



**MEETING OF THE  
MUNICIPAL PLANNING TRIBUNAL  
(MPT)**

**A G E N D A**

**THIS MEETING HAS BEEN RESCHEDULED  
FOR 14:00**

<b>DATE:</b>	<b>26 JUNE 2025</b>
<b>VENUE:</b>	<b>TOWN PLANNING COMMITTEE ROOM</b>
<b>TIME:</b>	<b>10:00 14:00</b>

# OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT  
Civic Centre  
HERMANUS  
7200

19 June 2025

**TO : THE MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL**

**CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)**

**NOTICE IS HEREBY GIVEN** that the **Municipal Planning Tribunal (MPT)** will go into session in the Town Planning Committee Room, Hermanus on **Thursday, 26 June 2025 at 14:00** to consider the attached agenda.

**H JANSER (MS)**  
**CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL**

**Distribution:**

1. Ms H Janser (Chairperson)
2. Mr S Müller (Vice Chairperson)
3. Mr H Blignaut (Member)
4. Ms R Louw (Member)
5. Mr R Kuchar (Authorised Official)
6. Mr S van der Merwe (Senior Town Planner)
7. Ms H van der Stoep (Senior Town Planner)
8. P Roux (Town Planner)
9. H Olivier (Town Planner)
10. Secretariat

# MUNICIPAL PLANNING TRIBUNAL (MPT)

26 June 2025

## INDEX

<u>ITEM</u>		<u>PAGE NUMBER</u>
	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	
4.1	ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD	1
4.2	ERF 1944, 24 PUREN WAY, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS DAVID HELLIG AND ABRAHAMSE ON BEHALF OF EAM BUHR	63
4.3	ERF 434, 15 PEAK ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF DE TERBLANCHE & SE HOMAN	88
4.4	ERF 1446, SIFFIE CRESCENT, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, SUBDIVISION, ALLOCATION OF STREET NAMES AND ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION: WRAP PROJECT OFFICE ON BEHALF OF JP VAN GEMERT TESTAMENTARY TRUST	155
4.5	ERF 1177, 56 FULMAR STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND DEPARTURE: FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF IS FORTUIN	227

**1. OPENING**

**2. APPLICATIONS FOR LEAVE OF ABSENCE**

**3. CONFIRMATION OF MINUTES**

**3.1 Minutes of a Municipal Planning Tribunal Meeting held on 29 May 2025**

**4. ITEMS FOR CONSIDERATION**

**4.1 ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD**

Report attached

**4.2 ERF 1944, 24 PUREN WAY, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS DAVID HELLIG AND ABRAHAMSE ON BEHALF OF EAM BUHR**

Report attached

**4.3 ERF 434, 15 PEAK ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF DE TERBLANCHE & SE HOMAN**

Report attached

**4.4 ERF 1446, SIFFIE CRESCENT, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, SUBDIVISION, ALLOCATION OF STREET NAMES AND ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION: WRAP PROJECT OFFICE ON BEHALF OF JP VAN GEMERT TESTAMENTARY TRUST**

Report attached

**4.5 ERF 1177, 56 FULMAR STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND DEPARTURE: FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF IS FORTUIN**

Report attached

## 4.1

**ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT  
PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY)  
LTD**

**1771 (4584/2024)**

**P Roux**

**27 May 2025**

**(028) 313 8900**

**Hermanus Administration**

---

## **1. EXECUTIVE SUMMARY**

The application has been received on 29 January 2024 on Erf 1771, Stanford in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- ❖ **consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a bottle store on the premises; and
- ❖ **amendment of the site development plan** in terms of Section 16(2)(l) of the By-Law, to accommodate a bottle store and new shop on the property.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan (SDP) is attached as Annexure C.

## **2. DECISION AUTHORITY**

Municipal Planning Tribunal

## **3. BACKGROUND / SITE HISTORY**

Erf 1771, Stanford is zoned as Business Zone 2: General Business Bulk Zone 2 and is historically developed with two dwelling units, OK Minimarket and a fuel station. The property owner is seeking to extend its business activities on the property and requires applying for an amendment of the approved SDP to facilitate and locate the additional parking bays on site and to ensure that the land use parameters are complied with.

In addition to the amendment of the SDP the applicant has also applied for a consent use in order to allow for the operation of a bottle store on the property.

