



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19330 (TP1241/2025)

Our File Reference Number: Erf 2000, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir/Madam

APPLICATION FOR CONSENT USE ON ERF 2000, 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 for **Consent Use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to utilize a portion of the existing shop for purposes of a liquor shop on Erf 2000, Stellenbosch,

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

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

3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 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.

3.3 The development must be undertaken generally in accordance with the Site plan / Plan Layout as referenced in **Drawing Nr. V 30 -148, dated June 2025, drawn by P-J Le Roux and Drawing Nr.1406 – 101, dated 01 October 2022, drawn by ARCHTECH DESIGNS**, attached as **ANNEXURE B**.

3.4 The area for the liquor shop be limited to $\pm 137\text{m}^2$.

3.5 The proposal must adhere to the Stellenbosch Municipality: By-Law on Liquor Trading Days and Hours, 2022.

3.6 Building plans must be submitted for all work, as well as changes of use of the existing buildings / structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

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

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

4.3 The proposal will have no impact on municipal services.

5. Matters to be noted:

5.1 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works.

5.2A business license and a liquor license be applied for if required.

6. 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.

7. 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.

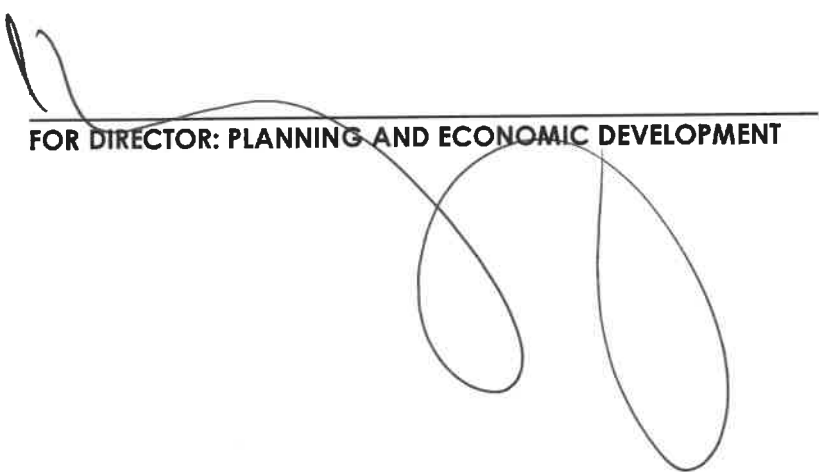
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9. 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.

10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

31/10/2025
DATE

ANNEXURE B

SITE DEVELOPMENT **PLAN**

FLOOR PLAN

CONSENT USE APPLICATION

APPLICANT:

ARCHIPAX 105 (PTY)LTD
TRADING NAME : OK LIQUOR
(STELLENBOSCH)

PREMISES:

ERF 2000 STELLENBOSCH
A PORTION OF UNIT 1, DE WAAL
SECTIONAL TITLE SCHEME NR 147/1992,
STELLENBOSCH MUNICIPALITY, ALSO
KNOWN AS SHOP NO AW101A, OK
LIQUOR (STELLENBOSCH), EIKESTAD
MALL, 81 ANDRINGA STREET,
STELLENBOSCH, 7600

ZONING: MIXED-USE ZONE

APPLICATION :

APPLICATION FOR CONSENT USE FOR
"LIQUOR STORE"

PROJECT :

NEW OK LIQUOR STORE AS PART OF OK
FOOD STORE

DESIGNER :

: THE LICENCE CO

DATE :

: JUNE 2025

OFFICE :

: CAPE TOWN

FILE NO. :

