



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054
www.drakenstein.gov.za
customer@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Riyaaz Mowzer
Contact number: (021) 807-4822
Reference: 15/4/1 (4739) W
Date: 24 October 2024

JA/RM

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

pj@pjlroux.co.za

Sir

APPLICATION FOR SUBDIVISION, REZONING, CONSENT USE AND PERMANENT DEPARTURE FROM THE LAND USE RESTRICTIONS: ERF 4739 WELLINGTON

Your above-mentioned application refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Subdivision** of Erf 4739 Wellington into two portions being Portion 1 ($\pm 1105\text{m}^2$) and Remainder Erf 4739 Wellington ($\pm 1750\text{m}^2$) in order to create two separate erven;
 - 1.2 **Rezoning** of Remainder Erf 4739 Wellington ($\pm 1750\text{m}^2$) from Conventional Housing Zone to Multi-Unit Housing Zone;
 - 1.3 **Consent use** in order to permit the use of a place of instruction and offices within the existing buildings on the property;
 - 1.4 **Permanent departure** from the following land use restrictions applicable to the Remainder Erf 4739 Wellington (Multi-Unit Housing Zone):
 - 1.4.1 Relaxation of the eastern common boundary building line from 5m to 0m in order to accommodate the existing residential dwelling;
 - 1.4.2 Relaxation of the common western boundary building line from 5m to 4m in order to accommodate the existing garage.

2. It is herewith certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on the site development plan drawn by PSP Consult dated 21 October 2024, **(Annexure C)**:
 - 2.1 A services servitude in favour of Portion 1 measuring $\pm 82\text{m}^2$ in extent; and
 - 2.2 A right of way servitude over Remainder Erf 4739 Wellington in favour of Portion 1
3. The approvals mentioned in Paragraph 1 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 3.1 Compliance with the following general conditions:
 - 3.1.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.1.2 Any amendments to the application are subject to the relevant approval;
 - 3.1.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.1.4 The subdivision take place largely in accordance with the subdivision plan drawn by PSP Consult dated 12 February 2024, **(Annexure B)**;
 - 3.1.5 The development take place largely in accordance with the site development plan drawn by PSP Consult dated 21 October 2024, **(Annexure C)**;
 - 3.1.6 Adherence to the conditions set out in the memorandums of the Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (4739) W (1240) dated 06 August 2024, **(Annexure H)**;
 - 3.1.7 Adherence to the conditions set out in the letter of the Drakenstein Municipality: Electro Technical Engineering Department referenced 8/2/5_4739 dated 05 May 2024, **(Annexure I)**;
 - 3.1.8 Adherence to the conditions set out in the letter memorandum of the Drakenstein Municipality: Heritage Sub-Section referenced 15/4/1(4739) W dated 03 May 2024, **(Annexure J)**;

- 3.1.9 The uses be limited to a place of instruction solely used for additional tutorial classes;
 - 3.1.10 The business operations be limited between 08:00-17:00;
- 3.2 Compliance with the following conditions before the transfer or simultaneously with the registration of Portion 1:
 - 3.2.1 All servitudes indicated on the site development plan drawn by PSP Consult dated 21 October 2024, (**Annexure C**), must be indicated on the surveyor general diagrams for both Portion 1 and the Remainder Erf 4739 as well as their respective title deeds;
 - 3.2.2 That proposed paved surface as indicated on the site development plan drawn by PSP Consult dated 21 October 2024, (**Annexure C**), be paved; and
 - 3.2.3 That it be indicated, in both respective title deeds of Remainder Erf 4739 and Portion 1, that the upkeep and maintenance of the right of way servitude be the responsibility of both respective registered property owners and the contribution thereof be 50% of each owner.
- 4. The following be regarded as the reasons for the decision:
 - 4.1 The application represents the densification of the existing urban area;
 - 4.2 The character of the immediate surrounding area is purely single residential, which makes the proposed development compatible with the surrounding area;
 - 4.3 The proposal does not introduce any foreign land uses to the area;
 - 4.4 The proposed building line departure will not have a significant impact on the surrounding property owners as the departures are for the existing buildings on the application property;
 - 4.5. The property is well located and easily accessible;
 - 4.6 The proposed development will contribute to a compact urban form and therefore represents “smart growth”;
 - 4.7 The proposed development is in line with the approach of the SDF to promote appropriate optimal use of land within the urban edge and is therefore consistent with the SDF;
 - 4.8 Little to no negative impacts to the natural environment is foreseen by this application;

