



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18519 (TP1027/2025)

Our File Reference Number: Erf 176, Koelenhof

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR REZONING: ERF 176, DEVONBOSCH ESTATE, KOELENHOF

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 a **Rezoning** in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning Bylaw, 2023 on Erf 176, Koelenhof to rezone the subject property from Mixed-Use Zone (*for shops and offices only*) to Mixed-Use to also allow for an Extramural facility for the instruction in music and musical instruments,

BE APPROVED in terms of Section 60 of the said Bylaw.

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 proposal under consideration, 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.
 - 3.2 The development must be undertaken generally in accordance with the **Site Development Plan Site Plan, Drawing No. ARPL001/03/M, General Arrangement Plan, Drawing No. ARPL003/07/M, Proposed Elevations and Section, dated 12 September 2025 and drawn by Ludwig Hansen Architects and Urban Designers** and attached as **ANNEXURE B**.

- 3.3 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.
- 3.4 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations (PN200 dated 20 November 2013) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- 3.5 The conditions imposed by the **Department: Community Services** in their memo dated 25 April 2025, attached as **ANNEXURE D**, be adhered to.
- 3.6 The conditions imposed by the **Directorate: Infrastructure Services** in their memo dated 08 October 2025, attached as **ANNEXURE E**, be adhered to.
- 3.7 Adequate on-site parking shall be provided for the proposed development as shown on site plan referenced as **Drawing No. ARPL001/03/M, dated 12 September 2025 and drawn by Ludwig Hansen Architects and Urban Designers.**
- 3.8 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.
- 3.9 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

- 4.1 The proposal is in line with the principles of the Stellenbosch Municipal Spatial Development Framework.
- 4.2 The proposed development will not detract from the character of the area and should blend in with the surrounding existing land uses in the area.
- 4.3 The proposed use aligns with the intent and objectives of the Mixed-Use Zone.

5. **Matters to be noted:**

5.1 The necessary approval be obtained in terms of the applicable liquor act, liquor by-laws or regulations.

5.2 An application for a business licence must be submitted.

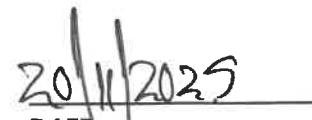
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for 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



DATE

ANNEXURE B

**APPLICATION FOR A REZONING: ERF 176,
KOELENHOF, STELLENBOSCH (DEVONBOSCH
ESTATE)**

SITE DEVELOPMENT PLAN



1:200

Refuse Calculation:

All refuse is collected, processed and recycled on site as per the master plan management plan.

NOTE: PLEASE REFER TO RATIONAL DESIGNERS LAYOUTS IN SUPPORT OF THIS SUBMISSION:
FIRE ENGINEER: FIRE RATIONALE
MECHANICAL ENGINEER: VENTILATION
MECHANICAL ENGINEER: WET SERVICES
XA CONSULTANT: XA CALCULATIONS

Signatures:


Authorised agent:
L.A.S. Lemmer on behalf of
DB Property Development Company PTY LTD


Architect:
Jessica Thomson P/Arch 41589695

North

 *Drawing to be read in conjunction with:

Project
Little Baxter Refurbishment,
Devonbosch
Stand 176, Port Erf 165 Koelenhof

Project No	Client Project No.
------------	--------------------

LH2024/94

Drawing Title

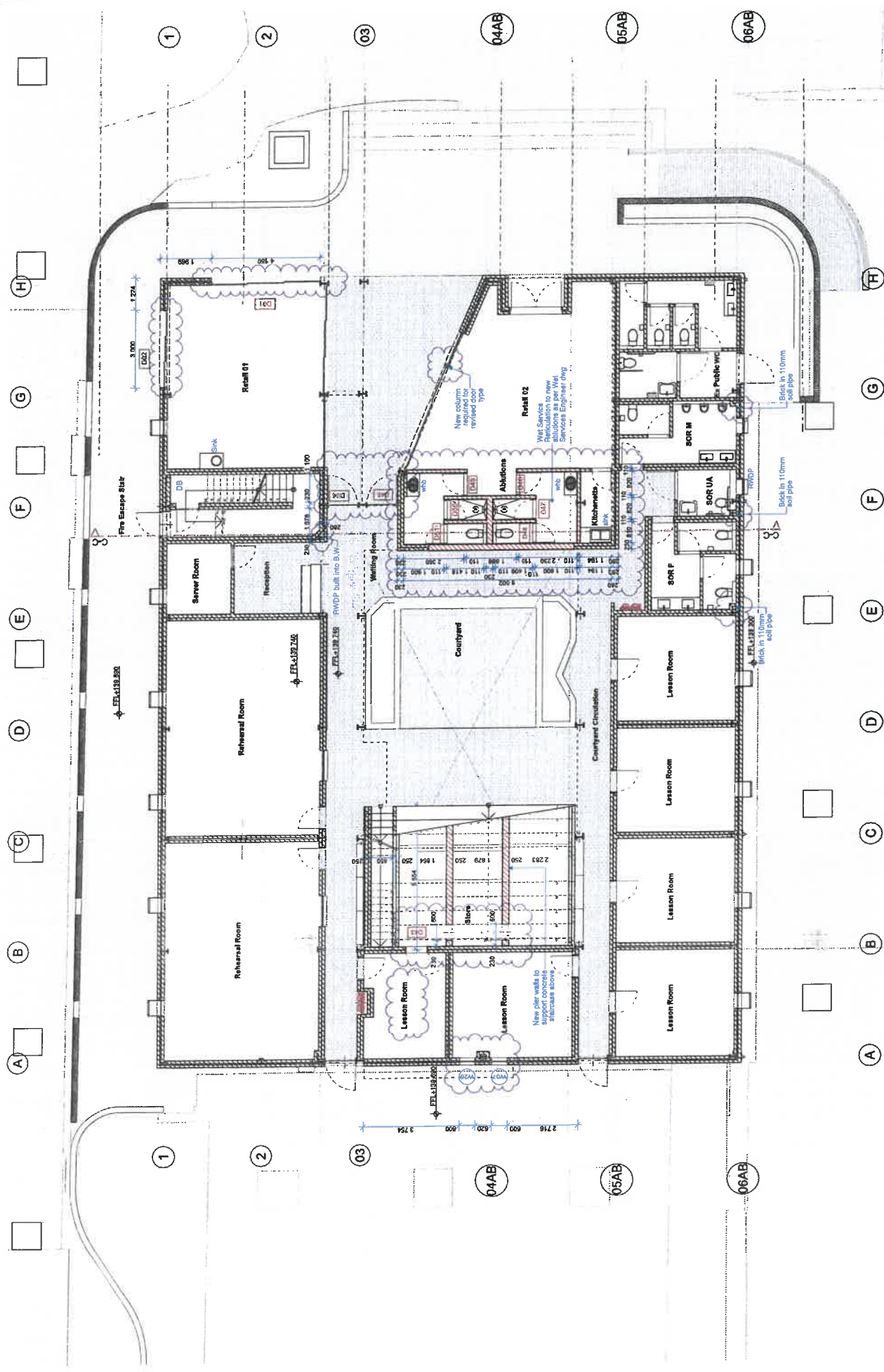
Site Plan

Drawing Info

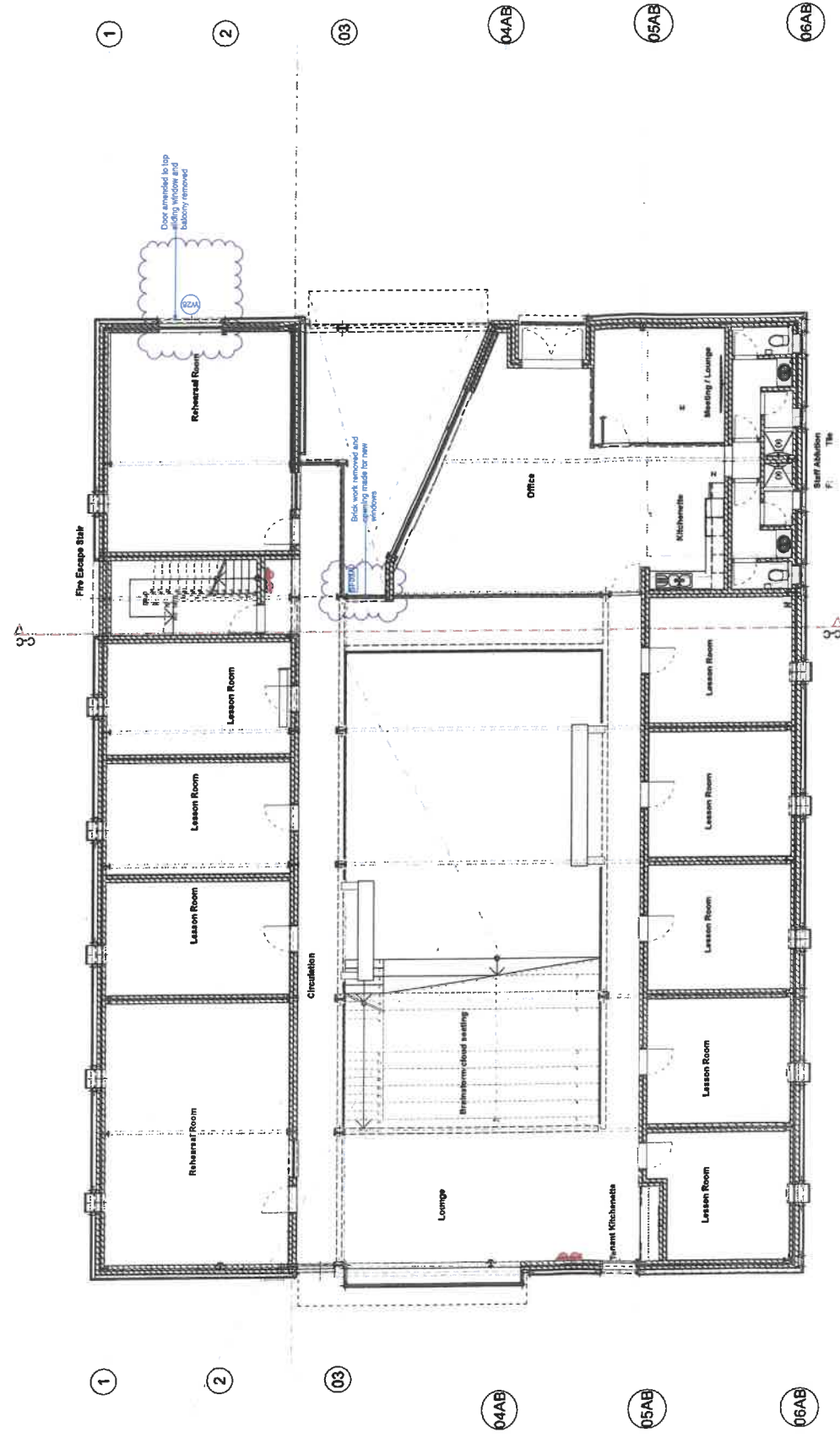
DRAWN	CHECKED	ISSUE DATE	SCALE
JT	AT	2025/09/12	1/800, 1/500, 1/200 & 1/100

Dwg No.

DISCIPLINE - SERIES - DRAWING NUMBER	REVISION	STAGE
AR PL 001	03	M



Ground Floor



First Floor

APP0	Discontinuity Nts. in project
DA	Discontinuity Type in Schedule
CMS00A	Current Values Nts. in project type in Schedule

