



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1280/2025)

Our File Reference Number: Erf 6460, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact:

Email: [Stellenbosch.gov.za](mailto:info@ Stellenbosch.gov.za)

PER E-MAIL

Sir/Madam

APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: ERF 6460, 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)(h) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 in respect of Erf 6460, Stellenbosch for the **amendment of conditions in respect of an existing approval** in order to relocate and enlarge the floor area of the existing liquor store; and to amend the trading hours to be in line with the applicable bylaw on Liquor Trading Days and Hours;

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 "Existing and New Liquor Layout Plan" indicated as **Drawing Nr. 70-104, dated 11 July 2025, drawn by ASC Architectural Systems Co-Ordinator**; and attached as **ANNEXURE C**.

3.4 The area for the liquor shop be limited to ±282,86m².

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

3.6 The remaining conditions as stipulated in Council's approval letter dated 26 September 2006 is still applicable.

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 clearly evident 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 not result in any additional rights being granted.

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.

5.2 A 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.

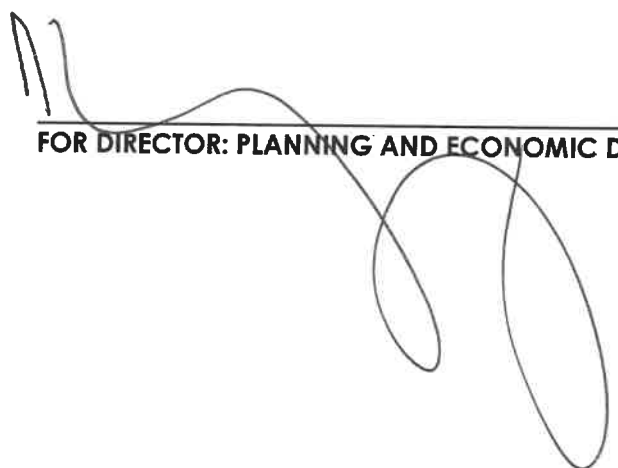
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

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

11/9/2025
DATE

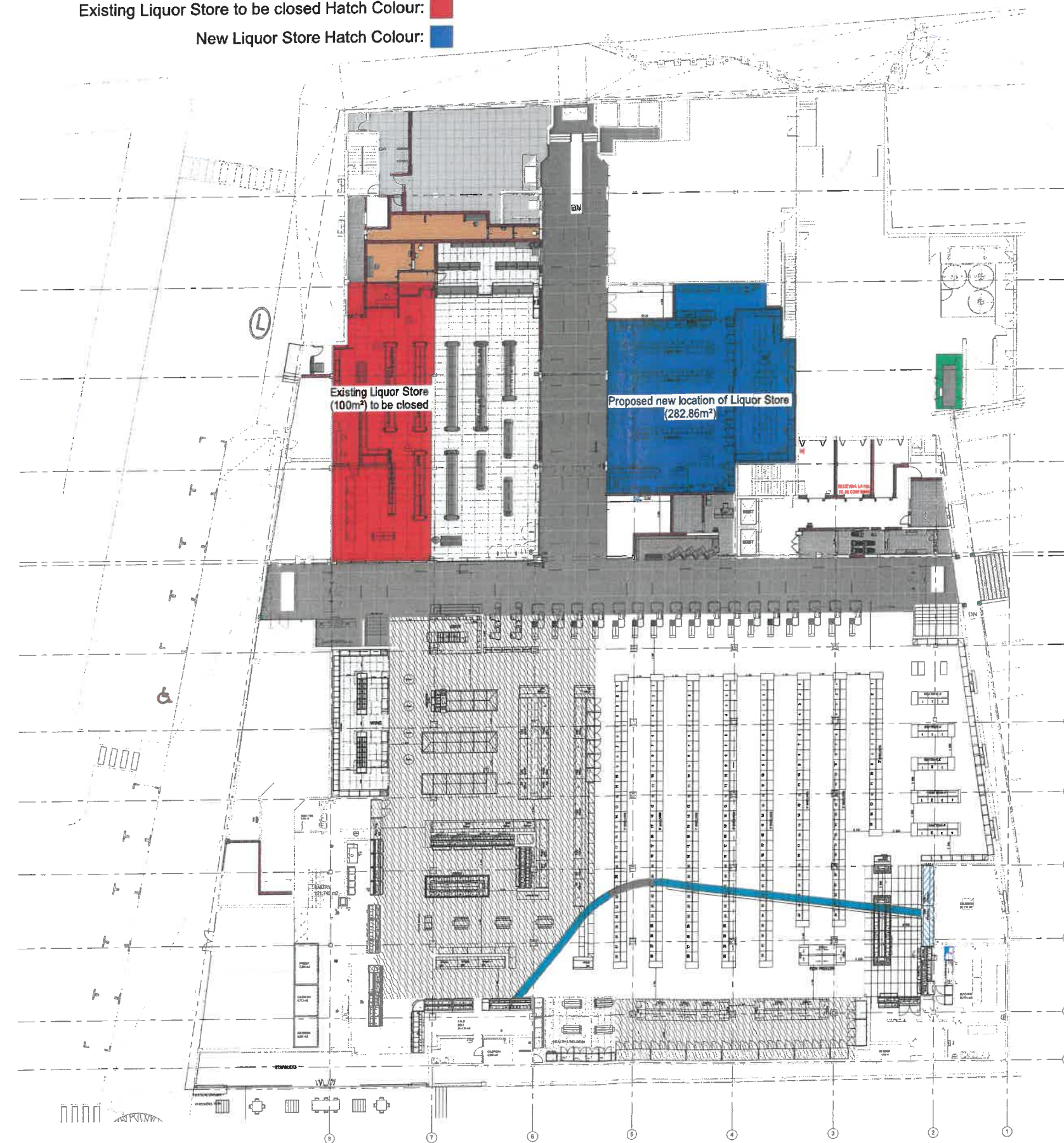
ANNEXURE C

SITE DEVELOPMENT **PLAN**

Existing Liquor Store to be closed as shown in Red Hatch Colour.
New Proposed Liquor Store position is indicated with a Blue Hatch Colour

Existing Liquor Store to be closed Hatch Colour: 

New Liquor Store Hatch Colour: 



1 Existing/New Liquor Store Positions
1 : 150

PROJECT NO	DRAWING NO.	
1018	70-104	

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THIS DRAWING OR ANY PORTION THERE OF IS
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SACAP No.: 7544
PAD-21051

GENERAL NOTES

1. The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, block lines and setting out points.
The Contractor is to ensure that all buildings are constructed on site and to check these against the drawing before putting any work in hand.
The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract.
The Contractor is referred to the Standard Guidelines for Quality Construction issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with the drawing.
The Contractor is to ensure that all errors, omissions or are to be reported to the Architect immediately.
6. Contractor is to build 4 approved D.P.C.s, whether or not, these are shown on drawings, and 1 approved wall at each floor, base of external wall level and at all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C.s.
The Contractor is to ensure that all work is carried out in accordance with the Architect's for drafting before any work is put in hand.
8. Do not scale this drawing; refer to figured dimensions only

Revision Schedule

Rev	Name	Date	Description
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PROJECT TITLE

Proposed Alterations to Existing Checkers Stellenbosch

PROJECT DESCRIPTION

Proposed alteration to existing building on ERF 6460 Stellenbosch

DRAWING DESCRIPTION

Existing and New Liquor Layouts

SCALE	1 : 150
DATE	08/21/20
ISSUED	2025/07/11 15:13:21
DRAWN	Author