- 4.9 The application will not have a significant impact on the visual character of the area;
- 4.10 All the concerns raised by the objector were sufficiently addressed by the applicant;
- 4.11 Sufficient on-site parking is provided;
- 4.12 The proposed activity is to operate only between normal business hours, which is 08:00-17:00;
- 4.13 All the relevant departments consented to the application, subject to certain conditions.

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 Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This provisional 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 **objectors** (if any), of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) **must** be used as reference.

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

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
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, and Henk Strijdom, henks@drakenstein.gov.za

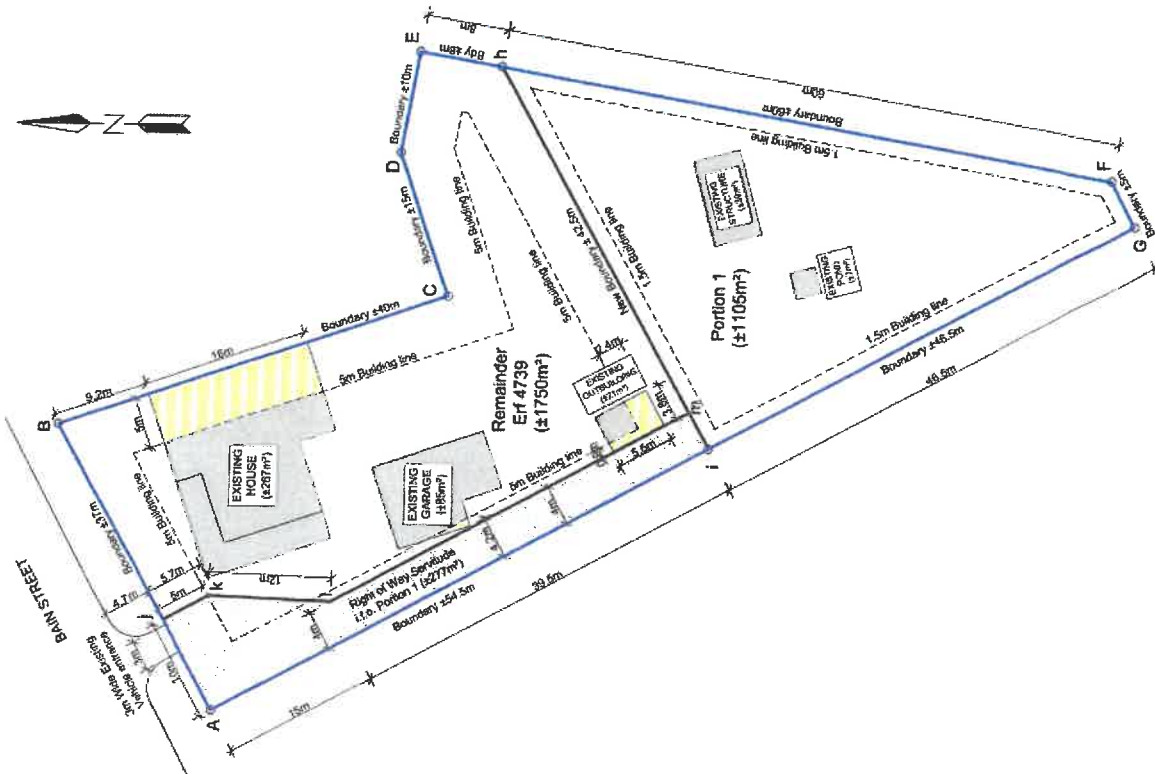
GENERAL NOTES

1. Proposed Zoning: Portion 1: Conventional Housing Zone
Remainder: Multi Unit Housing Zone
2. The figure A B C D E F G represents Erf 4739 Wellington
Area : ±2865 square meters in extent.
3. The line h i l represents the proposed subdivision line.
4. The line A j k l m i represents the proposed Right of Way
Servitude over Remainder L.f.o. Portion 1.
5. All dimensions and areas are provisional and are
subject to cadastral survey.
6. The figure A B C D E h i represents the proposed
Remainder (±1750m²).
7. The figure h F G i represents the proposed Portion 1
(±1105m²).

4m wide access servitude L.f.o. Portion 1
area (±277m²)

Proposed encroachments:

- Existing House (± 80m²)
- Existing Garage (± 2m²)
