



Enquiries: E Cyster
Contact number: 021-8074770
Reference: 15/4/1(13220)P
Date: 07 September 2026

EC/JA

P-J Le Roux Town and Regional Planner (PTY) Ltd
262 Main Road
PAARL
7622

pj@pjleroux.co.za

Madam

**APPLICATION FOR AMENDMENT OF APPROVAL AND EXEMPTION OF SERVITUDES
ERF 13220 WELLINGTON**

Your above-mentioned application (Collaborator Reference 2252997), refers.

1. **Approval** has been granted in terms of **Section 60(1)(a)** of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018, for the **amendment of approval** in terms of **Section 15(2)(g)** of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018, on **Erf 13220, Wellington**, to permit a **Truck Stop accommodating a maximum of 60 heavy vehicles within a designated parking area of approximately 11 100 m²**, together with the associated ancillary facilities, *generally in accordance with the Site Development Plan prepared by PSP Consult, dated 6 March 2025, drawing reference 240802-SDP01, subject to the submission and approval of a revised Site Development Plan in accordance with the conditions of approval.*
2. The Municipality issue the applicable **exemption certificate contemplated in section 24(2)** of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018, confirming that the proposed registration of the **water, sewer, communication and private right-of-way servitudes** over **Erf 14992 and Erf 411, Wellington**, in favour of **Erf 13220, Wellington**.
3. The approval mentioned in **Paragraph 1** above be subject to the following conditions, imposed in terms of **Section 66 of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018**:
 - 3.1 The approved truck stop shall accommodate a maximum of 60 heavy vehicles within a designated heavy-vehicle parking area of approximately 11 100 m².

- 3.2 All heavy-vehicle parking, waiting, queuing, manoeuvring and circulation associated with the truck stop shall be contained entirely within the approved development area and shall be undertaken in accordance with the approved Site Development Plan.
- 3.3 A revised Site Development Plan (SDP) indicating the demarcated parking bays and vehicular movement shall be submitted to and approved by the Spatial Planning: Land Development Management Section prior to the implementation of the proposed development. The revised SDP shall clearly indicate the final layout of the development, including the heavy-vehicle parking area, vehicular access and circulation, waiting and queuing areas, manoeuvring areas, buildings and associated operational areas, landscaping and screening measures, and shall be consistent with the approved traffic assessment.
- 3.4 The revised Site Development Plan shall specifically indicate the repositioned small kiosk and ablution facilities, including showers for drivers, closer to the existing filling station on the abutting Erf 14992 Wellington, rather than in the location currently indicated, having regard to safe and functional pedestrian and vehicular movement between the facilities.
- 3.5 A detailed Landscape and Screening Plan shall be submitted to and approved by the Municipality together with the revised Site Development Plan. The Landscape and Screening Plan shall provide for appropriate landscaping and screening along the boundaries of the proposed truck-stop facility and shall specifically provide for the planting of a semi-mature tree at every second parking bay along the northern boundary of the property, in accordance with the approved Site Development Plan.
- 3.6 The landscaping and screening approved in terms of the Landscape and Screening Plan shall be implemented prior to the commencement of the operation of the truck stop and shall thereafter be maintained by the owner. Any trees or vegetation that fail or die shall be replaced with suitable specimens.
- 3.7 The future ancillary truck-stop facility shall be used only for activities ancillary to and directly associated with the approved truck-stop operation and the lawful operations conducted by the owner on the subject property and the abutting filling station on Erf 14992 Wellington.
- 3.8 The future ancillary truck-stop facility may be used for the storage of goods, materials and equipment belonging to the owner and used in connection with the lawful operations of the subject property and the abutting filling station. No storage of goods or materials belonging to third parties or unrelated commercial storage shall be permitted.

