STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15603 (TP311/2023)
Our File Reference Number: Erf 7678 Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
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PER E-MAIL: [redacted]

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR TEMPORARY DEPARTURE ON ERF 7678, STELLENBOSCH

1. This Municipality's decision letter dated 17 July 2024, refers.

2. The Appeal Authority resolved on 11 August 2025 that the appeal submitted against the decision of the Authorised Decision-Maker dated 26 June 2024, in respect of the subject application LU/15603 **BE DISMISSED**, and that the subject decision **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law as follows:

3. That the following applications in terms of Section 15(2)(c) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for a temporary departure to utilise a portion of the existing dwelling (bedroom) as a liquor store on Erf 7678, Stellenbosch,

   BE REFUSED in terms of Section 60 of the said By-law.

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

3.1 The proposal is not aligned with the socio-economic needs of the Cloetesville community, as liquor sales is not considered as an essential or daily need to sustain the community. A liquor store is therefore not required to be located in close proximity to users or in residential areas.

3.2 The type of business activity (the sale of liquor) is incompatible with the residential character of the surrounding area, and there are no adequate mitigating measures to minimise the negative impacts, nuisance factors and social impacts which are normally associated with the sale of liquor in a residential area.

3.3 It is not deemed desirable to have a liquor store operating from a residential property and being located in a pure residential street, and liquor stores should be located within appropriate areas that is designated for business use.

5. The appeal process has now been concluded.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

28/8/2025

DATE

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