- Existing Outbuilding (± 12m²)



LEGEND



Houtstraat 262 Main Road
Port
Tel: 021-872 2459
p@pileau.co.za



Diemerfontein Wine & Country
Estates
Wellington
Tel: 021-020 4634
info@pspcor.co.za

PROJECT INFO

PROJECT TITLE	PSP REF: 240108
PROPOSED SUBDIVISION OF ERF 4739 WELLINGTON	CONTRACT NO.
EMPLOYER	EMPLOYER ADDRESS
LV. LEARNING CENTRE	

DRAWING INFO

DRAWING TITLE	DRW NO.
SUBDIVISION PLAN	240108-01

PROJECT PHASE

COUNCIL	TENDER	CONSTRUCTION	AS-BUILT
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

DRAWING APPROVAL (EMPLOYER)

SIGNATORY NAME

IN CAPACITY AS

DATE APPROVED:

SIGN :

INTERNAL APPROVAL

DWG APPROVAL	DESIGN APPROVAL	DATE COMPLETED
DRAWING BY: EO	DESIGNED BY: NZ	DESIGN: 2024-02-12
CHECKED BY: PILE ROWK	APPROVED BY: NZ	APPROVED: 2024-02-12
CHECKED BY: PILE ROWK	ECOA NR: 201370026	DRAWING: 2024-02-12
SIGN:	SIGN:	APPROVED: 2024-02-12

DRAWING REVISION LIST

NO	2024-02-12	ISSUED FOR DISCUSSION

LEGEND



Headstreet 252 Main Road
Paarl
Tel: 021-872 2499
pr@pileroux.co.za



Dimasfontein Wine & Country
Estate
Wellington
Tel: 021-020 1634
info@pspcorail.co.za

PROJECT INFO

PROJECT TITLE: PSP REF: 240108
PROPOSED SUBDIVISION OF
ERF 4739 WELLINGTON
EMPLOYER:
LV. LEARNING CENTRE

DRAWING INFO

DRAWING TITLE: DRW NO.
SUBDIVISION PLAN: 240108-01

PROJECT PHASE: SHEET: 1 of 2

DATE: 2024-02-12

REVIS: 00

SCALE: 1:500 (A3)

SIGNATURE

SIGNATORY NAME

IN CAPACITY AS

DATE APPROVED: SIGN:

INTERNAL APPROVAL

DWG APPROVAL	DESIGN APPROVAL	DATE COMPLETED
DRAWING BY: EO	DESIGNED BY: JZ	DESIGN: 2024-02-12
CHECKED BY: PILE ROUX	APPROVED BY: JZ	APPROV: 2024-02-12
CHECKED BY: PILE ROUX	ECSA NR: 201370028	DRAWN: 2024-02-12
SIGN:	SIGN:	APPROV: 2024-02-12