- 3.9 The future ancillary truck-stop facility shall not be used as a mechanical workshop, truck repair facility, vehicle servicing or maintenance facility, vehicle dismantling facility, panel-beating facility, fitment centre, welding or fabrication facility, or for any other vehicle-related or industrial activity not specifically authorised in terms of this approval. Any such use shall require separate approval in terms of the applicable land-use planning legislation.
- 3.10 **No** overnight accommodation, sleeping facilities or residential use for drivers or any other persons shall be permitted on the property. The provision of ablution facilities and showers for drivers shall be regarded as ancillary to the approved truck-stop use and shall not constitute accommodation.
- 3.11 **No** fuel storage, fuel dispensing or sale of fuel shall be undertaken on the subject property as part of the truck-stop operation. Any such activities shall remain subject to the approvals applicable to the filling station situated on Erf 14992 Wellington.
- 3.12 Heavy vehicles entering the facility through the access point traversing the adjacent filling station property shall be managed in such a manner that they do not obstruct or interfere with vehicular movement at the filling station.
- 3.13 All lighting associated with the truck stop shall be directed inwards towards the property and shall be designed and positioned to prevent glare, light spill or nuisance to adjoining properties and surrounding road users.
- 3.14 **No** open fires shall be permitted on the property, except within a specifically designated area at the kiosk, as indicated on the approved Site Development Plan and subject to compliance with the requirements of the relevant municipal departments.
- 3.15 The operation of the truck stop shall be managed in such a manner that no noise disturbance is created for nearby residents. All activities shall comply with applicable municipal noise-control requirements and legislation.
- 3.16 No truck washing, vehicle washing, vehicle cleaning or similar activity shall be undertaken on the property unless specifically authorised in terms of the applicable land-use planning legislation and approved by the relevant municipal departments.
- 3.17 The heavy-vehicle parking area shall be constructed and maintained in accordance with the requirements of the Municipality's relevant technical departments, including appropriate measures for stormwater management, surface drainage and dust control, so as to prevent flooding, erosion, ponding, excessive dust or nuisance to adjoining properties or public roads.

- 3.18 No additional building, structure, parking area, hardstanding, storage area or other development outside the approved development footprint shall be established in association with the truck stop without the prior approval of the Municipality in terms of the applicable land-use planning legislation.
- 3.19 Any increase in the maximum number of heavy vehicles beyond 60 vehicles at any one time, expansion of the approved heavy-vehicle parking area, establishment of additional parking, waiting, queuing or operational areas, or any material intensification or change of the approved use shall be subject to further approval in terms of the applicable land-use planning legislation.
- 3.20 The conditions imposed herein shall be binding on the owner, occupier and any successor-in-title and shall remain applicable for the duration of the approved land use.

4 Technical and Departmental Conditions

- 4.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum Ref. 15/4/1 (13220) W (2682), dated 12 June 2026 (**Annexure H**).
- 4.2 The applicant shall take note of the comments and recommendation contained in the memorandum of the Drakenstein Municipality: Spatial Planning Section, Ref. 15/4/1 (13220) W, dated 2 June 2025 (**Annexure I**).
- 4.3 The applicant shall comply with the requirements of the Drakenstein Municipality: Environmental Management Section contained in its memorandum Ref. 15/4/1(13220)W, dated 17 March 2026 (**Annexure J**).
- 4.4 The applicant shall adhere to the requirements contained in the memorandum of the Drakenstein Municipality: Heritage Services Sub-Section, Ref. 15/4/1 (13220) W, dated 26 May 2025 (**Annexure K**).
- 4.5 The applicant shall comply with the requirements contained in the letter from the Western Cape Government: Department of Infrastructure – Transport Infrastructure Branch, Ref. DOI/CFS/RN/LU/REZ/SUB-10/603 (Application No. 2025-04-0088), dated 10 September 2025 (**Annexure L**).
- 4.6 The applicant shall comply with the requirements of the Department of Water and Sanitation: Western Cape Provincial Office, Ref. 16/2/7/G101/D4, dated 27 January 2026 (**Annexure M**), in respect of the proposed development within the identified floodline area and the proposed sewer pump station.

- 4.7 The applicant shall ensure compliance with all applicable environmental legislation, including the National Environmental Management Act and the EIA Regulations, where applicable.