## **4. SUMMARY OF APPLICANT'S MOTIVATION**

- Erf 1771, Stanford, is zoned Business Zone 2: General Business Bulk Zone 2 and have been operating as a small grocery store (OK Minimarket) and service station for several years. The owners bought the property in 2023 with the intention to renovate the property and to increase the commercial value of the property by converting the two existing dwelling units into commercial spaces.
- The intent of the owners is to provide the residents of Stanford additional access to several services and new retail experiences. With the opportunity to providing more retail space the property owners are also intending to open a bottle store.
- To allow for the increase in commercial uses and to accommodate the liquor store on the property the following application is made:

- consent use for a bottle store in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
  - amendment of the SDP to accommodate a bottle store and new shops on in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- The increase in population over the past few years will lead to an increase in the need for commercial facilities. Due to the economic challenges more and more people will seek to do their shopping, therefore, leading to residents opting to support local businesses.
  - The application for a consent use (to accommodate a bottle store) and the amendment of the SDP (to accommodate the proposed shops and bottle store) are related as the entire property will be focussed on commercial activities.
  - As previously mentioned, the proposed bottle store will be one of several businesses on the subject property. These businesses include:
    - Caltex Service Station;
    - existing OK Minimarket;
    - proposed bottle store;
    - four new proposed shops open for other business opportunities, and
    - a new coffee shop.
  - According to the OMLUS a “bottle store” is defined as:  
*“...an establishment where the main purpose is the retail sale of alcoholic beverages for off-site consumption.”*
  - A bottle store can be applied for as a consent use from the local municipality under the current zoning. No person will be allowed to drink the liquor on site and security measures will be in place.
  - The local architects appointed have to ensure that the new and renovated structures are considered in terms of heritage and the nature of the area.
  - Access to the proposed shops and bottle store will be obtained from Queen Victoria Street. The existing access to the Caltex Service Station and OK Minimarket will remain untouched. Twenty-eight (28) parking bays will be provided; two of which are parking for the disabled.
    - 15 parking bays were historically approved; and
    - 13 additional parking bays are being proposed to accommodate the proposed extensions.
  - No additional services will be required.
  - There is sufficient access and parking being provided, including a loading bay.
  - One of the shareholders resides in Stanford, which allows for a more personal approach to business and how the business is managed.
  - The proposal is aligned with the spatial planning policies and framework of the municipality.

## 5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices	Yes	07 June 2024	12 July 2024
Internal Departments	Yes	07 June 2024	12 July 2024
Ward councillor	Yes	07 June 2024	12 July 2024
Total comments	<b>Eight (8) objections and one (1) letter of support were received</b>		

Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?	<b>Yes</b>
Was the application processed correctly (if no, elaborate below):	<b>Yes</b>
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)	<b>Yes</b>

## 6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

<b>Name</b>	<b>Date received</b>	<b>Summary of comments.</b>
Building Control	07/06/2024	No objection. The building plan application must comply with all applicable law.
Tourism	10/06/2024	This application is an extensive consent use request for a number of activities. Stanford requires a bigger groceries supply store.
Local Heritage	13/06/2024	Supported.
Fire Services	14/06/2024	Attached as Annexure F.
Traffic	20/06/2024	Noted. Will assist when needed.
District Health	28/06/2024	Attached as Annexure G.
Department of Transport and Public Works	11/07/2024	No objection.
Overstrand Environmental Management	12/07/2024	No objection.
Engineering Services	06/08/2024	Attached as Annexure H.

## 7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION.

### OBJECTION/CONCERN POINT 1

**Concern is raised regarding another bottle store opening due to the existing demand being met by the two bottle stores in Stanford which already has a small client base.**

### **Response from applicant**

Introducing another bottle store can enhance competition, which is beneficial for consumers. Increased competition often leads to better pricing, improved service quality, and a wider selection of products. While there are already existing bottle stores in the village, additional options can provide more variety and convenience for residents and visitors.

Moreover, the current establishments may not fully meet all the diverse preferences and needs of the community. The new bottle store could potentially offer a different range of products or a unique shopping experience, benefiting both local residents and tourists.

It's also worth noting that competition can drive innovation and improvement among existing businesses, encouraging them to enhance their offerings and services.

Overall, while there are already bottle stores and restaurants in the village, the introduction of another store is likely to bring positive changes and should be seen as an opportunity rather than a concern.

### **Response from town planner**

The concern of the objector's is noted, from a business and economic view the risk will be to the property owner to open a business where there are competition with similar businesses and opportunities.

It should be noted that the SDP was revised in order to comply with the parking requirements and comment received from the Development Control Section, the coffee shop and other shops on at the rear of the property will not be developed and the proposed liquor store will be moved to the rear of the property.

### **OBJECTION/CONCERN POINT 2**

**There are already 3 coffee shops - Stanford Cafe, Ou Meul and Wiesenhof within 80m at the beginning of the village.**

### **Response from applicant**

The introduction of another coffee shop is intended to provide additional choice and convenience for both residents and visitors. Increased competition in the coffee shop sector can lead to enhanced service and varied options for consumers.

