

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16922 (TP696/2024)

Our File Reference Number: Erf 178, Devonbosch, Koelenhof

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir

APPLICATION FOR CONSENT USE ON ERF 178, DEVONBOSCH DEVELOPMENT, KOELENHOF, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.

2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Consent Use** to permit a liquor store/shop on Erf 178, Devonbosch Estate, Koelenhof, Stellenbosch;

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.3 The approval only applies to the consent use under consideration, as indicated on the referenced, **Site Plan Nr. DB-A5+A6-AR-001-00, Rev B, dated 09 November 2022**; and **Drawing Nr. 2023-449-101 Rev 7, dated 14 February 2023** attached as **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.4 The development must be undertaken in accordance with the site plan as referenced, **Site Plan Nr. DB-A5+A6-AR-001-00, Rev B, dated 09 November 2022**; and **Drawing Nr. 2023-449-101 Rev 7, dated 14 February 2023**; and attached as **ANNEXURE B**.

2.5 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.

2.6 The area of the liquor shop will be limited to the ground floor in Unit 5 as indicated on the Site Development **Drawing Nr. 2023-449-101 Rev 7, dated 14 February 2023**.

2.7 Sufficient on-site parking must be provided in accordance with the provisions of the subject Zoning Scheme Bylaw.

2.8 An application for the erection of advertising signs be submitted for approval to the municipality and that all signage on the property be erected to the satisfaction of the Municipality.

2.9 Building plans must be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3. The reasons for the above decision are as follows:

3.1 The principle of establishing a bottle store/liquor shop on a mixed-use zone property is generally accepted as being a sound planning practice.

3.2 The proposal will not have any impact on the natural or built environment as it will be operated from an existing building.

3.3 The existing parking will be sufficient.

3.4 It is clearly evident that the proposed use would be compatible with existing developments and will not require additional parking as no additions are proposed.

4. Matters to be noted:

4.1 Building plans be approved by the Municipality prior to any building work commencing.

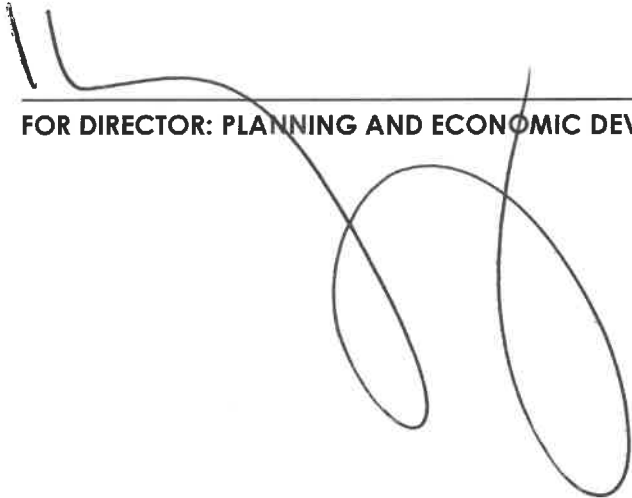
4.2 The proposal must adhere to the Stellenbosch Municipality Liquor Trading Hours By-law.

4.3 A business license and a liquor license be applied for if required.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