Abbreviations

Order Line	Order Qty	Unit Price	Line Total	Product Description
1	1	1.00	1.00	1.00
2	1	1.00	1.00	1.00
3	1	1.00	1.00	1.00
4	1	1.00	1.00	1.00
5	1	1.00	1.00	1.00
6	1	1.00	1.00	1.00
7	1	1.00	1.00	1.00
8	1	1.00	1.00	1.00
9	1	1.00	1.00	1.00
10	1	1.00	1.00	1.00
11	1	1.00	1.00	1.00
12	1	1.00	1.00	1.00
13	1	1.00	1.00	1.00
14	1	1.00	1.00	1.00
15	1	1.00	1.00	1.00
16	1	1.00	1.00	1.00
17	1	1.00	1.00	1.00
18	1	1.00	1.00	1.00
19	1	1.00	1.00	1.00
20	1	1.00	1.00	1.00
21	1	1.00	1.00	1.00
22	1	1.00	1.00	1.00
23	1	1.00	1.00	1.00
24	1	1.00	1.00	1.00
25	1	1.00	1.00	1.00
26	1	1.00	1.00	1.00
27	1	1.00	1.00	1.00
28	1	1.00	1.00	1.00
29	1	1.00	1.00	1.00
30	1	1.00	1.00	1.00
31	1	1.00	1.00	1.00
32	1	1.00	1.00	1.00
33	1	1.00	1.00	1.00
34	1	1.00	1.00	1.00
35	1	1.00	1.00	1.00
36	1	1.00	1.00	1.00
37	1	1.00	1.00	1.00
38	1	1.00	1.00	1.00
39	1	1.00	1.00	1.00
40	1	1.00	1.00	1.00
41	1	1.00	1.00	1.00
42	1	1.00	1.00	1.00
43	1	1.00	1.00	1.00
44	1	1.00	1.00	1.00
45	1	1.00	1.00	1.00
46	1	1.00	1.00	1.00
47	1	1.00	1.00	1.00
48	1	1.00	1.00	1.00
49	1	1.00	1.00	1.00
50	1	1.00	1.00	1.00
51	1	1.00	1.00	1.00
52	1	1.00	1.00	1.00
53	1	1.00	1.00	1.00
54	1	1.00	1.00	1.00
55	1	1.00	1.00	1.00
56	1	1.00	1.00	1.00
57	1	1.00	1.00	1.00
58	1	1.00	1.00	1.00
59	1	1.00	1.00	1.00
60	1	1.00	1.00	1.00
61	1	1.00	1.00	1.00
62	1	1.00	1.00	1.00
63	1	1.00	1.00	1.00
64	1	1.00	1.00	1.00
65	1	1.00	1.00	1.00
66	1	1.00	1.00	1.00
67	1	1.00	1.00	1.00
68	1	1.00	1.00	1.00
69	1	1.00	1.00	1.00
70	1	1.00	1.00	1.00
71	1	1.00	1.00	1.00
72	1	1.00	1.00	1.00
73	1	1.00	1.00	1.00
74	1	1.00	1.00	1.00
75	1	1.00	1.00	1.00
76	1	1.00	1.00	1.00
77	1	1.00	1.00	1.00
78	1	1.00	1.00	1.00

100

[illegible][illegible]

RevID	Change ID	ISS Date	Description of change	Checked
04	Ch-048	2023/04/23	Issued for construction	AT

05	Ch-055	2025/09/03	<p>New opening to create Store Room</p> <p>Standard in situ and suitable for electrical</p>	AT
----	--------	------------	---	----

CH-001	Revised to study subcutaneous
CH-002	Revision to W07 opening
CH-003	Revised coating size D01

09	Ch-066	202506/18	Remove alert pop out balcony	AT
	Ch-067		Client changes to store room	

07	CH-085	202500/ N.Y.	Client changes to store room	AT
	CH-070		DEVIATION SUBMISSION - ISSUED FOR LAB PLANT (MILL) - ADDRESS POLAR	

		12	MONTHLY PAY TO YOU
--	--	----	--------------------

Signatures:

Authorised signatory:
L.A.S. Lemmer on behalf of
D8 Property Development Company Pty LTD

Architect:
Leslie Thompson Arch. & Associates

North $\swarrow$

Product	

Little Baxier Refurbishment, Devonbeach
Stand 176. Port Eri 185 Kestlenbol

#Site Address#2

Project No	14202404
------------	----------

464,20217

Drawing Title	General Arrangement Plan
---------------	--------------------------

•

Proceedings Book

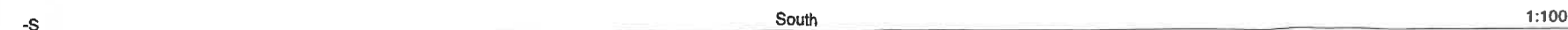
DRAWN	CHECKED	ISSUE DATE
177	100	04-04-2014

21	AT	2000012
----	----	---------

Dwg No.