Market dynamics will determine the success of businesses. The proposed redevelopment aims to diversify the retail environment, offering more options without necessarily impacting the viability of existing establishments. A diverse retail combination can coexist and serve the community effectively.

The viability of new businesses depends on their ability to meet market demands and operate efficiently. The proposed redevelopment is based on comprehensive market research and strategic planning, aiming to contribute positively to the village's economic landscape.

The proposed development has also been designed to align with the village's current needs and future growth. The addition of a bottle store and smaller shops is intended to complement existing retail offerings rather than replace them.

The additional need for a full-service supermarket is acknowledged. The current proposal of the property focuses on enhancing retail diversity and convenience. There is already a convenience shop on the property.

**Response from town planner**

The concern of the objector's is noted, from a business and economic view the risk will be to the property owner to open a business where there are competition with similar businesses and opportunities. The use of the coffee shop itself is a primary right in terms of the land use scheme and therefore does not require additional consideration from the municipality. As stated earlier it should be noted that the SDP was revised in order to comply with the parking requirements and comment received from the Development Control Section, the coffee shop and other shops on at the rear of the property will not be developed and the proposed liquor store will be moved to the rear of the property.

**OBJECTION/CONCERN POINT 3**

**The actual entrance of the village is already a very busy area with an extremely popular coffee shop directly opposite OK premises and a well patronised petrol station actually on the premises. This creates a traffic nightmare on many occasions especially at the weekends. Parking is extremely limited, and when there is a delivery by articulated vehicle some of these parking spaces are negated. Imagine how it will be when the building is expanded and the articulated vehicle blocks the entrance to the village. The bottle store is not the type of business one wants welcoming visitors (upon whom we depend for income) to be greeted with as they enter a heritage village.**

**Response from applicant**

While past business developments and some businesses have failed to meet the expectations of the Stanford Community, it's important to note that the proposed redevelopment of the property will be operated differently from previous situations.

The owner has taken into consideration the village aesthetics and has involved a local architect who is embedded in the Stanford community and understands the significance of the property. The proposed changes are being carefully planned to ensure they enhance, rather than detract from, the unique charm of the village.

The redevelopment aims to create a space that is not only commercially viable but also harmonious with the existing environment. The new design will include elements that preserve the village's character, making it an attractive destination for both residents and visitors.

**Family-friendly environment**

It is acknowledged that Stanford is a family-friendly area where children play outside, and residents enjoy a peaceful environment. The objector did not provide clear reasoning as to why the bottle store would impact these specific elements of Stanford. Additionally, the property is located in the business node of Stanford, where business activity is intended to be concentrated.

### Controlled change

Change is inevitable, and we are of opinion that the redevelopment of the property and the inclusion can be managed in a way that maintains the village's essence. This was done by involving local stakeholders in the design process of the property by having meetings with the Stanford Heritage Committee. In addition, this additional use is proposed to create job opportunities for locals and ensuring that any new business aligns with the village's aesthetic and cultural values.

### Maintaining the village's unique appeal

It is agreed that Stanford should not become another Gansbaai or Hermanus but should retain its unique, attractive village character. It is however not identified how the consent use is expected to affect the village's unique appeal. The redevelopment plan includes architectural elements that will enhance the overall appeal and potentially attracting more tourists.

### Regarding the parking the applicant provided the following response

The application has been circulated to both internal- and external departments. Any traffic-related comments received will be addressed. Additionally, a pre-submission meeting with the Overstrand Municipality Engineering Department was held to discuss the parking and proposed access points.

It is important to note that the owners of other properties cannot be held responsible for the mismanagement of parking concerns related to those properties. The Ou Meul restaurant needs to address its own parking issues.

Furthermore, all parking will be accommodated on-site. Additionally, a loading zone has been incorporated into the property design to ensure that delivery vehicles for the shops have a designated space.

### **Response from town planner**

Due to the concerns regarding the traffic and parking issues the application was recirculated to the Engineering Department for comment. The following comment was received:

The Development Control section doesn't support the proposed SDP layout due to the following reasons:

- The applicant needs to address the concerns raised during the public participation process. Feedback and complaints regarding the additional traffic, new entrances and parking need to be addressed.
- The planned liquor store will bring a new dynamic to the parking and access arrangements. Trips will be shorter and more frequent. The operating hours differs from a normal shop.

The following changes are suggested:

- i. that the bottle store and coffee shop be incorporated into the supermarket building position along Daneel Street;
- ii. that the existing dwelling house and carport be demolished;
- iii. that only one access/egress along Queen Victoria Street be permitted with a stacking distance of 6m;

- iv. that parking bays numbered 1-20, 24 and 28 be removed; and
- v. that a two-way parking area be indicated at the rear of the property (north-western portion of the property).

