



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17377 (TP 569/2023)

Our File Reference Number: Erf 4124, Stellenbosch

Your Reference Number:

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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 4124, STELLENBOSCH

1. This Municipality's decision letter dated 28 March 2025, refers.
2. The Appeal Authority resolved on 27 November 2025 that the appeal submitted against the decision of the Authorised Decision-Maker dated 24th of March 2025, in respect of subject application LU/17377 **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 application in terms of the 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 4124, Stellenbosch

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

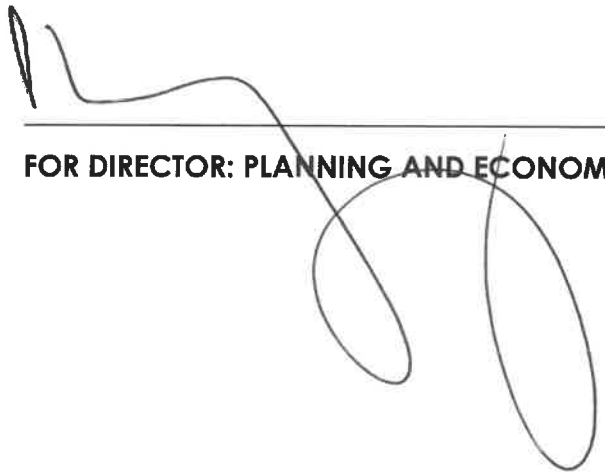
4. The **reasons** for the above decision are as follows:
 - 4.1 The proposal is not aligned with the socio-economic needs of the Idas Valley community as liquor is not considered an essential commodity required to meet the community's daily needs. A liquor store is therefore not required to be located in close proximity to users or in residential areas.
 - 4.2 It is not deemed desirable to have a liquor store operating from a residential property located in a purely residential street and near a school premises.

Liquor stores should rather be located within appropriate areas that are designated for business use.

- 4.3 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.

5. The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

23/1/2026,
DATE: