

Memo

To:	LAND USE PLANING AND SURVEYING J MEYER (EXT: x4836)
From:	HERITAGE RESOURCES SUB-SECTION
Enquiries:	CLIVE THEUNISSEN (EXT: x4818)
Collaborator number:	1821645
Date:	25 MAY 2022
Subject:	APPLICATION FOR REZONING AND PERMANENT DEPARTURES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: REMAINDER OF ERF 165, WELLINGTON

RECEIVED APPLICATION ON 03 MAY 2022

1. PROPOSAL

The proposal entails the rezoning and permanent departures, in order to establish three double storey duplex units and a garage building on Remainder of Erf 165, Wellington.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

The proposed development constitutes an alteration of a structure older than 60 years.

2.3 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.

2.4 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located inside of the proposed Bovlei Heritage Overlay Zone, which is noted as a proposed grade 2 heritage resource.

The survey notes that the Bovlei cultural landscape is potentially of national heritage significance and represents an outstanding record of the historical built environment within a rural context. The historical layering of the landscape represents a high level of authenticity with a unique and dense collection of well-preserved farm werfs and related structures.

Its natural scenic qualities are derived from its distinctive valley setting, the mountain backdrop of the Groenberg, Limietberg and Hawequa Mountains, undulating foot hills and riverine corridor.



DRAKENSTEIN

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Its natural scenic qualities are derived from its distinctive valley setting, the mountain backdrop of the Groenberg, Limietberg and Hawequa Mountains, undulating foot hills and riverine corridor.

Furthermore, the existing dwelling onsite is graded as a Grade 3C heritage resource and the context also represents a cluster of Grade 3 heritage resources.

3. CONCLUSION

In view of the above, the proposed rezoning and permanent departures, in order to establish three double storey duplex units and a garage building on the Remainder of Erf 165, Wellington is supported on condition that the building plans for the proposed development is circulated to Wellington Heritage and Aesthetics Committee for comment.

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MR. W HENDRICKS
MANAGER: SPATIAL PLANNING, HERITAGE AND GIS