The comments received by the Engineering Department indicated limiting factors which negatively impact on the usability of the parking proposed; further the access to the Queen Victoria Street was carefully considered and discussed with the applicant.

Due to the comments and concerns received the applicant selected to revise the site development plan.

It is noted that the area is in need of redevelopment and maintenance and capital investment. The redevelopment must be considered carefully in order to mitigate further and current parking and traffic related issues.

Noting the above statements and concerns, the site development plan was revised and the outbuilding (the liquor store), will be demolished and the liquor store will be moved to the rear of the property. This allows for a more optimised footprint, while freeing much needed space for efficient parking spaces.

#### **OBJECTION/CONCERN POINT 4**

**Critique was provided on the proposed layout of the site plan.**

#### **Response from applicant**

Regarding the visibility of the new shops, efforts will be made to enhance their prominence through effective signage and strategic placement to attract passing trade and ensure accessibility.

The additional commercial space being created, while limited, has been carefully planned to create a functional retail environment in the existing structures. The layout aims to maximise the use of the available space to offer a convenient shopping experience.

The site plan is designed to meet parking requirements as set out by the Overstrand Municipality. It is important to remember Stanford is improved with wide sidewalks that will still be present after the redevelopment has taken place.

The single entrance to the “mini-mart” has been considered and can still be accessed on foot through the parking area on the property. The development aims to integrate effectively with the existing layout and address the community’s needs.

#### **Response from town planner**

The SDP was done in such a manner that the rear space of the property will also be effectively used and accessed by the public. What is of concern is the parking being proposed at the rear of the property and the narrow road (isle) width which is insufficient to allow two-way movement. Due to the comment from the Engineering Department the SDP was revised in order to allow for more adequate parking solution.

The reasons for the revised layout are as follows:

- The subject property is situated on the corner of Queen Victoria Street and Daneel Street and is also located in close proximity to the R43. It is motivated that the site have two access points along Queen Victoria Street which may cause major traffic implications due to the site's close proximity to the entrance of the Stanford Neighbourhood. To minimise the risk of the traffic impact only one access point will be developed on Victoria Street.
- The revised parking layout is more practical and allow for a two-way trafficable to the rear of the property.
- The structures which will be removed will no longer hamper the access to parking or limit the availability of parking.
- The revised gross leasable area is lower in order to comply with the parking requirement and parking ratios.

The proposal is therefore supported in principle subject to the demolition of the existing dwelling and garage to the rear of the property.

#### **OBJECTION/CONCERN POINT 5**

**The following businesses are not desirable 'Adult entertainment', a crematorium is an unhygienic building across from Ou Meul which is a popular coffee shop, warehouses, and various such service shops as these will adversely affect the village and surrounding areas including residential with noise pollution including the popular Ou Meul restaurant and Stanford as a mainly tourist destination.**

#### **Response from applicant**

There is no application submitted for adult entertainment shops, crematoriums or warehouses on the property. These are all consent uses that may be applied for which is not the case in this application.

#### **Response from town planner**

The comment by the applicant is noted and agreed with. The objection is referring to uses which are not mentioned in the application.

#### **OBJECTION/CONCERN POINT 6**

**Introducing a bottle store and making the OK building bigger would significantly disrupt the tranquillity and safety of our neighbourhood. The presence of a bottle store could lead to higher levels of littering and vandalism, detracting from the clean and well-maintained appearance of our streets and the entrance to our village. Increased noise, and the potential for antisocial behaviour are serious concerns that would negatively impact our quality of life.**

#### **Response from applicant**

The operators will be required to manage the bottle store in terms of the Western Cape Liquor Act, (Act no 4 of 2008). There are specific conditions that ensure a place that sells liquor does not become a nuisance or have an impact on the cleanliness.

No liquor will be consumed on site and the owners will be regulated by the Western Cape Liquor Act, (Act no 4 of 2008) on who may purchase liquor. It is important to note that conditions such as the following are standard inclusions in the approved liquor licence:

- *“No liquor may be sold to persons who are drunk and/or disorderly.”*
- *“No person who is drunk and/or disorderly may be allowed to stay on the licensed premises.”*
- *“The licensee and/or the manager must at all times ensure that the activities and business conducted on the premises do not cause any nuisance or disturbance to other, including but not limited to neighbours, residents, other occupiers of building in the area and passers-by.”*
- *“The licensee/appointed manager shall not allow for the sale of liquor to patrons in containers which are not sealed. Liquor may only be sold in a property sealed container, bearing the seal or label of a registered manufacturer or licensed micro-manufacturer. All containers with liquor must be sealed when sold and remain sealed when leaving the premises.”*

The comments that the bottle store will increase vagrants are not based on any factual statements, no proof is being provided and these are mere opinions.