5.5 The following are considered to constitute the reasons for the decision:

- 5.1 The proposal is consistent with the existing Industrial zoning and surrounding land-use character, and represents a reduced-scale transport-related use compared to the previous approval on the property;
- 5.2 The development promotes the efficient utilisation of existing industrially zoned land and infrastructure;
- 5.3 The potential traffic, access and road-safety impacts have been considered through the Traffic Impact Assessment and relevant road authority comments and are considered acceptable, subject to the approved access, parking and circulation arrangements;
- 5.4 The potential impacts on abutting properties, including security, noise, lighting, ablution facilities and general nuisance, can be adequately mitigated through the land-use conditions imposed in terms of Section 66 of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018;
- 5.5 The floodline and stormwater constraints affecting the property have been considered and can be appropriately managed through the imposed land-use conditions and applicable statutory requirements;
- 5.6 The objections and comments received through the public participation process have been duly considered and, where relevant, addressed through the assessment and conditions of approval;
- 5.7 The application is considered consistent with the applicable spatial planning principles contained in SPLUMA and LUPA, and the relevant planning legislation and policies;
- 5.8 The proposal is considered acceptable from a land-use planning perspective, subject to compliance with the conditions imposed.

Your attention is drawn to the general right of appeal to the Executive Mayor, being the Appeal Authority, in terms of Section 79(3) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within 21 days of notification of the decision.

The applicant must notify all interested and affected parties who were notified during the public participation process, including any objectors, of the decision and their right to appeal. Proof of such notification must be submitted to the Municipality.

The appeal procedures are set out in Section 80 of the above-mentioned Bylaw. All correspondence must be directed to the City Manager and submitted via the Municipality's official communication channels.

Yours faithfully



H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT

ERF 7894

ERF 13220
(±111 150m²)

ERF 411

ERF 411

ERF 14992
(±7917m²)

ERF 9903
(±7917m²)

ANNEXURE D

ERF 9903

GENERAL NOTES - ERF 411

- The line p q r c represents the centerline of a 1m wide water Servitude over Erf 411 i.f.o. Erf 13220.
- The line s d represents the centerline of a 7.4m wide Servitude Right of Way over Erf 411 i.f.o. Erf 13220.
- The line t g represents the centerline of a 1m wide sewer pump line servitude over Erf 411 i.f.o. Erf 13220.

LEGEND



P-J Le Roux
Professional Engineering and Architectural
Hydrolic 252 Main Road
Paarl
Tel: 021-872 2489
pjl@pjlroux.co.za

PSP CONSULT
Demetris Wiersma & Coirny
Estate
Wellington
Tel: 021-420 1834
info@pspcorail.co.za

PROJECT INFO

PROJECT TITLE	PSP REF.: 240802
PROPOSED TRUCK STOP INCLUDING ABUTMENT BLOCK AND KIOSK DEVELOPMENT ON ERF 13220, WELLINGTON	CONTRACT NO.
EMPLOYER	EMPLOYER ADDRESS
VAN ZYL FAMILY TRUST	28, STOKERY STREET ERF 9903 WELLINGTON

DRAWING INFO

DRAWING TITLE	DRW NO.
PROPOSED SERVITUDE LAYOUT	240802-SL01
PROJECT PHASE	SHEET: 1 of 1
DATE: 2025-03-06	REVS.: 00
SCALE: 1:500 (A3)	SIGNATURE
DRAWING APPROVAL (EMPLOYER)	SIGNATURE
SIGNATORY NAME:	SIGN.
IN CAPACITY AS:	SIGN.
DATE APPROVED:	SIGN.

GENERAL NOTES - ERF 14992

- Current Zoning: Industrial
- The figure A B C D represents Erf 14992 Wellington - Area : ±7971 square meters.
- The line a b c represents the centerline of a 1m wide water Servitude over Erf 14992 i.f.o. Erf 13220.
- The line d e f represents the centerline of a 7.4m wide Servitude Right of Way over Erf 14992 i.f.o. Erf 13220.
- The line g h i k l represents the centerline of a 1m wide sewer pump line servitude over Erf 14992 i.f.o. Erf 13220.
- The line m n o represents the centerline of a 1m wide communication servitude over Erf 14992 i.f.o. Erf 13220.