DISCIPLINE - SUBJECT - DATA NO.	003	0
AR PL	003	0

--	--



DISCIPLINE - SERIES - DRAWING NUMBER	REVISION	STATUS
ARCHES 001	06	M

ANNEXURE D

**APPLICATION FOR A REZONING: ERF 176,
KOELENHOF, STELLENBOSCH (DEVONBOSCH
ESTATE)**

**COMMENT FROM THE DEPARTMENT:
COMMUNITY SERVICES**

INTEROFFICE
MEMORANDUM



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Development Management – Nicole Katts	From:	Principal Officer: Air Quality & Noise Control: Martin van As
CC:	Manager: Environmental Management Tammy Leibrandt	Date:	25 April 2025
Re:	LAND USE APPLICATION, ERF 176 KOELENHOF - (LU/18519 – TP1027/2025)		

The above application refers.

From an air quality and noise control point of view this department has no objection to the approval of the application subject to the following:

1. Activities on site, during construction and thereafter, must comply with the Western Cape Noise Control Regulations.
2. During construction the owner, developer or any agent acting on his/her behalf, must take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations.
3. The local authority reserves the right to impose additional mitigation measures if conditions warrant it.

M. van As

Martin van As

PRINCIPAL OFFICER: AIR QUALITY & NOISE CONTROL
COMMUNITY & PROTECTION SERVICES

ANNEXURE E

**APPLICATION FOR A REZONING: ERF 176,
KOELENHOF, STELLENBOSCH (DEVONBOSCH
ESTATE)**

**COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nicole Katts
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 8 October 2025
Our Ref ▫ Ons Verw: Civil LU 2890
Town Planning Ref: LU/18519 – TP1027/2025
Re ▫ Insake: Erf 176, Koelenhof: Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for a rezoning of the subject property from Mixed-Use Zone (for shops and offices only) to Mixed-Use to also allow for an Extramural facility (for the instruction in music and musical instruments) on Erf 176, Devonbosch Estate, Koelenhof.

Background: the overall development has been approved, with Engineering approval conditions as per Memo dated 17 February 2020. This application is for a rezoning of an existing market building to mixed use (for a School of Rock music school). These conditions are specifically for the impact of this rezoning on engineering services. The overarching conditions of the overall development remain valid.



Figure 1 – Project Site

CIVIL LU 2890: ERF 167 (DEVONBOSCH – FARM 65-43), REZONING FOR SCHOOL OF ROCK

Details, specifications and information reflected in the following documents refer:

- Leasing Layout Plan AR PL 006 rev 02 DD by LHA + Ud dated 2024/11/13 attached to Anton Lotz e-mail dated 4 June 2025
- Anton Lotz clarifying e-mail dated 4 June 2025
- Water Bulk Register dated 6 Oct 2025 received from BSI Consult (**Annexure Water Bulk Register**);
- Sewer Bulk Register dated 7 Oct 2025 received from BSI Consult (**Annexure Sewer Bulk Register**);
- Devonbosch Development Bulk Register Transport dated 2025/09/30 Revision 8, by ITS (**Annexure Transport Bulk Register**);

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to an Occupation Certificate being issued, unless stated specifically otherwise below.

1. Bulk service capacity and upgrade triggers

- 1.1 The upgrades identified below are based on the SDP/land use applications submitted to date. It is acknowledged that the roll-out of building plans and project implementation might not necessarily follow the same sequence as the SDP/land use approvals. The cumulative effect of the development's actual roll-out and upgrade requirements will therefore be re-assessed when building plans are submitted. Updated Service Bulk Registers must therefore be submitted with the Building Plans.

2. Stellenbosch WWTW (Waste Water Treatment Works)

- 2.1 The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.

3. Water

- 3.1 According to the Water Bulk Register, the cumulative water demand based on the SDP applications to date, including this application, is 205.2 kl/day. The next water upgrade

CIVIL LU 2890: ERF 167 (DEVONBOSCH – FARM 65-43), REZONING FOR SCHOOL OF ROCK

(Phase 2 upgrades) is triggered when a demand of 132 kl/day is reached. This application therefore triggers the Phase 2 water upgrades.

