



Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: J. MEYER)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	S REECE
Collaborator number:	2315776
Reference number:	15/4/1(1220)W
Date:	24 OCTOBER 2025
Subject:	LAND USE APPLICATION FOR COUNCIL’S CONSENT (BUSINESS), PERMANENT DEPARTURE AND MUNICIPALITY’S PERMISSION FOR ERF 1220, WELLINGTON

Reference is made to the above-mentioned application for council’s consent (business), permanent departure and municipality’s permission for Erf 1220, Wellington in terms of Section 15(2)(g) of the Drakenstein By-Law on Municipal Land Use Planning (2018), where the amendment relates to the following approval conditions:

- Council’s Consent for a Business (Coffee Shop) which exceeds the thresholds of an Additional Use, in terms of Section 15(2)(n) of the Drakenstein Municipality: Land Use;
- Permanent Departure to permit a street boundary building line encroachment, with a setback of 0m in lieu of 4,5m from the Berg Street boundary for a covered stoep, in terms of Section 15(2)(b) of the Drakenstein Municipality: Land Use Planning By-Law; and
- The Municipality’s Permission in terms of Section 214(1) of the Drakenstein Municipality: Zoning Scheme By-Law (2018), to permit alterations to an existing building within the Wellington Central Special Character Protected Area Overlay Zone.

The proposed amendment does not have any impact on any natural resource and biodiversity. Where landscaping will be undertaken as part of the development, locally indigenous plant species could be included.

The proposed trading hours commencing at 06:00 on weekdays and weekends raise noise concerns. Although daytime hours align with SANS 10103 standards, staff arrivals for deliveries and kitchen preparations would likely occur earlier, generating disturbances in this residential neighborhood. Residents, particularly on weekends, reasonably expect undisturbed rest.

The Environmental Management Section has no objection to the application, subject to a temporary approval for the proposed hours. After six months, if no valid complaints are received, final approval should be granted for operations from 06:00 - 17:00 weekdays, 06:00 - 13:00 Saturdays, and 06:00 - 12:00 on Sundays. In the event of complaints, the proposed hours must be adjusted to commence at 07:00.

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by Cindy Winter
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C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT