



Memo

To:	LAND USE PLANING AND SURVEYING H LOUW (EXT: x6227)
From:	HERITAGE RESOURCES SUB-SECTION
Enquiries:	ZWELIBANZI G SHICEKA (EXT: x6337)
Collaborator number:	2024629
Reference number:	15/4/1 (586)W
Date:	3 NOVEMBER 2023
Subject:	APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 13 OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: REMAINDER OF ERF 586, WELLINGTON

RECEIVED APPLICATION ON 17 OCTOBER 2023

1. PROPOSAL

The proposal entails the subdivision of Erf 586, Wellington into four portions, namely Portion A (measuring $\pm 623\text{m}^2$ in extent), Portion B (measuring $\pm 613\text{m}^2$ in extent), Portion C (measuring $\pm 609\text{m}^2$ in extent) and a Remainder (measuring $\pm 3095\text{m}^2$ in extent).

2. EVALUATION

2.1 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located within the Special Character Protected Area Overlay Zone of Wellington.

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. Furthermore, the dwelling on site is graded as a Grade 3B heritage resource Drakenstein Heritage Survey 2013.

3. CONCLUSION

In view of the above, the proposed subdivision of Erf 586, Wellington into four portions, namely Portion A (measuring $\pm 623\text{m}^2$ in extent), Portion B (measuring $\pm 613\text{m}^2$ in extent), Portion C (measuring $\pm 609\text{m}^2$ in extent) and a Remainder (measuring $\pm 3095\text{m}^2$ in extent), is supported, on condition that the perimeter trees are retained when the subdivided portions are developed.

W HENDRICKS
MANAGER: SPATIAL PLANNING