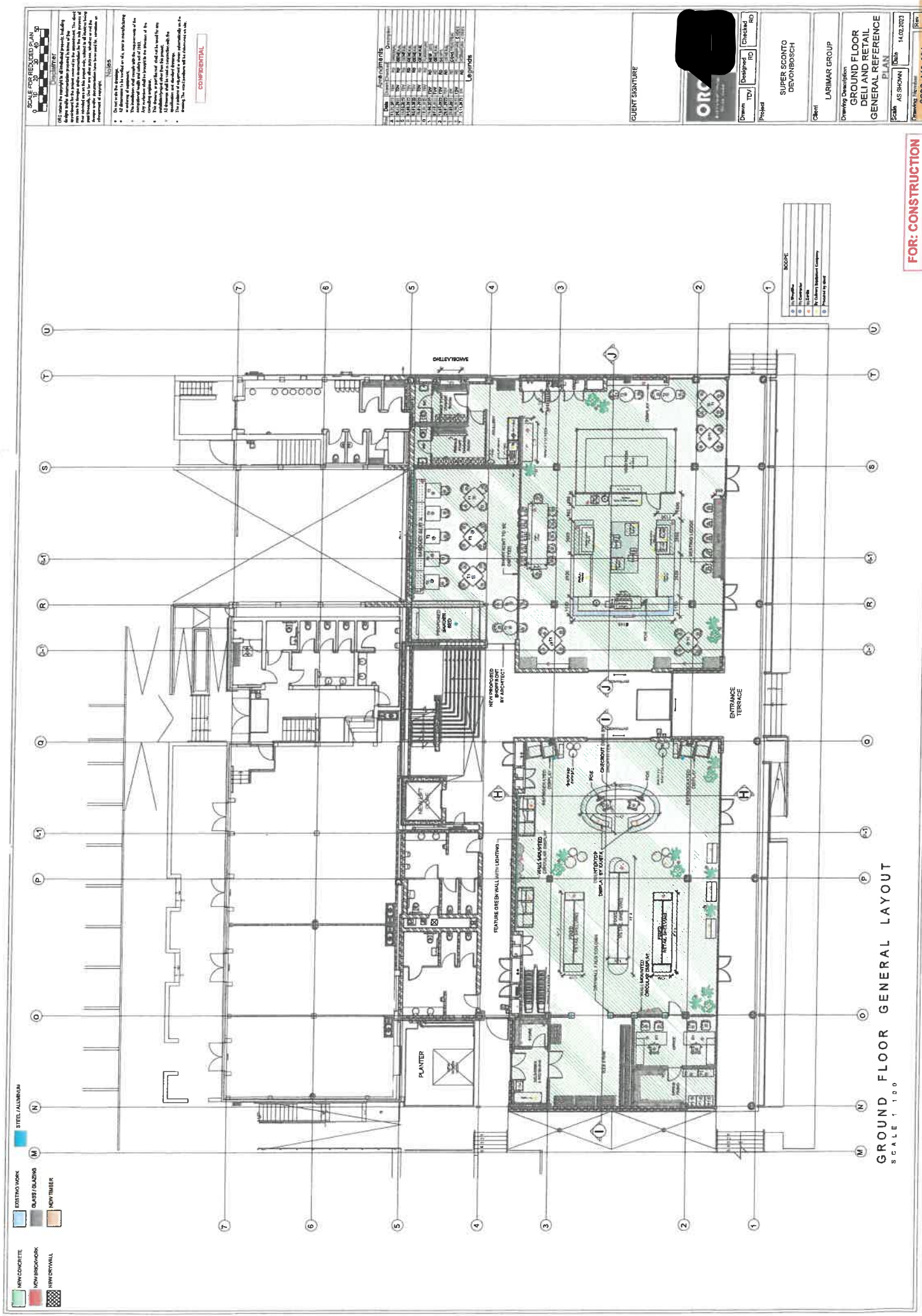
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

16/8/2024,
DATE

ANNEXURE B

**APPLICATION FOR A CONSENT USE ON ERF 178,
DEVONBOSCH DEVELOPMENT, KOELENHOF,
STELLENBOSCH**

SITE DEVELOPMENT PLAN/SITE PLAN



SCALE FOR REDUCED PLAN
1/8\"/>

NOTES

1. See notes on the drawings.
2. All work shall be in accordance with the latest edition of the Building Code of Australia (BCA) and the relevant standards of the Australian Standards (AS).
3. The drawings shall be in accordance with the latest edition of the Australian Standards (AS).
4. The drawings shall be in accordance with the latest edition of the Australian Standards (AS).
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CONFIDENTIAL

Legend	
1	NEW CONCRETE
2	NEW MASONRY
3	NEW METAL
4	EXISTING WORK
5	GLASS/GLAZING
6	NEW TIMBER

CLIENT SIGNATURE

ORCA

Drawn: [Signature]

Designed: [Signature]

Checked: [Signature]

RD: [Signature]

