



Enquiries: R Mowzer  
Contact number: 021-8074822  
Reference: 15/4/1 (33021) P  
Date: 22 May 2026

RM/HK

Jan Hanekom  
2 Cordier Street  
PAARL  
7646

Email: [jan@jhp.co.za](mailto:jan@jhp.co.za)

Sir

## APPLICATION FOR A CONSENT USE: ERF 33021 PAARL

I refer to your application, dated 9 December 2020, and have to inform you that the Drakenstein Municipal Planning Tribunal on 14 May 2026 resolved, that:

- 1." *The application submitted in terms of Section 15(2) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a consent use in order to legalise an existing church, known as Christian Revival Church, within a portion (Unit2) of the existing industrial building situated on Erf 33021 Paarl that will accommodate 450 congregants, as indicated on the Site Plan drawn by Adonic 12/04/2023, (See Annexure E), be refused in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.*
2. *The following be regarded as the reasons for the decision:*
  - 2.1 *The parking ratio used to calculate available or needed parking was incorrect;*
  - 2.2 *The department is of the opinion that there is not sufficient on-site parking, as congregants currently utilise the road shoulder of Jan van Riebeeck Drive;*
  - 2.3 *The fact that congregants park their vehicles on the road shoulder poses a significant accident risk and may expose the municipality to liability should an incident occur;*
  - 2.4 *This department disagrees with the assumption made that the industrial uses, both present and future, would not operate on Sundays, which the applicant uses as motivation for sufficient on-site parking;*

- 2.5 *It is highly unlikely that the church would operate exclusively on Sundays, as churches typically host activities and gatherings throughout the week;*
- 2.6 *The exiting of interlink trucks onto Jan van Riebeeck Drive at this location currently poses a significant traffic safety risk, with the potential to increase accidents and negatively impact traffic circulation and reticulation within the area;*
- 2.7 *Trucks being redirected to the eastern boundary to load and off load is a noise nuisance to the adjacent residents; and*
- 2.8 *No departure from the parking requirements were applied for”.*

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 authorized official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please also 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. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl, 7622 or on [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)

Yours faithfully



---

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

please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)