It is also important that the owners will also be negatively affected if the area has an increase in vagrancy, it will be their responsibility and, in their interest, to address any issues that arise on the private property. This includes the assistance of the SAPS and privately contracted security companies.

The ATM placement was carefully chosen to ensure it is not in a secluded area, thereby making users feel safer. The location is designed to be visible and accessible, which generally discourages any potential opportunistic behaviour.

### **Response from town planner**

The site is ideally situated within the commercial corridor of Stanford. The commercial corridor is one of a select few locations where businesses (including the proposed bottle store) can be located in Stanford, without it impacting negatively on the community.

The development of a bottle store in a standalone building is not conducive to the area specifically with reference to the possible increase in vagrants, security issues and loitering. However, if the existing dwelling house and carport (which is proposed to be converted into the bottle store) is demolished, the bottle store could then be incorporated into the supermarket building which will result in an open parking area to the rear of the property reducing the cover for vagrants who seek shelter. This was considered by the applicant who revised the SDP and the liquor store will be incorporated into the main building.

The applicant has indicated that security will be present to ensure that safety and security is maintained. In addition it is to the best interest of property owners to ensure that that property is kept tidy and neat in order to attract and retain customers. Furthermore, investment into the business site is welcomed.

Due to the increase in commercial GLA and the fact that there will be no residential component on the property, the business on the property is classified as a shopping centre and the parking ratio for shopping centre on a Business Zone 2: General Business Bulk Zone 2 is 6 bays per 100m<sup>2</sup> GLA. In contrast, the Stanford area is subject to a Heritage Protection Overlay Zone which makes provision for a minimum parking ratio of 4 bays per 100m<sup>2</sup> GLA. This relaxed parking ratio applies to the commercial zone where such streetscapes are considered to have heritage significance such as Queen Victoria Street, which the subject property is located along.

The Overlay Zone further stipulates that it encourages commercial zones to avoid excessive parking areas which fragment the streetscape. The Overlay Zone further stipulates that the parking areas are to be located to the rear of buildings where possible to avoid gaps in building frontages, particularly in commercial areas. It should be noted that the HPOZ is to protect the character of the area however the proposal will allow the property owner to increase the GLA and attract a larger cliental, the business on the property therefore changes to a shopping centre and requires the adequate amount of parking bays. The location of the site is still noted and due to the limitation on the site with regards to location of the existing shop it is proposed that the parking ratio be determined at 5 parking bays per 100m<sup>2</sup> GLA instead of 6 parking bays per 100m<sup>2</sup> GLA. The revised which allows for parking to the rear of the property (and with the demolition of the existing dwelling and carport to accommodate parking to the rear of the shopping centre building) is therefore considered to be aligned with the planning provisions in the Heritage Protection Overlay Zone.

#### **OBJECTION/CONCERN POINT 7**

**SA Alcohol Policy Alliance South Africa (SAAPA) has submitted a request no to allow liquor stores on the properties where fuel stations are located. The Liquor Amendment Bill of 2016 also specifically outlaws the granting of liquor licences to such premises.**

#### **Response from applicant**

The reference to petrol stations in the Liquor Amendment Bill pertains to the granting of licenses under the National Liquor Act for the manufacture or distribution of liquor.

This provision does not relate to licenses for the sale of liquor to the public, as the Constitution stipulates that the sale of liquor to the public is a provincial competence regulated by provincial Liquor Acts. This has been confirmed by the Constitutional Court.

When the Western Cape Liquor Act came into operation, it contained a provision that prevented the Liquor Licensing Tribunal from granting a license for a business on the same property as a petrol station. However, when the Western Cape Liquor Act was amended in 2017, this restriction was repealed, making it possible to apply for a liquor license on the same property as a petrol station.

We are not aware of any statistics that show liquor sales from these outlets contribute significantly to drunk and irresponsible driving. Common sense suggests that it is far more likely for a person consuming liquor at a restaurant or bar to drive under the influence than for someone who stops at a convenience store or bottle store at a service station to buy liquor to enjoy with a meal, as they would do when purchasing food from a supermarket.

**Response from town planner**

The response by the applicant is noted and agreed with.

**OBJECTION/CONCERN POINT 8**

**The neighbouring property owner also submitted complaints regarding water runoff and the amount of water on their property.**

**Response from applicant**

Majority of the structures are proposed to be renovated. Part of the existing structure is also proposed to be removed to adhere to the building lines. Stormwater management systems will be installed including gutters etc.

As majority of the area is being proposed to be paved it is proposed to utilise this opportunity to slope the area away from the objectors' property and onto the road, away from either property.