Project: SUPER SCOTTO DEVONBOSCH

Client: LARIMAR GROUP

Drawing Description: GROUND FLOOR DELI AND RETAIL GENERAL REFERENCE PLAN

Scale: AS SHOWN

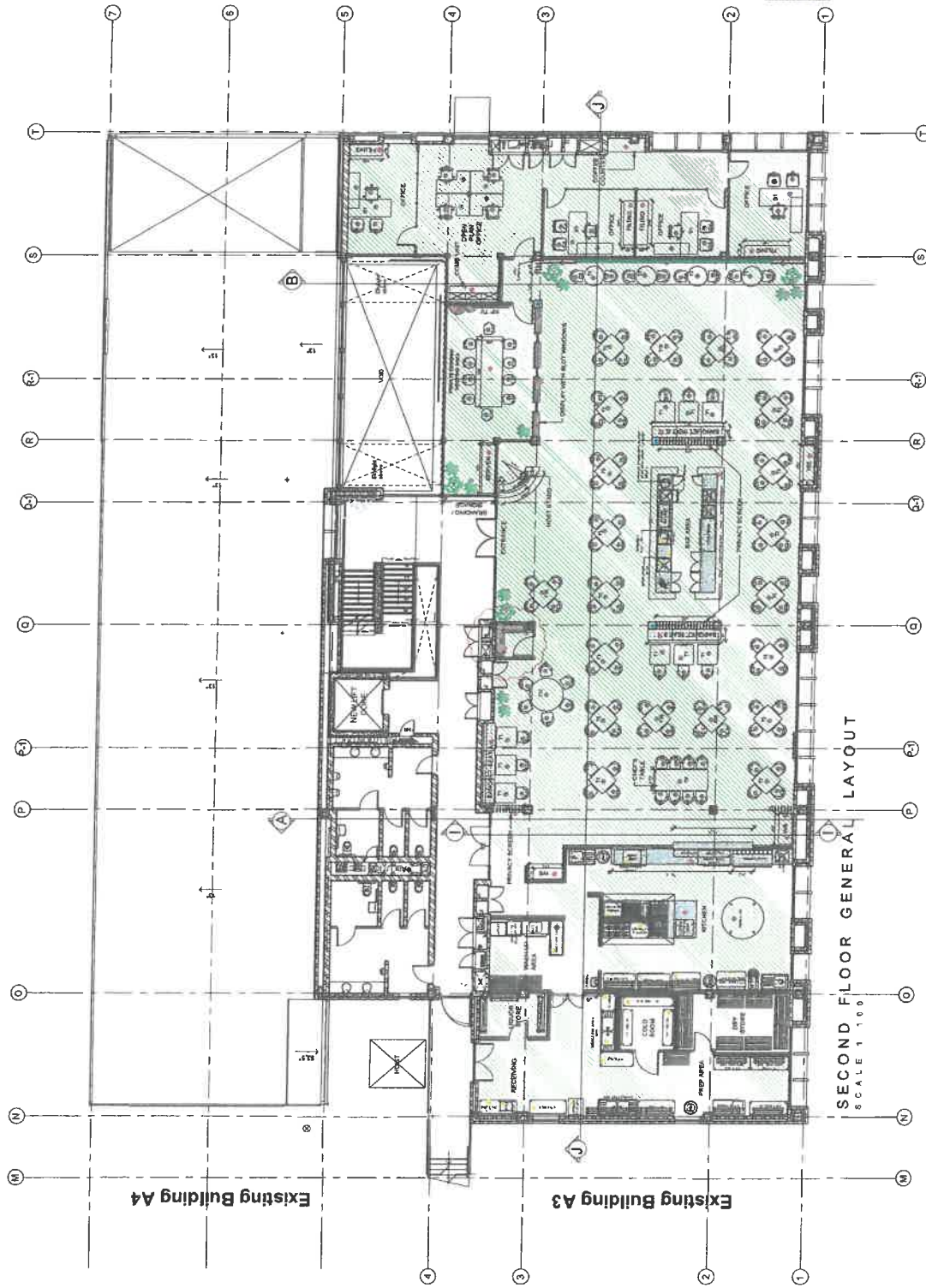
Date: 14.02.2023

Project No: 2023-448-101

Rev: 7

GROUND FLOOR GENERAL LAYOUT
SCALE 1:100

FOR: CONSTRUCTION



SCOPE	
1	Reconfigure
2	Demolish
3	Construct
4	Reconfigure
5	Reconfigure
6	Reconfigure
7	Reconfigure