DRAWING REVISION LIST

NO	2024-02-12	ISSUED FOR DISCUSSION

GENERAL NOTES

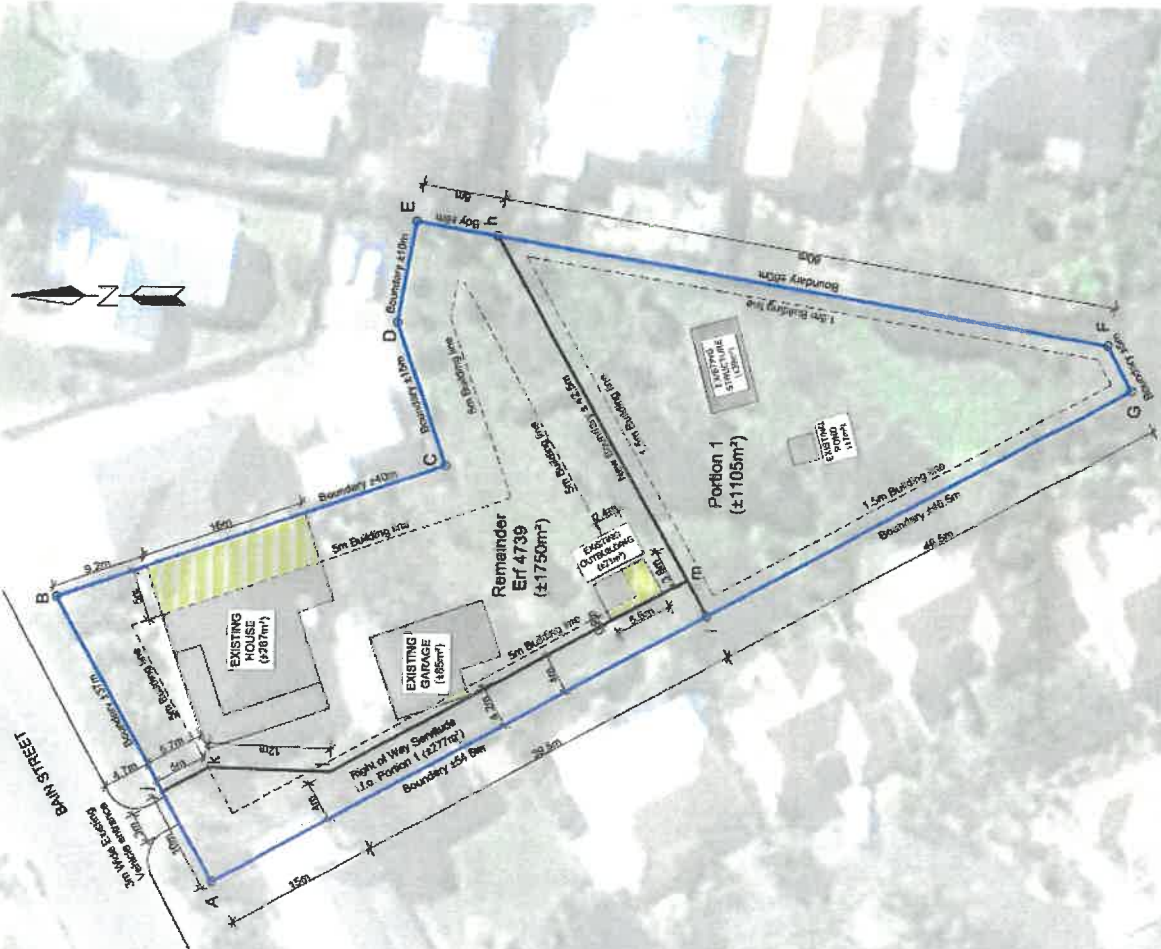
- Proposed Zoning: Portion 1: Conventional Housing Zone
Remainder: Multi Unit Housing Zone
- The figure A B C D E F G represents Erf 4739 Wellington
Area : ± 2855 square meters in extent.
- The line h i represents the proposed subdivision line.
- The line A j k l m represents the proposed Right of Way
Servitude over Remainder i.o. Portion 1.
- All dimensions and areas are provisional and are
subject to cadastral survey.
- The figure A B C D E h i represents the proposed
Remainder ($\pm 1750m^2$).
- The figure h F G i represents the proposed Portion 1
($\pm 1105m^2$).