**Response from town planner**

A storm management plan can be provided should the applicant be approved to ensure that storm water is channelled correctly.

**8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS**

See Paragraph 7 above.

A letter of support was also provided by a neighbour which is summarised below:

*"Support is also provided for the proposal as any improvement on the corner of Daneel- and Queen Victoria Streets will make a huge difference to the entrance of the village. It currently is not desirable as it is.*

*A bottle store on site I do not think will cause vagrancy as the bottle store in Stanford south is easier access. A classy wine store like OK Gateway and OK Voëlklip would maybe be a better option.*

*Changes made to the structures could also try to add to the 'look' of the village even though it doesn't fall under heritage, it would just make the village all that more appealing and attract more tourists.*

*Parking is a problem however the school and Ou Meul also contribute to that, so perhaps that could be addressed more effectively across the board."*

**9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)**

See Paragraph 7 above.

**Internal Departments**

No objections.

## 10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

### 10.1 Background

N/A

### 10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

#### Spatial Justice

The additional businesses will allow the employment from the local community and any qualifying person will be able to apply for a position.

#### Spatial sustainability

The application is considered spatially sustainable as the existing property will be optimally utilised while allowing a greater degree of access for the public.

#### Efficiency

The proposed developments will be in line with the existing uses on the property and will make use of areas which do not contain endangered plant species or cultivated areas.

#### Spatial Resilience

The application will ensure that the existing resource (land) is more efficiently used in line with the Overstrand Municipality's forward planning documents.

#### Good administration

Good procedure was followed and with a good public participation process.

### 10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

### 10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The subject property is situated in the commercial corridor of Stanford as identified in the Overstrand Municipality's SDF and spatial policies and is therefore consistent with the Municipality's spatial vision.

### 10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

### 10.6 Impact on Municipal engineering services

No municipal services are provided.

**10.7 Outcomes of investigations/applications i.t.o other legislation**

Refer to Section 7 of this report.

**10.8 Existing and proposed zoning comparisons and considerations**

Erf 1771, Stanford is zoned as Business Zone 2: General Business Bulk Zone 2. The application at hand is for an amendment of a SDP and a consent use, no change in zoning is proposed.

**11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS**

N/A

**12. THE DESIRABILITY OF THE PROPOSAL**

The subject property is located inside of the urban edge of Stanford and on the corner of the main road named Queen Victoria and Daneel Street. Queen Victoria Street is the main economic corridor for the historic section of Stanford. Various other businesses are therefore also located on the street. The zoning of the property dates prior to 2000 when it was two separate erven which was later consolidated.

The property is currently developed with the following uses:

- Caltex Service Station,
- OK Minimarket
- Office for the service station; and
- Two dwelling units.

The current property owner is seeking to enlarge the footprint of the commercial units to provide a wider range of shops and services to the local community and can therefore be classified as a shopping centre under General Business Zone 2. It was therefore proposed that the two dwelling units be renovated to accommodate new proposed commercial units which may include various shops, coffee shop and a bottle store. To facilitate the proposed changes requires the amendment/approval of the SDP to ensure that the land use parameters are adhered to.

The proposed SDP indicated the placement of the new shops while changing the carport structure into a coffee shop and the existing dwelling will be changed into a liquor store. The renovations also will be beneficial to the existing OK Minimarket as the floor area of the store will be increased which will allow for additional storage space.

Concerns raised in the objections regarding flooding, is noted. Should the application be approved a storm water plan can be stipulated as a condition in order to ensure that rainwater on the property is correctly managed.

The renovation of the site is beneficial to the community of Stanford as the site requires maintenance and to be updated in order to be brought up to standards and in line with the character of the area. The maintenance work will require additional capital which the property owner can recoup by the new shops provided. In addition to the benefit of upgrading the appearance and maintenance work the additional commercial spaces will also provide more retail options to the community without the need to redevelop a residential zoned property.

The property is perfectly located situated within the existing commercial corridor of Stanford as identified in the Overstrand Municipality's SDF and spatial policies to allow for the property to be further developed for commercial use.

In addition to the amendment/approval of the SDP the property owner has also requested to consent to allow a bottle store on the property. Prior to the consideration of the bottle store the parking and property access must be considered.

Although the application was discussed with the engineering department before the application was submitted, additional input from the engineering department was requested during the evaluation phase of the application due to the comments and concerns received from the affected and interested parties. It is clear that there were shortcomings in the design and proposed development of the parking and careful consideration must be shown regarding the accessibility of the site from Queen Victoria Street. This is due to the new and enlarged commercial facilities which will generate more trips and have a greater impact on the use of the road.

In addition to this after reviewing the proposed site development plan, it was discovered that there was an oversight in the calculation of the proposed new gross leasable area (GLA) for the commercial expansion within the OK. The GLA was then re-calculated and equated to 598,56m<sup>2</sup> and the applicant was informed of the oversight during a meeting held on 12 February 2025. The applicant confirmed that the re-calculation done by the Town & Spatial Planning Department was correct.

Due to the increase in commercial GLA and the fact that there will be no residential component on the property, the business on the property is classified as a shopping centre and the parking ratio for shopping centre on a Business Zone 2: General Business Bulk Zone 2 is 6 bays per 100m<sup>2</sup> GLA. In contrast, the Stanford area is subject to a Heritage Protection Overlay Zone which makes provision for a minimum parking ratio of 4 bays per 100m<sup>2</sup> GLA. This relaxed parking ratio applies to the commercial zone where such streetscapes are considered to have heritage significance such as Queen Victoria Street, which the subject property is located along.

The Overlay Zone further stipulates that it encourages commercial zones to avoid excessive parking areas which fragment the streetscape. The Overlay Zone further stipulates that the parking areas are to be located to the rear of buildings where possible to avoid gaps in building frontages, particularly in commercial areas. It should be noted that the HPOZ is to protect the character of the area however, the proposal will allow the property owner to increase the GLA and attract a larger clientele. The business on the property therefore changes to a shopping centre and requires the adequate amount of parking bays. The location and history of the site is still noted and due to the limitation on the site with regards to location of the existing shop it is proposed that the parking ratio be determined at 5 parking bays per 100m<sup>2</sup> GLA instead of 6 parking bays per 100m<sup>2</sup> GLA, which means the requirement for the GLA of 730,75m<sup>2</sup> equates to the provision of (37) parking bays. The revised site development plan meets this requirement which allows for parking 39 parking bays. Concern is held over parking bay 28 and 29 which will hamper access and manoeuvrability of parking bay 32; it is therefore recommended that parking bay 28 and 29 be removed.

In order to address the shortcomings as discussed in the comments section and to allow for sufficient parking the applicant has provided a revised layout, the revised layout is supported due to the following:

- The subject property is situated on the corner of Queen Victoria Street and Daneel Street and is also located in close proximity to the R43. It is motivated that the site has two access points along Queen Victoria Street which may cause major traffic implications due to the site's close proximity to the entrance of the Stanford Neighbourhood. To minimise the risk of the traffic impact only one access point will be developed on Victoria Street.
- The revised parking layout is more practical and allow for a two-way trafficable to the rear of the property.
- The structures which will be removed will no longer hamper the access to parking or limit the availability of parking.
- The revised gross leasable area is lower in order to comply with the parking requirement and parking ratios.
- The parking provision to the rear of the property is therefore considered to be aligned with the planning provisions in the Heritage Protection Overlay Zone.

Considering the above, the revised site development plan is supported and considered desirable.

### 13. RECOMMENDATION

1. that the objections be noted;
2. that the application for **consent use** in terms of Section 16(2)(o) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) on Erf 1771, Stanford, to accommodate a bottle store on the premises, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for **amendment of the site development plan** in terms of Section 16(2)(l) of the By-Law, to accommodate a bottle store and new shop on the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the recommendation under paragraphs 2. to 5. is subject to the following conditions:
  - (a) that application is approval as indicated on the revised Site Development Plan Option D, dated 19/05/2025;
  - (b) that parking bay 28 and 29 be removed from the revised Site Development Plan and that bollards are placed on Queen Victoria Street to limit the access and egress point;
  - (c) that a stormwater management plan be submitted indicating the channelling of the storm water correctly;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
  - (e) that all the conditions in the Services Report to be adhered to;
  - (f) that all the conditions in the from the Overberg District Health Department be adhered to;

- (g) that the selling of liquor on the property will be subject to the owner obtaining the necessary Liquor License;
  - (h) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (i) that only signage that complies with the Municipal By-Law on Signage (and the Signage Policy applicable) may be displayed on the premises;
  - (j) that all other development parameters as prescribed in the relevant Zoning Scheme;
  - (k) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
5. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