SCALE FOR REDUCED PLAN

0 10 20 30 40 50 60 70 80 90 100

0 10 20 30 40 50 60 70 80 90 100

ORC

CLIENT SIGNATURE

Drawn: TDP

Designed: RJD

Checked: RJD

Project: SUPER SCOTTO DEVONBOSCH

Client: LARIMAR GROUP

Drawing Description: SECOND FLOOR RESTAURANT GENERAL REFERENCE PLAN

Scale: AS SHOWN

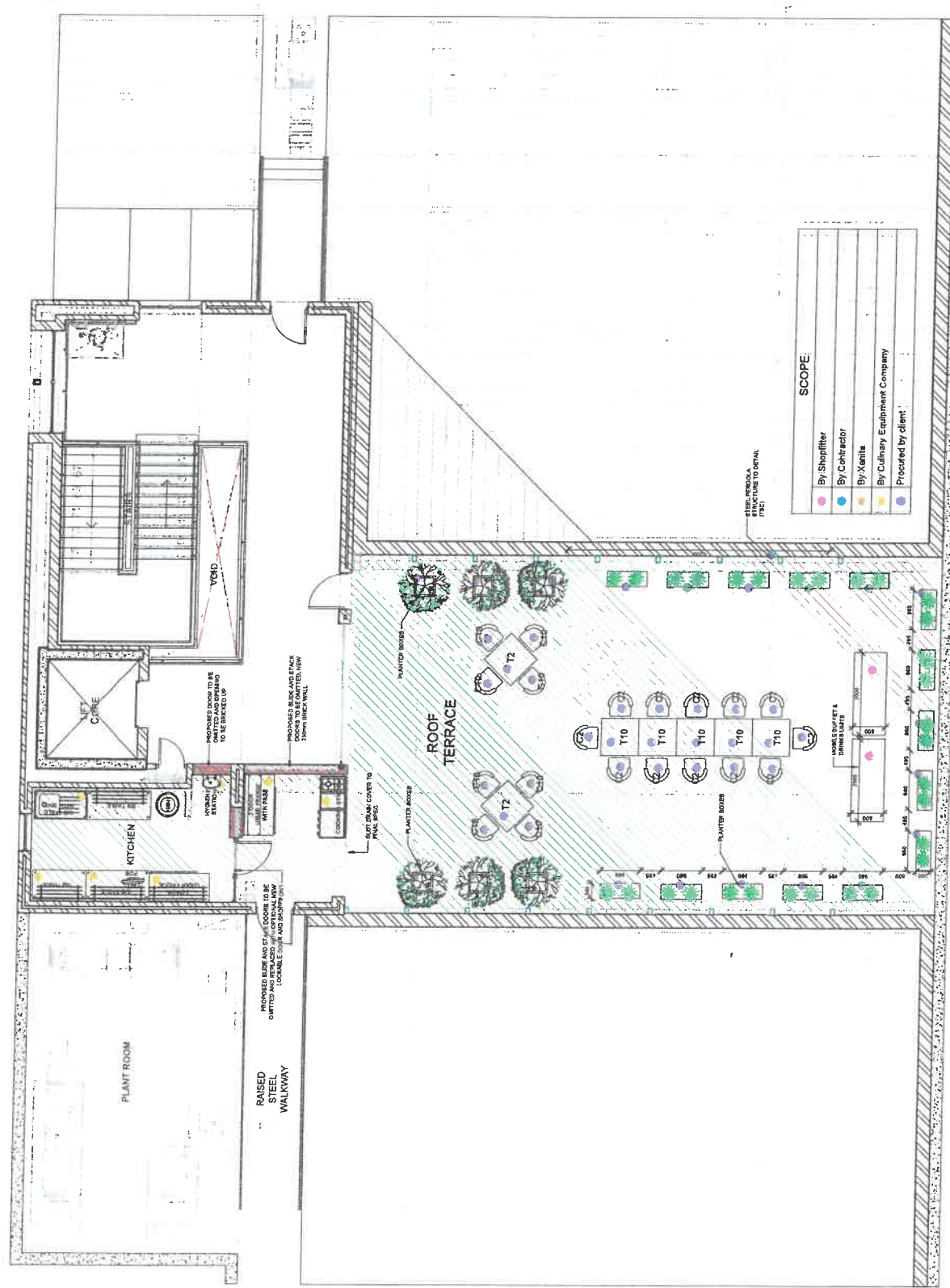
Date: 14.02.2023

Drawing Number: 2023-449-201

Rev: 9

CONFIDENTIAL

- NEW CONCRETE
- EXISTING MCKE
- GLASS/GLAZING
- NEW BRICKWORK
- NEW TYPICAL
- STEEL / ALUMINUM



ROOF TERRACE GENERAL LAYOUT
SCALE 1:50

SCOPE:

By Shopfitter	By Contractor	By Xanite	By Culinary Equipment Company	Procured by client
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CLIENT SIGNATURE



Drawn: TDV
Developed: RD
Checked: RD
Project: SUPER SCOTTO DEVONBOSCH

Chief: LARIMAR GROUP

Drawing Description: ROOF TERRACE GENERAL REFERENCE PLAN

Scale: AS SHOWN
Date: 11.02.2023
Drawing Number: 2023-445-301
Rev: 8

0 SCALE FOR REVISION PLAN
10
20
30
40
50
60
70
80
90
100

NOTES:

1. The design is based on the information provided by the client. The client is responsible for the accuracy of the information provided.
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CONFIDENTIAL

Legend

Item	Description
1	Concrete
2	Brickwork
3	Glazing
4	Steel
5	Aluminum
6	Planting
7	Seating
8	Tables
9	Walls
10	Floors
11	Roofs
12	Stairs
13	Core
14	Kitchen
15	Plant Room
16	Walkway
17	Planters
18	Trees
19	Benches
20	Lighting
21	Signage
22	Accessories
23	Other

FOR: CONSTRUCTION