DRAWING REVISION LIST

NO	DATE	ISSUED FOR DISCUSSION
00	2025-03-06	



ANNEXURE H

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: E. CYSTER)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH SMITH
Collaborator number:	2252997
Reference number:	15/4/1 (13220) W (2682)
Date:	12 June 2026
Subject:	APPLICATION FOR AMENDMENT OF APPROVALS AND EXEMPTION OF SERVITUDES: ERF 13220 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;
- 1.2 *As access is off a proclaimed municipal main road, approval from the Provincial Roads Engineer is required; and*
- 1.3 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 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line.
- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.4 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
- 2.5 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 The development will be provided with a bulk metered connection at actual cost;
- 3.2 All buildings must be provided with a separate water meter to municipal specifications;
- 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 The property must be provided with a separate wastewater connection, installed one meter inside the erf boundary;
- 4.2 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; and
- 4.3 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 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 from a single centralised waste collection site for the development;
- 5.4 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days;
- 5.5 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
 - Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor; and
- 5.7 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

6 DEVELOPMENT CHARGES

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

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 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.3 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;

- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.6 The above conditions are to be complied with in stages.
- 7.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.6.2 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
- 7.6.3 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/



ANNEXURE I

Memo

To:	LAND DEVELOPMENT MANAGEMENT SECTION JAIME MEYER (EXT: x4836)
From:	SPATIAL PLANNING SECTION
Enquiries:	ALEXANDER REHDER (EXT: x4813)
Collaborator number:	2252997, 3947313
Reference number:	15/4/1 (13220)W
Date:	2 JUNE 2025
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL AND EXEMPTION OF SERVITUDES: ERF 13220, WELLINGTON

RECEIVED APPLICATION ON 19 MAY 2025

1 PROPOSAL

The application on Erf 13220, Wellington entails the following:

- 2.1 The amendment of approval to facilitate a truck stop comprising of ± 60 parking bays for heavy vehicles plus two new buildings measuring collectively $\pm 2\,200\text{m}^2$ in extent; and
- 2.2 The exemption of servitudes over Erven 14992 and 411, Wellington in favour of Erf 13220, Wellington to facilitate the proposed land use.

2 EVALUATION

The 2025 Drakenstein Spatial Development Framework (SDF) is a high level spatial core component of the IDP, and secondly, it does not confer/give rights or take away land use rights but guides and informs decisions to be made by the municipality relating to land development.

In terms of the SDF, Erf 13220, Wellington is located outside the urban edge and annotated as 'Agriculture'. However, industrial land use rights have been approved on the property and the land has been transformed.

In lieu of the above, on page 53 of the 2025 SDF, it is *inter alia* stated that *the SDF is deemed to be a living document, which is under constant scrutiny, especially the Spatial Focus Area maps. Administrative discrepancies, including oversights or errors, might be picked up after the publication of the SDF. If deemed necessary, the Municipality will rectify these errors in subsequent SDF iterations.*



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054

www.drakenstein.gov.za

registry@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

3 RECOMMENDATION

In view of the above, the development proposal is supported from a spatial planning point of view as it complies with all relevant spatial planning policy.

W HENDRICKS
MANAGER: SPATIAL PLANNING



ANNEXURE J

Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: E. CYSTER)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	C WINTER
Collaborator number:	2252997
Reference number:	15/4/1(13220)W
Date:	17 MARCH 2026
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL AND EXEMPTION OF SERVITUDES: ERF 13220, WELLINGTON

Reference is made to the above-mentioned application for:

- Amendment of approval to facilitate a truck stop comprising of approximately 60 parking bays for heavy vehicles as well as two new buildings measuring 2200m² collectively; and
- Exemption of servitudes over Erf 14992 and Erf 411, Wellington respectively in favour of Erf 13220, Wellington.

It is noted that the subject property is located below the 1:50 and 1:100 year floodlines, with the proposed buildings and formalized parking bays located in this area. The area is flood prone during high rainfall events which were evident in 2023 and 2024. Although the proposed buildings will not take up permanent residency, the construction of the building structure as well as hardening of the parking bays within the floodline area should be discussed with the Department of Water and Sanitation to ascertain whether the proposal would require approval in terms of the National Water Act. Mr. Warren Dreyer (dreyerw@dws.gov.za) or Mr. Derril Daniels (DanielsD@dws.gov.za) can be contacted in this regard. Correspondence with this Department will be required at building plan approval stage.

