



Enquiries: Earl Cyster
Contact number: 021 807 4770
Reference: 15/4/1 (15742) W
Date: 16 July 2026

EC/HK

PJ le Roux
262 Main Road
Paarl
7646

pj@pjlroux.co.za

Dear Sir

APPLICATION FOR REZONING, CONSENT USE, DEPARTURE & PERMISSION AND DEVELOPMENT INSIDE THE WELLINGTON SPECIAL CHARACTER PROTECTED AREA OVERLAY ZONE: ERF 15742, MURRAY STREET, WELLINGTON

Your application under reference 2267074 refers.

1. **Provisional approvals** are hereby granted in terms of Section 60(1)(a) of the Drakenstein Municipality Land Use Planning By-Law, 2018, for the following:
 - 1.1 Zoning of Erf 15742, Wellington, from **Conventional Housing Zone** to **Multi-Unit Housing Zone**, as indicated on the attached Site Development Plan prepared by P-J le Roux Town Planners (Pty) Ltd, Project No. H10-203, dated January 2026 (**See Annexure C**);
 - 1.2 **Consent Use** to permit a **Place of Assembly** on Erf 15742, Wellington, for religious gatherings comprising Sunday services and midweek prayer and worship meetings, within a new building measuring approximately 292 m² in extent, as indicated on the attached Site Development Plan prepared by P-J le Roux Town Planners (Pty) Ltd, Project No. H10-203, dated January 2026 (**See Annexure C**);
 - 1.3 **Permanent Departure** to relax the prescribed **5,0 metre eastern common boundary building line** to approximately **3,3 metres**, as indicated on the attached Site Development Plan prepared by P-J le Roux Town Planners (Pty) Ltd, Project No. H10-203, dated January 2026 (**See Annexure C**).

- 1.2 **Permanent Departure** on Erf 1220, Wellington, to relax the street building line along the Berg **Street boundary** from **4.5m to 0.0m** to accommodate a covered stoep, as indicated on the Site Development Plan prepared by Anchel. G Architect_ Plato_1220_01 (See Annexure D);
 - 1.3 That permission be granted in terms of **Section 214 of the Drakenstein Municipality Zoning Scheme By-Law, 2018**, for development within the **Wellington Centre Special Character Protected Area Overlay Zone (SCPAO-02)** on Erf 15742, Wellington, as indicated on the attached Site Development Plan prepared by P-J le Roux Town Planners (Pty) Ltd, Project No. H10-203, dated January 2026 (See Annexure C).
2. The approvals mentioned in Paragraphs 1.1 to 1.3 above shall be subject to the following conditions, imposed in terms of Section 66 of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018:
 - 2.1 This approval applies only to the land use application described herein and shall not be construed as authority to depart from any other applicable legislation, municipal by-laws or statutory approvals.
 - 2.2 The development shall be undertaken substantially in accordance with the approved Site Development Plan (See Annexure C). Any material amendment shall require the prior written approval of the Authorised Official.
 - 2.3 Building plans shall be submitted to and approved by the Municipality prior to the commencement of any building work.
 - 2.4 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (15742) W (2574), dated 21 May 2026 (See Annexure D);
 - 2.5 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division in its memorandum 8/2/5_15742, dated 17 November 2025 (See Annexure E);
 - 2.6 All engineering services shall be installed at the developer's cost and to the satisfaction of the relevant municipal departments.

- 2.7 The development shall comply with all requirements imposed by the Municipality's Heritage Services Section in respect of development within the Wellington Centre Special Character Protected Area Overlay Zone.
- 2.8 The approved Place of Assembly shall be utilised solely for religious worship and activities ancillary thereto and for no other purpose without the prior written approval of the Municipality.
- 2.9 The approved Place of Assembly shall accommodate a maximum congregation of seventy (70) persons at any one time, unless otherwise approved by the Municipality through a further land use application.
- 2.10 A minimum of twenty (20) on-site parking bays, including one (1) universally accessible parking bay, shall be provided, surfaced, demarcated and permanently maintained to the satisfaction of the Municipality. The approved parking bays shall remain available for their intended purpose at all times and shall not be utilised for storage, trading or any other activity.
- 2.11 No parking associated with the approved land use shall obstruct vehicular or pedestrian movement, within any municipal road reserve.
- 2.12 Vehicular access to and from the property shall be limited to the approved entrance and exit arrangements reflected on the approved Site Development Plan. No additional access points shall be created without the prior written approval of the Municipality.
- 2.13 The approved one-way internal vehicular circulation system shall be implemented and maintained for the duration of the approved land use.
- 2.14 The use of loudspeakers, amplified music or public address systems shall be confined to the interior of the building and shall not create an unreasonable noise nuisance to adjoining properties. The operation of the approved land use shall at all times comply with the Municipality's applicable by-laws relating to noise and public nuisance.
- 2.15 Exterior lighting shall be designed and installed so as not to create glare or nuisance to adjoining residential properties or road users.
- 2.16 Adequate refuse storage facilities shall be provided on site and maintained in a clean and hygienic condition to the satisfaction of the Municipality.