BULK WATER CAPACITIES		06-Oct-25	
		Added kl/day	Cumulative kl/day
Existing Farm 65/43 allocation as per GLS		42	42
Bulk water upgrade - Phase 1 (implemented)		90	132
Bulk water upgrade - Phase 2		425	557

Current total capacity

Items required in terms of Koelenhof Bulk Water Upgrade - Phase 2		Est. Cost
RKW.B6a	4145m of 560mm Ø parallel reinforcement of existing 200mm Ø supply pipe	R 30 000 000
RKW.B13	Upgrade capacity of existing Devon Valley PS	R 1 000 000
		R 31 000 000 VAT excl.

Extract from Water Bulk Register

4. Sewer

- 4.1 The Koelenhof bulk outfall sewer currently still has sufficient capacity to accommodate the sewer generated. This Koelenhof sewer line connects to the Plankenbrug outfall sewer line at Cloetesville, in the vicinity of the Nuutgevonden Estate. The Plankenbrug outfall sewer currently still has sufficient capacity to accommodate the sewer generated.

5. Roads

- 5.1 The Provincial Roads Authority has set specific approval conditions for this development. Before subdivision clearance or occupation certificates will be approved by this Directorate, the Developer must furnish proof from the Provincial Roads Authority that all their conditions have been met for this particular phase/application. For information purposes, the triggers for the road upgrades are given below: The intersection is the R304/Bottelary Road intersection, unless otherwise indicated.

STAGE - SITE DEVELOPMENT PLAN APPROVAL			
Trigger	Upgrade	Cum. Trips	To Date
1	LT & RT lanes to E Leg Add Through lane on N leg Add receiving lane to S leg Change LT to LT+THU at W leg Change THRU to RT lane	550	188%
2	PT bay at Blumberg NMT lane: Blumberg to R304 MRB7 LLO + median extension	1 051	98%
3	LT lane at W leg Change LT + THU to THU at W leg	1 345	
4	Dualling of MR187	1 631	

CIVIL LU 2890: ERF 167 (DEVONBOSCH – FARM 65-43), REZONING FOR SCHOOL OF ROCK

According to the Transport Bulk Register, the cumulative trips based on the SDP applications to date, including this application, is **1033 trips**. The next road upgrade is triggered when a demand of **550 trips** is reached. This application therefore triggers the Phase 1 roads upgrades.

6. Stormwater

- 6.1 The difference between the pre-and post-development run-off must be attenuated on site. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before a Clearance / Occupation Certificate, whichever comes first. All earthworks and trimming and shaping of the pond/s must also be completed. Details of all related stormwater infrastructure must be clearly indicated on the building plans and/or engineering drawings to be submitted for approval.

7. Solid Waste:

- 7.1 Solid Waste will be removed by a private contractor. Should this function revert to the municipality in future, the municipality will require that adequate refuse removal infrastructure, according to municipal standards be constructed (if not yet available) i.e. refuse removal bays and refuse rooms. Any alterations or upgrades will be for the Owner's cost.

8. Installation of Engineering Services

- 8.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 8.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction.

9. Development Charges (DCs)

- 9.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.
- 9.2 A DCs estimate is provided in **Annexure DC**. This calculation is purely provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.

CIVIL LU 2890: ERF 167 (DEVONBOSCH – FARM 65-43), REZONING FOR SCHOOL OF ROCK

- 9.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, prior to any work commencing. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.
- 9.4 The DCs will be calculated and managed cumulatively for the entire development of Farm 65/43. To achieve this, a DC register must be kept by the Engineering Consultant and submitted with each building plan.
- 9.5 If there is a shortfall on the DCs of a particular building/phase to cover the cost of the upgrade, then the Developer must cover the shortfall and it can be credited to the DCs of a future phase. This must be reflected on future DC registers. Any overall shortfall will be for the Developer's cost.
- 10. As - Builts**
- 10.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

General Conditions

11. The implementation of the development wrt the provision of civil engineering services, must comply with the *"General guidelines and standard practices for the provision of civil engineering services for new developments"* as published on the municipality's website and as amended from time-to-time.
12. The design of the civil engineering services for the development must comply with the *"Design Guidelines and Minimum Standards for Civil Engineering Services"* as published on the municipality's website and as amended from time-to-time.
13. The internal services are private. Therefore, all internal services will be maintained by the Developer and/or Owner's Association.
14. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)