Although the surrounding receiving environment does not appear to be noise sensitive, the Municipality reserves the right to request the applicant to conduct a Noise Impact Assessment in the event that credible noise complaints are received in future, during the operational phase of the development.

The onus remains on the applicant to ensure that the development proposal complies with all other possible legislation, including the National Environmental Management Act: EIA Regulations.

Cindy Winter
Digitally signed
by Cindy Winter
Date: 2026.03.17
10:07:55 +02'00'

C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT



ANNEXURE K

Memo

To:	LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION J MEYER	(EXT: x4836)
From:	HERITAGE SERVICES SUB-SECTION	
Enquiries:	CLIVE THEUNISSEN	(EXT: x4818)
Collaborator number:	2252997	
Reference number:	15/4/1 (13220)W	
Date:	26 MAY 2025	
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL AND EXEMPTION OF SERVITUDES, IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 13220, WELLINGTON	

RECEIVED APPLICATION ON 19 MAY 2025

1. PROPOSAL

The proposal entails the amendment of approval and exemption of servitudes on Erf 13220, Wellington, in order to develop a truck stop.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal falls outside any proposed Heritage Overlay Zone.

2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located outside of any Special Character Protected Area Overlay Zone or Scenic Route Overlay Zone.

3. CONCLUSION

The proposed amendment of approval and exemption of servitudes on Erf 13220, Wellington, in order to develop a truck stop, is supported, from a heritage point of view.

W HENDRICKS
MANAGER: SPATIAL PLANNING



Ref: DOI/CFS/RN/LU/REZ/SUB-10/603 (Application No: 2025-04-0088)

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7620

Attention: Mr E Cyster

Dear Sir

ERF 13220, WELLINGTON: MAIN ROAD 23: APPLICATION FOR AMENDMENT OF APPROVAL, AND EXEMPTION OF SERVITUDES

1. The following refer:
 - 1.1. The letter S50-112 dated 16 April 2025 7 from Messrs J-P le Roux; and
 - 1.2. Comment from the Drakenstein Municipality received on 5 September 2025.
2. The subject property is in Wellington and takes access off Main Road 23 (MR00023, Stokery Road).
3. This application if the following:
 - 3.1. Amendment of an approval to accommodate a truck stop for ± 60 heavy vehicles and two new buildings of $\pm 2200\text{m}^2$;
 - 3.2. Exemption of Servitudes over Erf 14992 and erf 411 in favour of Erf 13220, Wellington in terms of the Drakenstein by-law.
4. It is noted that the property has a previous approval for a truck yard for ± 260 vehicles and a workshop of $\pm 2800\text{m}^2$.
5. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014.

Yours Sincerely

DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 10 SEPTEMBER 2025

ENDORSEMENTS

1. The Municipal Manager
Drakenstein Municipality
Attention: Mr E Cyster (e-mail: earl.cyster@drakenstein.gov.za)
Email: customercare@drakenstein.gov.za
2. Consultant: P-J le Roux Planners
Attention: Mr P-J le Roux (e-mail: pj@pjlroux.co.za)
Paarl District Roads Engineer (e-mail: DRETechnical.Paarl@westerncape.gov.za)
3. Mr F Fakier (e-mail)
4. Mr D Fortuin (e-mail)



Western Cape Provincial Office

Private Bag X16, SANLAMHOF, 7532 / 157 Voortrekker Road, BELLVILLE, 7530

J. Roberts

0219416179

robertsj@dws.gov.za

REF: 16/2/7/G101/D4

PSP Consult
14 Piet Retief Street
WELLINGTON
7655

E-mail: jaco@pspconsult.co.za

ATTENTION: Jaco van Zyl

Dear Sir

RE: DEVELOPMENT OF TRUCK STOP BELOW 1:50 YEAR FLOOD LINE AND SEWER PUMPSTATION ABOVE FLOOD LINE, ERF 13220 WELLINGTON, DRAKENSTEIN LOCAL MUNICIPALITY

Your electronic communication dated 3 November 2025 and subsequent correspondence dated 15 January 2026, in above regard, refers.