: V 30-148

COLOUR LEGEND

KIOSK WITH POINT OF SALE

RETAIL AREA

WALK-IN COLD ROOM

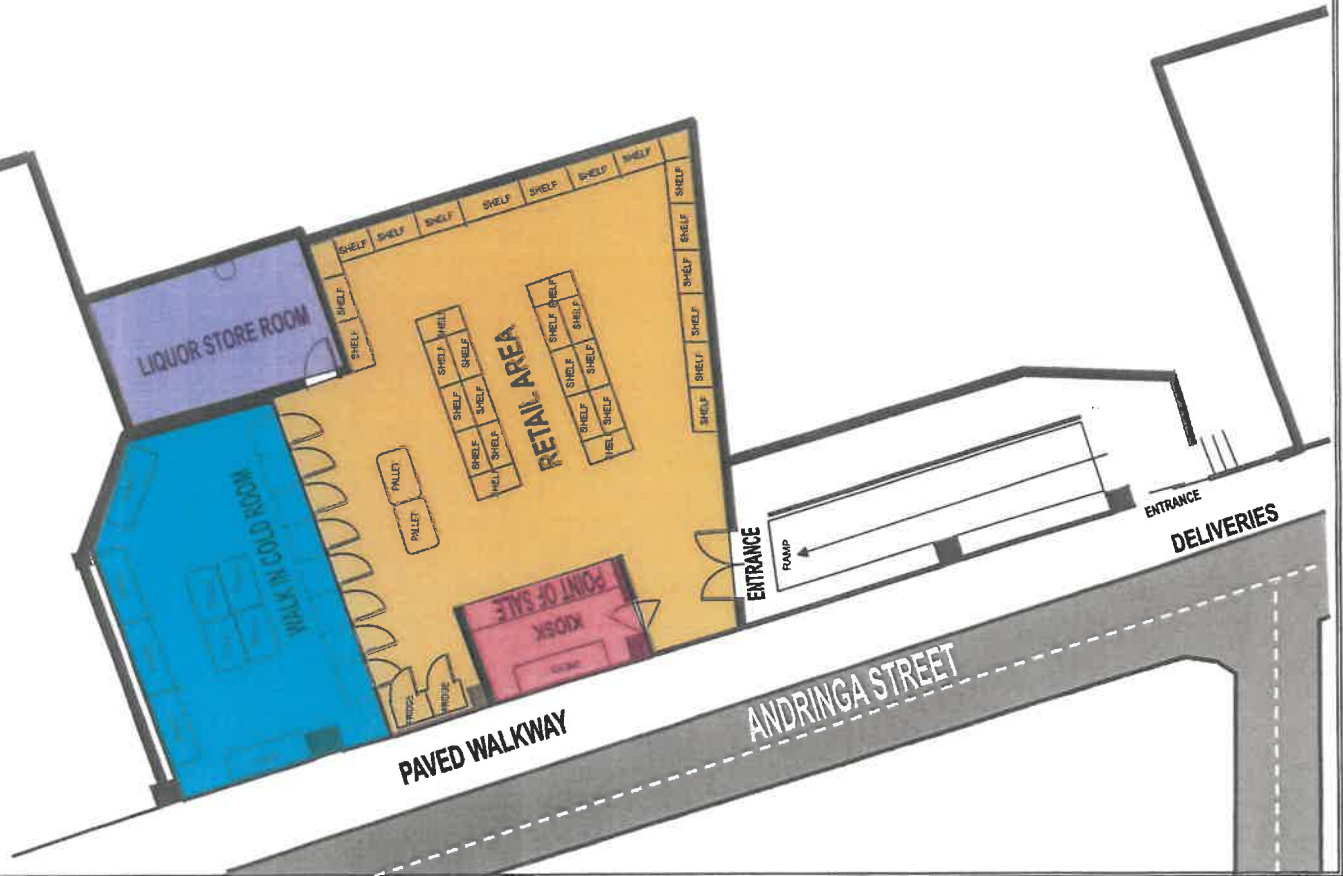
LIQUOR STOREROOM

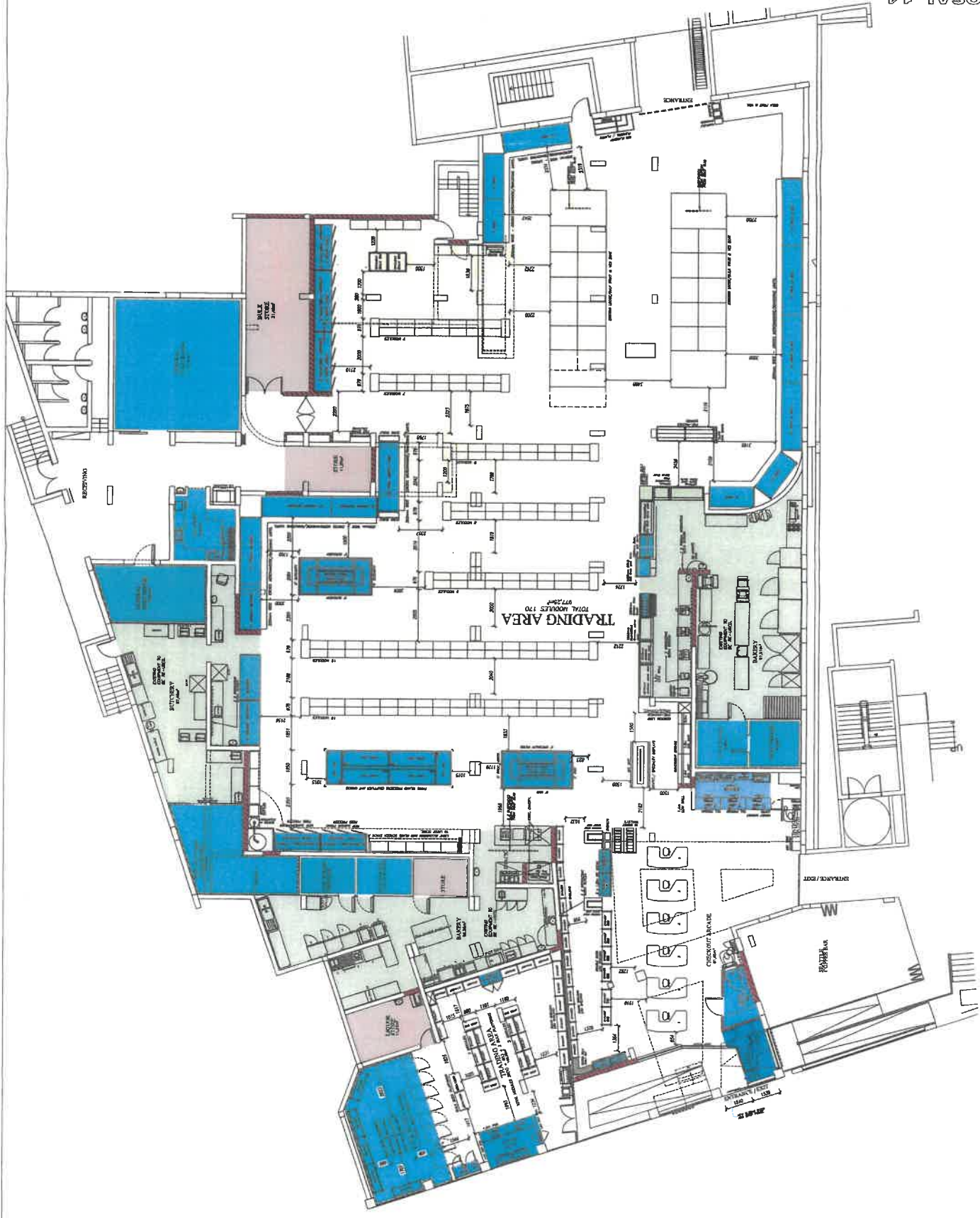


P-J le Roux
Architectural Services
Town and Regional Planners

Head Office: 212 Main Road Pearl
(P.O.) 021-8722458 (Cell) 075 031 7597
(Email) pjl@pjr.co.za

ADJACENT OK FOODS STORE
(STELLENBOSCH)
WCP/039806





GROUND FLOOR PLAN
PLAN LAYOUT

Scale 1:100

OK FOODS GLA GROUND FLOOR - 1 634,59 sqm
OK FOODS GSA - 977,25 sqm

OK LIQUOR GLA - 136,99 sqm
OK LIQUOR GSA - 100,95 sqm

DRAWING APPROVED BY:

STEVEN GUNDS

MARTIN LAURENS

PROPOSAL 14

WORKINGS/REVISIONS	
NUMBER	DATE
PROPOSAL 1	24/10/2022
PROPOSAL 2	24/10/2022
PROPOSAL 3	24/10/2022
PROPOSAL 4	01/12/2022
PROPOSAL 5	16/02/2023
PROPOSAL 6	30/05/2023
PROPOSAL 7	01/02/2024
PROPOSAL 8	12/08/2024
PROPOSAL 9	13/08/2024
PROPOSAL 10	13/08/2024
PROPOSAL 11	14/08/2024
PROPOSAL 12	14/08/2024
PROPOSAL 13	14/08/2024
PROPOSAL 14	09/09/2024

REVISIONS	DESCRIPTION
PROPOSAL 1	PROPOSAL 1
PROPOSAL 2	PROPOSAL 2
