with the same conditions as the approval of 2019:

- The shop is operated from the room that was designed as the Living Room of the house; the rest of the building remains the residence of the proprietor and his family. The character of the building remains residential and it fits in the residential streetscape of Pajero.



- The shop sells household essentials such as milk, bread, pap, fresh and tinned vegetables, as well as some luxury goods like sweets, chips, cold drinks and cigarettes. No video games or pin ball tables are operated in the shop or on the premises.
- Delivery is limited to utility vans. No trucks come into the residential area to deliver goods.
- The Golden Café operates seven days a week, from 06:00 until 21:00, with the exclusion of one hour closure for prayer on Fridays at noon.
- The shop owner, Mr Mahmud Hasan Ade, a South African citizen, also owns the house and resides there with his family. The shop is a family business and Mr Ade, his uncle, Mohammad Saalah, and his cousin, Mohamed Rashid Abdirahman, take turns to man the shop for the long hours of operation. Both employees are legal foreign nationals who also reside in the house. Copies of all South African Home Affairs documents are attached.
- Though the majority of the clientele are pedestrians, there is ample parking on the premises for two customer vehicles. The household vehicles are housed in a car port, with a capacity for 3 vehicles plus a trailer, and another parking in the driveway.
- The Coca Cola sign board, stating the name of the shop: "Golden Café" was approved by the aesthetics committee during the 5-year Temporary Departure. If required, my client will resubmit an application for signage.
- The Certificate from the Department of Health is attached
- As per previous conditions, a fire extinguisher has been provided, and is maintained by a competent company; certification attached.

The Golden Café, situated at 15 Pajero Avenue, has, over the last 5 years, served the community of Jamestown, Mountain View and nearby farm workers. It offers basic essentials at a closer proximity and for longer hours than the nearest grocery stores, situated in the Stellenbosch Square. Because of its ideal location, situated centrally to Jamestown, near the Library and Clinic and on the major access route to the schools and sports facilities, this premises has been very convenient for the community, many of whom have to rely on public transport or walk out of Jamestown, long before the grocery stores open.

The Golden Cafe has become an integral part of the Jamestown fabric. Support for this shop is evident in the 300 names that were gained in 5 days; also attached.

We trust that you will find in favour of this application, but if you have any questions or queries, please contact me.

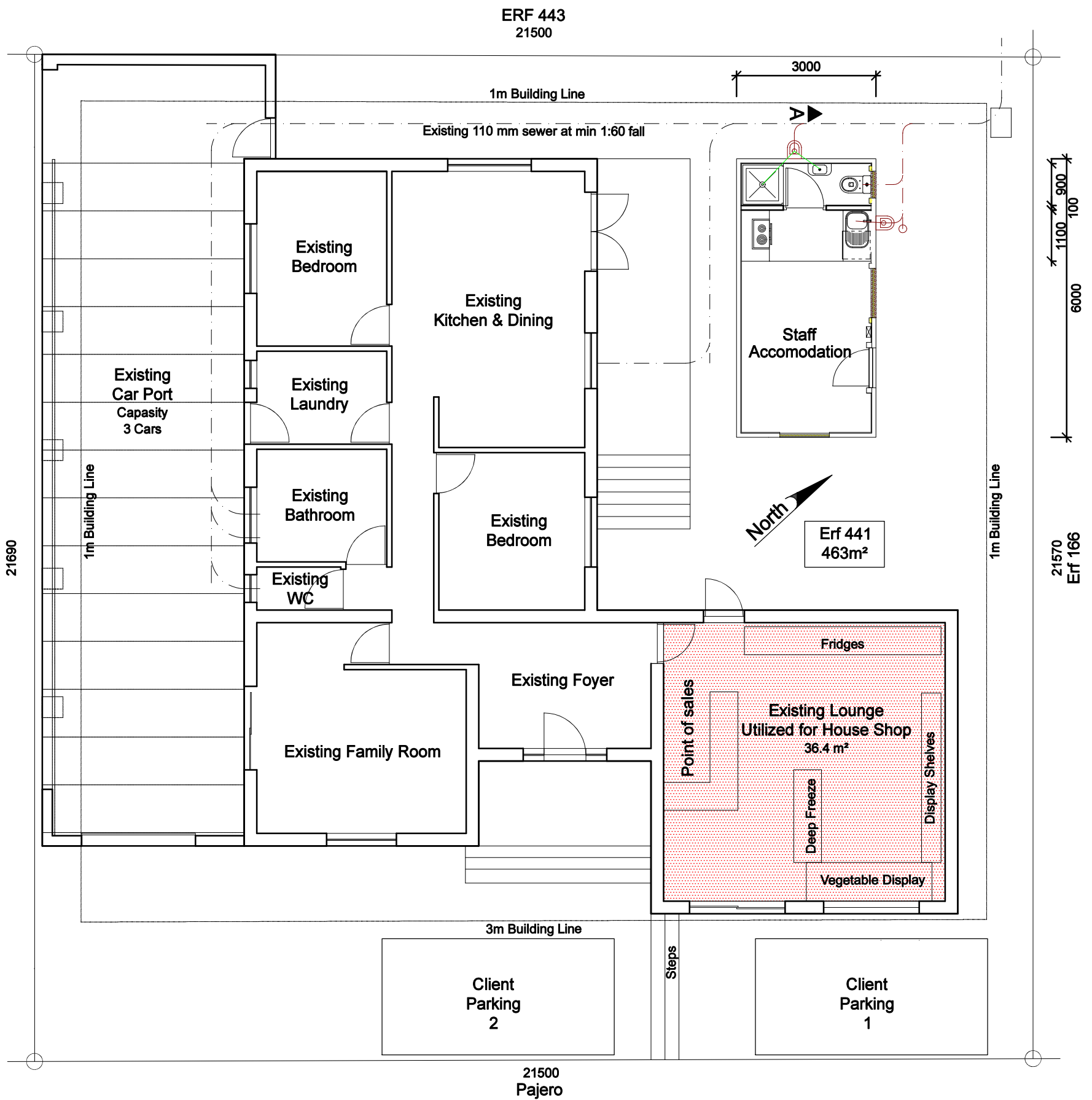
Kind regards



Isebeau Marais

20/02/2025

Date



**Beau
tech**

29 Tiobelles Crescent
Jamestown
Stellenbosch
7600

Tel: 082 952 0528
isebeau@beautech.co.za
<http://beautech.co.za>

Project:

Revised Site Development
Plan for House Shop at
15 Pajero Avenue,
Erf 441 Jamestown,
Stellenbosch
for Mr Mahamud Hasan Ade

Drawing Name:

Plan & Site Plan

Drawing No:

JT 441 021 Rev 1

Scale:

1 : 100

Date:

20 February 2025

Drawn By:

SACAP No.
D1574