Your application refers to obtaining the necessary approval for a revised application for the construction of a truck stop making provision for 60 trucks, the paved area, security wall and detention pond to be established below the 50-year flood line, and a much smaller building consisting of a small shop and bathrooms as well as the construction of a sewer pump station above the mentioned flood line (as referred to items 1 and 3 on the attached Memo received from Drakenstein Municipality, 15/4/1(13220)W(0852), dated 26 June 2025)

The Department has assessed the designs for the envisaged development on erf 13220, Wellington and risk abatement in protection of the property, private owned trucks and the Berg River as a water resource (potential risk of pollution), should the station be inundated in times of high magnitude flood events exceeding 1:50-return periods.

The Department is satisfied that the sewer pumpstation is designed in accordance to prescribe engineering practices and has a low risk of potential pollution to the nearest water resource.

Further note that the Department merely promotes the development of similar infrastructure (low density) outside the 1:50 flood lines. Following receipt on 15 January 2026 of the actual flooded zones exceeded in 2015, 2023, and 2024, the Department has considered the risk of flooding of applied development.

It may well be safe to argue that the property and applied development has a medium-low risk of flooding in high magnitude flood events, however still the Department exonerates itself from any flood returns, associated damage and/or claims should it however occur, naturally.

The final approvals reside with the local municipal authority.

Should there be any further queries or need for clarification, the Department remains available for engagement.

Yours sincerely,


PROVINCIAL HEAD: WESTERN CAPE

DATE: 27-01-2026



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

ANNEXURE M

Western Cape Provincial Office

Private Bag X16, SANLAMHOF, 7532 / 157 Voortrekker Road, BELLVILLE, 7530

J. Roberts

0219416179

robertsj@dws.gov.za

REF: 16/2/7/G101/D4

PSP Consult
14 Piet Retief Street
WELLINGTON
7655

E-mail: jaco@pspconsult.co.za

ATTENTION: Jaco van Zyl

Dear Sir

RE: DEVELOPMENT OF TRUCK STOP BELOW 1:50 YEAR FLOOD LINE AND SEWER PUMPSTATION ABOVE FLOOD LINE, ERF 13220 WELLINGTON, DRAKENSTEIN LOCAL MUNICIPALITY

Your electronic communication dated 3 November 2025 and subsequent correspondence dated 15 January 2026, in above regard, refers.

Your application refers to obtaining the necessary approval for a revised application for the construction of a truck stop making provision for 60 trucks, the paved area, security wall and detention pond to be established below the 50-year flood line, and a much smaller building consisting of a small shop and bathrooms as well as the construction of a sewer pump station above the mentioned flood line (as referred to items 1 and 3 on the attached Memo received from Drakenstein Municipality, 15/4/1(13220)W(0852), dated 26 June 2025)

The Department has assessed the designs for the envisaged development on erf 13220, Wellington and risk abatement in protection of the property, private owned trucks and the Berg River as a water resource (potential risk of pollution), should the station be inundated in times of high magnitude flood events exceeding 1:50-return periods.

The Department is satisfied that the sewer pumpstation is designed in accordance to prescribe engineering practices and has a low risk of potential pollution to the nearest water resource.

Further note that the Department merely promotes the development of similar infrastructure (low density) outside the 1:50 flood lines. Following receipt on 15 January 2026 of the actual flooded zones exceeded in 2015, 2023, and 2024, the Department has considered the risk of flooding of applied development.

It may well be safe to argue that the property and applied development has a medium-low risk of flooding in high magnitude flood events, however still the Department exonerates itself from any flood returns, associated damage and/or claims should it however occur, naturally.

The final approvals reside with the local municipal authority.

Should there be any further queries or need for clarification, the Department remains available for engagement.

Yours sincerely,


PROVINCIAL HEAD: WESTERN CAPE

DATE: 27-01-2026