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Contact number: 021 807 4770
Reference: 15/4/1 (1220) W
Date: 07 May 2026

EC/HK

Andre Roux Town Planning
La Concorde Building
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Dear Sir

APPLICATION FOR COUNCIL'S CONSENT (BUSINESS), PERMANENT DEPARTURE AND MUNICIPALITY'S PERMISSION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 1220, WELLINGTON

Your application under reference 2282663 refers.

- 1 **Provisional approval** is hereby granted in terms of **Section 60(1)(a)** of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018, for Council's **Consent** on Erf 1220, Wellington, in order to permit a **Place of Business (coffee shop)** as an additional use that exceed the threshold, within a portion of the existing dwelling (approximately 100m² GLA), as indicated on the Site Development Plan prepared by Anchel. G Architect_ Plato_1220_01 (See Annexure D);
 - 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).
2. **Provisional approval** is hereby granted in terms of Section 214(1) of the Drakenstein Municipality Zoning Scheme By-Law, 2018, for the Municipality's **Permission** on Erf 1220, Wellington, to permit alterations to an existing building within the **Wellington Central Special Character Protected Area Overlay Zone**.

3. The approvals mentioned in Paragraphs 1 to 2 above be subject to the following conditions, imposed in terms of Section 66 of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018:
 - 3.1 The development shall be subject to adherence to the conditions as contained in the following departmental memorandum:
 - 3.1.1 The memorandum of the Drakenstein Municipality: Civil Engineering Services Department, reference 15/4/1 (1220) W (1612) dated 17 November 2025 (See Annexure H);
 - 3.1.2 The memorandum of the Drakenstein Municipality: Electro-Technical Engineering Services Department reference 8/2/5_1220 dated 08 October 2025 (See Annexure I);
 - 3.1.3 The memorandum of the Drakenstein Municipality: Environmental Management Section, reference 15/4/1(1220) W dated 24 October 2025 (See Annexure J);
 - 3.1.4 The memorandum of the Drakenstein Municipality: Spatial Planning Services – Heritage Sub-Section, reference 15/4/2 (1220) W dated 6 November 2025 (See Annexure K).
4. The owner's attention must be drawn to the following:
 - 4.1 The approval shall be limited to the proposal as indicated on the approved Site Development Plan and supporting documentation, and no deviation therefrom shall be permitted without the prior written approval of the Municipality.
 - 4.2 The primary land use of the property shall remain that of a dwelling house, and the approved coffee shop shall at all times remain ancillary and subservient to the primary residential use of the property, without altering the residential character of the property.
 - 4.3 The approved coffee shop shall operate strictly as a low-intensity business. No events, functions, live entertainment, amplified music, or activities that may result in increased noise levels or disturbance to surrounding properties shall be permitted.

4.4 Trading hours shall be strictly limited to:

Monday to Friday: 06:00 – 17:00

Saturday: 06:00 – 14:00

Sunday and Public Holidays: 07:00 – 13:00

No trading, staff activity, deliveries, or customer access shall take place outside of the approved hours.

4.5 A minimum of nine (9) off-street parking bays shall be provided and permanently maintained on-site to the satisfaction of the Municipality. Such parking may not be reduced, encroached upon, or utilised for any other purpose without prior written approval.

4.6 All building plans and alterations shall be submitted to and approved by the Municipality through the Building Control Section, in accordance with the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), prior to the commencement of any building work. No construction or alterations shall commence without such approval.

4.7 This approval shall be subject to compliance with the provisions of the Drakenstein Municipality Zoning Scheme By-Law, 2018, and any other applicable legislation.

4.8 The approval is granted subject to the applicant obtaining and complying with all requirements, approvals and conditions imposed by the relevant internal municipal departments and external authorities, including but not limited to Civil Engineering Services, Electro-Technical Engineering Services, Environmental Management and Heritage Services, where applicable.

4.9 No signage or advertising structures shall be erected or displayed on the property without prior written approval from the Municipality.

4.10 The Municipality reserves the right to take enforcement action in terms of applicable legislation should the development not be operated in accordance with these conditions or if it gives rise to a negative impact on the surrounding area.

5. The following are considered to constitute the reasons for the decision:
- 5.1 The proposal is consistent with the Drakenstein Spatial Development Framework and supports activity street development;
 - 5.2 The development promotes efficient use of existing urban land and infrastructure;
 - 5.3 The proposed use is compatible with the surrounding mixed-use character;
 - 5.4 The development will have a positive socio-economic impact;
 - 5.5 The scale and nature of the development ensure minimal impact on surrounding properties;
 - 5.6 Adequate parking and services are available;
 - 5.7 The application complies with the relevant planning legislation and policies.

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