- 2.17 No extension of the building, increase in the gross floor area, increase in the approved congregation size, or intensification of the approved land use shall be permitted without the prior written approval of the Municipality where required in terms of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018.
 - 2.18 The owner shall ensure that the approved development is operated in a manner that does not create an unreasonable nuisance to adjoining properties in respect of noise, traffic, parking or general residential amenity.
 - 2.19 The Municipality reserves the right to impose additional conditions should the approved use constitute a public nuisance.
3. The following are considered to constitute the reasons for the decision:
- 3.1 The proposal is compatible with the mixed-use character of the surrounding area.
 - 3.2 The proposal makes efficient use of vacant urban land within the existing urban footprint of Wellington.
 - 3.3 Adequate municipal engineering services are available to serve the proposed development.
 - 3.4 The proposal complies with the applicable provisions of the Drakenstein Municipality Zoning Scheme By-Law, 2018, subject to the requested land use approvals.
 - 3.5 The objections received were carefully considered but were not supported by sufficient planning or technical evidence to justify refusal of the application.
 - 3.6 The proposal is consistent with the development principles contained in SPLUMA and LUPA; and
 - 3.7 Adequate mitigating conditions were laid down in order to prevent the use from becoming a public nuisance.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl 7622 or at customercare@drakenstein.gov.za

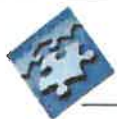
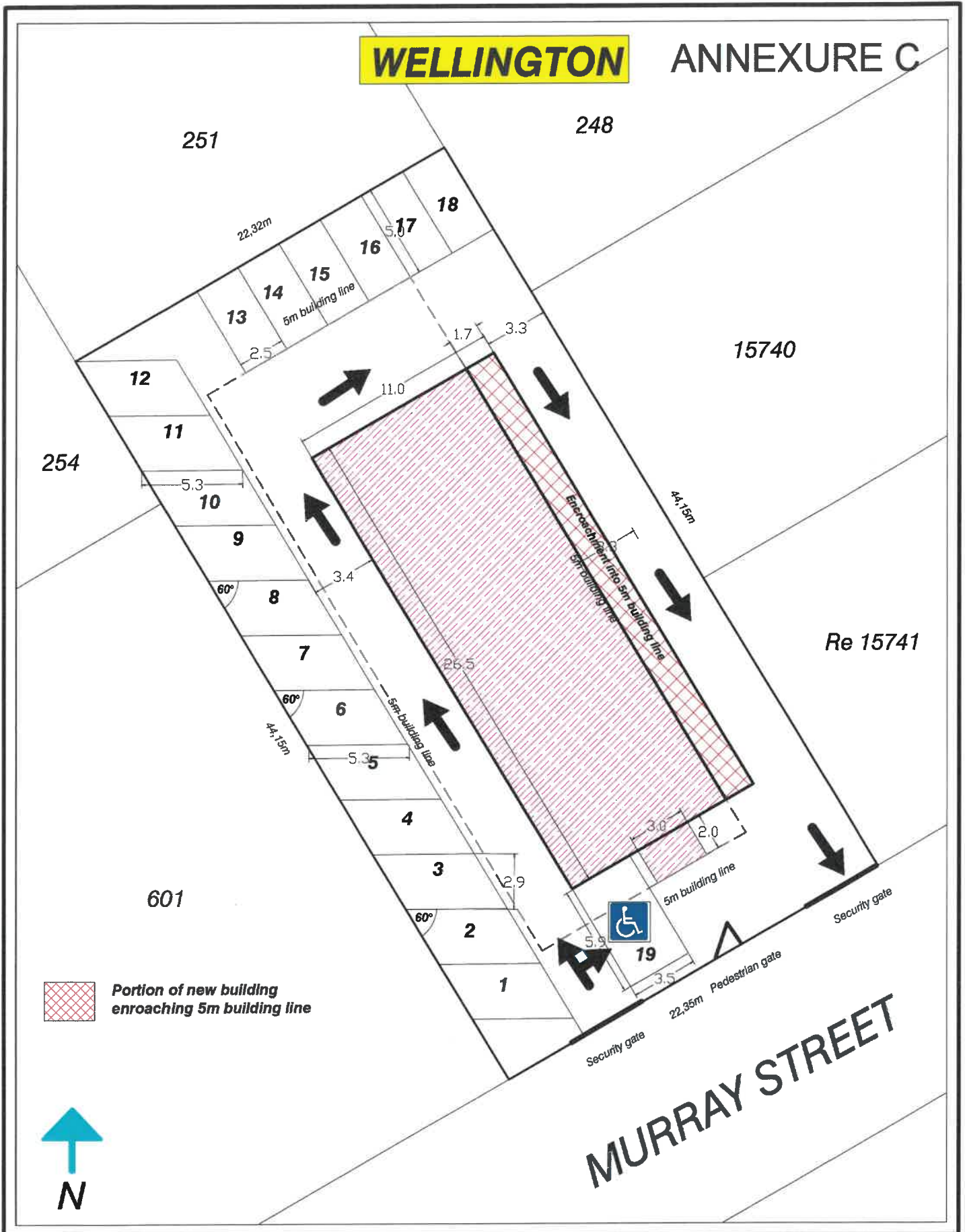
Yours faithfully



H.G STRIJDOM (PR. PLN A/1058/1998)
SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT

WELLINGTON

ANNEXURE C



P-J le Roux

Stads- en Dorpsbouwers/
Town and Regional Planners

Hooftstraat 262 Main Road Pearl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pjl@pjlroux.co.za

Project:

Application for Rezoning &
Consent Use:
Erf 15742
Wellington

Description:

**Site
Development
Plan**

ACM

Skema	N.T.S.	Loer nr.	H 10-203
Teken	PJLR	Datum	JANUARY 2026
Keur	PJLR	Tekening nr.	3



ANNEXURE D

Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES
(ATTENTION: MR. E. CYSTER)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2267074

Reference number: 15/4/1 (15742) W (2574)

Date: 21 May 2026

Subject: APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND
PERMISSION FROM COUNCIL – ERF 15742, WELLINGTON

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.3 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 New water connection available at actual cost for the applicant/developer's account;
- 3.2 The metered connection must be installed one meter inside the erf boundary;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 New sewer connection available at actual cost for the applicant/developer's account;
- 4.2 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; and
- 4.3 All the connections must be installed one meter inside the erf boundary; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupant(s) of the erf for the removal of such household refuse;

- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;
- 5.3 Such collection shall be a kerb side service; and
- 5.4 Provision should be made for adequate wheelie bins (240l bins) and recyclable bags.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, no Development Charges are payable.

7 GENERAL

- 7.1 *Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;*
- 7.2 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.3 *When any bulk engineering services are to be installed by the developer in-lieu of DCs payable, they shall appoint a consulting engineer, as per relevant service(s) on the Municipality's consultant roster for the design and construction of the engineering service. The rates of appointment shall not exceed the approved rates as per the Municipal roster;*
- 7.4 When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.6 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.7 The whole of the works shall fall under the control of a single project manager;

- 7.8 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.11 The above conditions are to be complied with in stages.
- 7.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.11.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any subdivided erf within the development property or occupation of any property/building in the phase; and
- 7.11.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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LHS/sw



Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Chief Engineering Technician: Planning and Design
Enquiries:	R Abrahams
Reference number:	8/2/5_15742
Date:	17 November 2025
Subject:	APPLICATION FOR REZONING, CONSENT USE, DEPARTURE & PERMISSION FROM COUNCIL: ERF 15742 WELLINGTON

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R3,988.16 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service Section) on the day the service is rendered or as the case may be.
- 3.6. Electro-Technical Engineering: Planning and Design with reference to the services and conditions has no objection to this application.

Yours faithfully



R ABRAHAMS

CHIEF ELECTRICAL ENGINEERING TECHNICIAN: PLANNING AND DESIGN

I:BEPLAN_3\Sub_Divisions_Rezoning\202526\15742