PROPOSAL 3	PROPOSAL 3
PROPOSAL 4	PROPOSAL 4
PROPOSAL 5	PROPOSAL 5
PROPOSAL 6	PROPOSAL 6
PROPOSAL 7	PROPOSAL 7
PROPOSAL 8	PROPOSAL 8
PROPOSAL 9	PROPOSAL 9
PROPOSAL 10	PROPOSAL 10
PROPOSAL 11	PROPOSAL 11
PROPOSAL 12	PROPOSAL 12
PROPOSAL 13	PROPOSAL 13
PROPOSAL 14	PROPOSAL 14

NOTES:
THIS IS NOT AN APPROVED ARCHITECTURAL DRAWING BUT MERELY AN ILLUSTRATION.
ANY CHANGES TO THE DRAWING MUST BE MADE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT.
DISCLAIMER - SHOWN CHANGES (IF ANY) DO NOT ADOPT THE ARCHITECT'S RESPONSIBILITY FOR THE ACCURACY OF THE DRAWING ON THIS PLAN.
THIS IS THE SOLE PROPERTY OF ARCHITECT DESIGNS (PTY) LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN PERMISSION FROM ARCHITECT DESIGNS (PTY) LTD.
TEL: 021-550 4400 FAX: 021-550 4401

FLM STELLENBOSCH

PROJECT ARCHITECT
PROJECT ARCHITECT

TECHNICAL ARCHITECT
TECHNICAL ARCHITECT

DESIGNER
DESIGNER

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. DIMENSIONS TO HAVE PREFERENCE OVER SCALE.
3. DIMENSIONS TO BE READ TOGETHER WITH DIMENSIONS DRAWING.