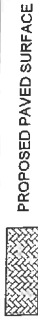
4m wide access servitude i.o. Portion 1
area ($\pm 277m^2$)

Proposed encroachments:

- Existing House ($\pm 80m^2$)
- Existing Garage ($\pm 2m^2$)
- Existing Outbuilding ($\pm 12m^2$)



LEGEND



PROPOSED PAVED SURFACE

PROPOSED TRAFFIC FLOW DIRECTION



P-J Le Roux
Professional Engineer
Registered Planner
Hofstad 262 Main Road
Paarl
Tel: 021-872 2499
pj@pleroux.co.za



PSP CONSULT
STRUCTURES | CIVIL | FIRE | CIVIL
Dierstemon Wine & Country
Estate
Wellington
Tel: 021-020 1634
info@pspsconsult.co.za

PROJECT INFO

PROJECT TITLE	PSP REF: 240108
PROPOSED SUBDIVISION OF	CONTRACT NO.
ERF 4739 WELLINGTON	
EMPLOYER	EMPLOYER ADDRESS
LV. LEARNING CENTRE	

DRAWING INFO

DRAWING TITLE	DRW NO.
SITE DEVELOPMENT PLAN	240108-02
PROJECT PHASE	SHEET: 1 of 1
COUNCIL TENDER CONSTRUCTION AS-BUILT	DATE: 2024-10-21
	REVS.: A
	SCALE: 1:250 (A3)
DRAWING APPROVAL (EMPLOYER)	SIGNATURE
SIGNATORY NAME:	
IN CAPACITY AS:	
DATE APPROVED:	SIGN:

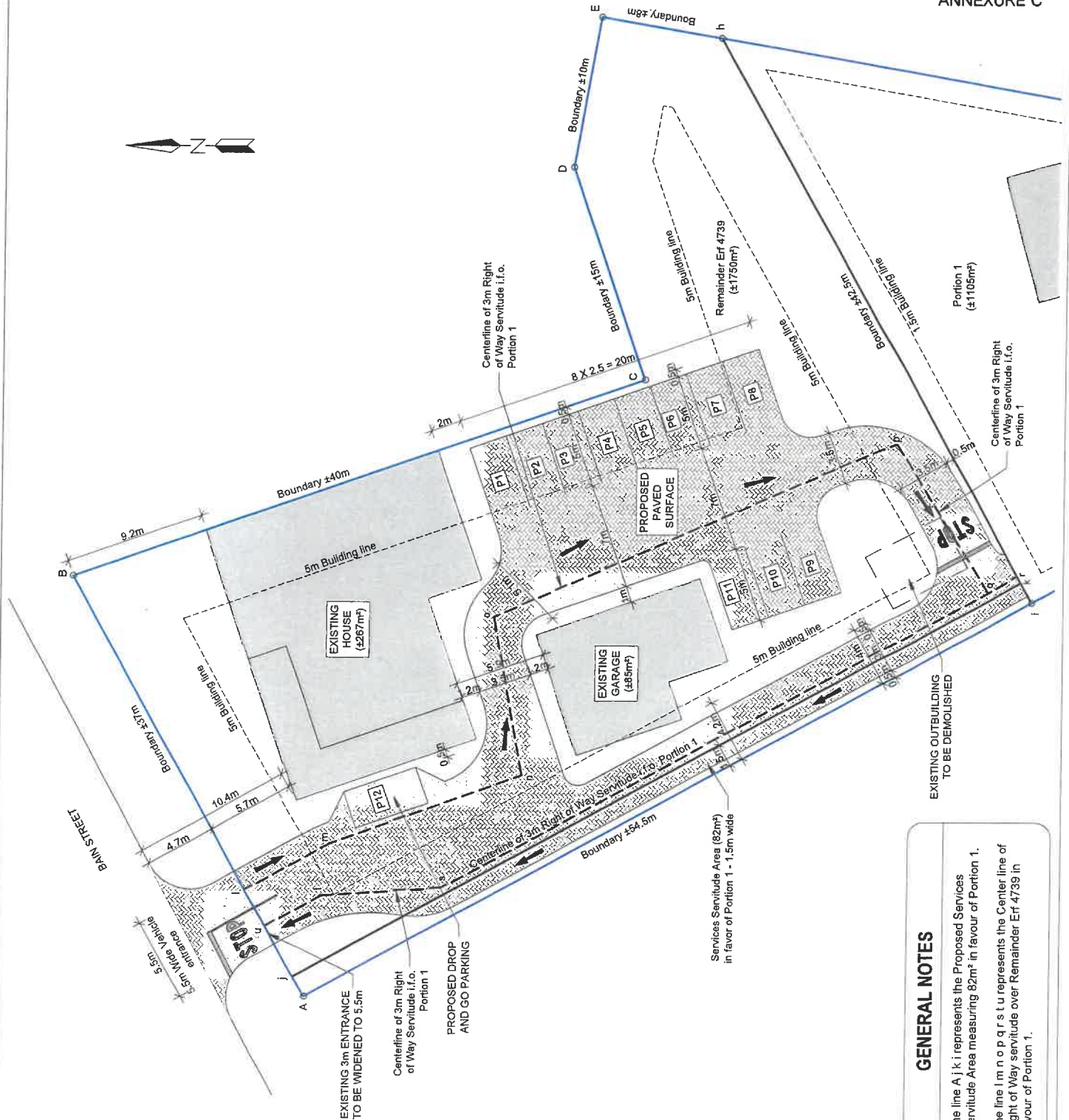
INTERNAL APPROVAL

DWG APPROVAL	DESIGN APPROVAL	DATE COMPLETED
DRAWING BY: EO	DESIGNED BY: JZ	DESIGN: 2024-10-21
CHECKED BY: P-J LE ROUX	APPROVED BY: JZ	APPROVD: 2024-10-21
SIGN:	ECOSA NR.: 201370026	DRAWN: 2024-10-21
	SIGN: [Signature]	APPROVD: 2024-10-21

DRAWING REVISION LIST

NO	DATE	ISSUED FOR DISCUSSION
00	2024-02-12	ISSUED FOR DISCUSSION
A	2024-10-21	REVISED DROP OFF PARKING & R.O.W. SERVITUDE

ANNEXURE C



GENERAL NOTES

- The line A | k | i represents the Proposed Services Servitude Area measuring 82m² in favour of Portion 1.
- The line l m n o p q r s t u represents the Center line of Right of Way servitude over Remainder Erf 4739 in favour of Portion 1.



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Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: J. MEYER)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2160152-2142150

Reference number: 15/4/1 (4739) W (1240)

Date: 06 August 2024

Subject: APPLICATION FOR SUBDIVISION, REZONING, CONSENT USE AND DEPARTURE – ERF 4739, 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 The department does not support parking No. 12, this parking must be omitted as the applicant has provided adequate parking; 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 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system; and
- 2.3 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 Portion 1 will be provided with a connection at actual cost, maximum connection of 20mm;
- 3.2 Portion 1 water connection must be installed one meter inside the erf boundary;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.2 Portion 1 must be provided with a separate wastewater connection;
- 4.3 The connection must be installed one meter inside the erf boundary
- 4.4 A connection manhole no deeper than 800mm must be constructed at the connection point at the applicants cost; and
- 4.5 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 and shall make its own arrangements with the occupants of erven for the removal of such household refuse; and
- 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.

6 DEVELOPMENT CHARGES

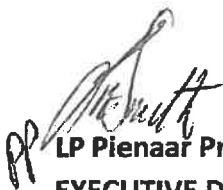
- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 301,460.00 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 6,159.0
- 6.1.2 Sewer = R 3,263.00
- 6.1.3 Roads = R 233,550.00
- 6.1.4 Stormwater = R 5,694.00
- 6.1.5 Solid Waste = R 13,474.00

7 GENERAL

- 7.1 *When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;*
- 7.2 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 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 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.7 The above conditions are to be complied with in stages.

- 7.7.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.7.2 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
- 7.7.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP Pienaar Pr Eng,

EXECUTIVE DIRECTOR: ENGINEERING SERVICES

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Erf 4739 Wellington - Application for Subdivision, Rezoning, Consent Use & Departure.docx

LP/bm

3rd Number of Development:

Physical Address:

Municipal Area:

Municipal Valuation of Property

Owner:

Owner ID No:

4739 :	4739 :
--------	--------

Bain Street **Wellington** **7646**

Paarl, Mbekwini, Wellington

R 2,500,000

LY Learning Centre

8312230201087

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c-ha)	Solid Waste (tonnes/week)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Single Residential stand area > 500m² (Med/ High Income)	erf	1	2855	1.20	0.80	0.11	0.05	1.50								

[illegible]

New

[illegible]

TOTAL

[illegible]

Application Processed by:

Baron Mogadime

Signature:

Date: _____

6-Aug-24

Payment Received (R)

Date Payment Received
Receipt Number

Description of
proposed land
use

					#REF!



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Paarl | Wellington | Gouda | Saron | Simondium

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records@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_4739
Date:	5 May 2024
Subject:	PROPOSED SUBDIVISION, REZONING, CONSENT USE AND DEPARTURE, ERF 4739, WELLINGTON

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. All electrical wireways must be removed as such that no cross feeds between erven is allowed. Each electrical installation shall remain thus part of the respective erf as supplied from the communal street boundary or point of supply.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design

division - Chief Engineering Technician), prior to provide the proposed subdivision of a supply from the communal street boudary.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R3 795.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202324\4739



Memo

To: LAND DEVELOPMENT MANAGEMENT DIVISION
J MEYER (EXT: x4836)

From: HERITAGE SERVICES SUB-SECTION

Enquiries: ZWELIBANZI G SHICEKA (EXT: x6337)

Collaborator No. 2142150

Reference number: 15/4/1(4739)W

Date: 3 MAY 2024

Subject: APPLICATION FOR SUBDIVISION, REZONING, CONSENT USE AND DEPARTURE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: ERF 4739, WELLINGTON

RECEIVED APPLICATION ON 25 APRIL 2024

1. PROPOSAL

The proposal entails the subdivision of Erf 4739, Wellington, into two portions, namely Portion 1 (measuring $\pm 1105\text{m}^2$ in extent) and Remainder of Erf 4739, Wellington (measuring $\pm 1750\text{m}^2$ in extent), rezoning of Portion 1 from Conventional Housing Zone to Multi Unit Housing Zone; consent use to allow a place of instruction and offices; and departure for an existing encroachment.

2. EVALUATION

2.1 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, Erf 4739, Wellington is located within the Special Character Protected Area Overlay Zone of Wellington and outside of any Scenic Route Overlay Zone.

2.2 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located within the proposed Wellington Heritage Overlay Zone. The structure on site is graded as a Grade 3B heritage resource in the Drakenstein Heritage Survey Report 2013.

3. CONCLUSION

In view of the above, the proposed subdivision of Erf 4739, Wellington, into two portions, namely Portion 1 (measuring $\pm 1105\text{m}^2$ in extent) and Remainder of Erf 4739, Wellington (measuring $\pm 1750\text{m}^2$ in extent), rezoning of Portion 1 from Conventional Housing Zone to Multi Unit Housing Zone; consent use to allow a place of instruction and offices; and departure for an from existing encroachment, is supported on condition that a section 34 application must be submitted for any alterations to buildings older than 60 years onsite.


W HENDRICKS
MANAGER: SPATIAL PLANNING