#### 14. REASONS FOR RECOMMENDATION

- ❖ Queen Victoria is situated on the main road into Stanford and carries the majority of traffic. The proposed development of the parking and the accessibility of the site from Queen Victoria Street must be carefully considered. This is due to the new and enlarged commercial facilities which will generate more trips and have a greater impact on the use of the road.
- ❖ Comments received are noted which highlights the concerns and issues currently faced with the parking, the comments were taken into consideration, and the applicant revised the layout of the proposed development.
- ❖ The proposed shops and coffee shop will not be developed which decreases the required amount of parking bays and the number of trips generated.
- ❖ The demolition of the existing dwelling house and carport located on the north-western portion of the property, will allow for adequate vehicular manoeuvrability.
- ❖ Reducing the access/egress points along Queen Victoria Street will reduce the traffic impact at the main entrance of the Stanford area.
- ❖ Due to the history of the site and fact that the property is located within the Stanford Heritage Protection Overlay Zone, it is considered that a parking ratio 5 bays per 100m<sup>2</sup> be imposed.
- ❖ The subject property is situated within the commercial corridor of Stanford and therefore it is in line with the Overstrand Municipality's SDF and spatial policies.
- ❖ The property is optimally located for the proposed use.
- ❖ The renovation of the building will allow for the property to be updated in order to provide a better visual aspect for visitors and the local community.
- ❖ The change in the parking layout will provide additional relief to the current parking and traffic issues.

**15. ANNEXURES**

Annexure A: Locality Plan  
Annexure B: Motivation Report  
Annexure C: Revised Site Development Plan  
Annexure D: Objections received  
Annexure E: Comment on objections received  
Annexure F: Comment: Fire Department  
Annexure G: Comment: District Health  
Annexure H: Services Report

**SIGNATURE****AUTHOR**

Name: **P ROUX**  
SACPLAN Reg No: **A/2246/2015**  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**REGISTERED PLANNER**

Name: **S VAN DER MERWE**  
SACPLAN Reg No: **A/1850/2014**  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

# 1. Locality Plan Erf 1771 - Stanford

Plan prepared by: Veronica Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management





## MOTIVATION

### 1. ABBREVIATIONS

<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020

### 2. PROPERTY DETAILS

<b>Consultant</b>	WRAP Project Office
<b>Erf Number</b>	Erf 1771, Stanford
<b>Extent</b>	2380m <sup>2</sup>
<b>Zoning</b>	Business Zone 2: General Business (B2)

### 3. BACKGROUND AND INTENT

Erf 1771 Stanford, hereafter referred to as the subject property (Refer to **Plan 1** for the locality), is owned by Stanford Grocer (Pty) Ltd, who purchased the subject property to enhance and improve it into a functional and feasible business premises. This business will attract businesses, customers and will create employment opportunities for the community. The property owners appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

The subject property is zoned Business Zone 2: General Business Bulk Zone 2 and have been operating as a small grocery store and service station for several years. The owners bought the property in 2023 with the intention to uplift and increase the commercial value of the property by converting the two existing dwelling units on the property and only focussing on the commercial spaces. The property owners have identified an opportunity in the area by providing more retail space and they also have an intention to open a bottle store. The intent of the owners is to provide the residents of Stanford additional access to several services and new retail experiences.

To achieve the property owners' vision, the following is being applied for:

- Consent Use for a bottle store; and
- Amendment of the Site Development Plan (SDP),



## MOTIVATION

### 4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT

- 4.1. Consent Use** for a Bottle Store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 4.2. Amendment of the Site Development Plan (SDP)** to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposal is to apply for a consent use to allow a bottle store and for the amendment of the SDP to allow new shops. This proposal will afford the residents of Stanford the opportunity to support businesses in their community, rather than commuting to Hermanus or other nearby towns.

The property owners have identified the property as one with potential to be able to accommodate several businesses. The proposal is to attract more people to invest and support Stanford rather than spending their money in other surrounding towns.

Stanford is known as a small village that is steadily seeing an increase in population over the past few years. More and more people resort to work from home while being able to relocate to a smaller town like Stanford. With the rising fuel prices, it may become unfeasible for residents of Stanford to drive to neighbouring towns to do their shopping, therefore, leading to residents opting to support local businesses.

As mentioned earlier, the property owners' vision is to satisfy a need of the residents of the entire Stanford, that is essentially the core strategy for any new business. The application for a consent use (to accommodate a bottle store) and the amendment of the site development plan (to accommodate the proposed shops and bottle store) are related as the entire property will be focussed on commercial activities.

As previously mentioned, the proposed bottle store will be one of several businesses on the subject property. These businesses include a well-known service station (Caltex), an existing OK Minimarket and other proposed shops open for other business opportunities. These are all allowed as a primary use within the zoning parameters applicable to this property, except the bottle store for which a consent use is required.

According to the OMLUS a "bottle store" is defined as:

*'...an establishment where the main purpose is the retail sale of alcoholic beverages for off-site consumption.'*

A bottle store is allowed in terms of the existing zoning with the consent of the local municipality. It is important to note that no on-site consumption of alcohol, sold by the bottle store, will be allowed. The property owners have indicated that the property will be monitored by a security company meaning that any vagrant or unwelcome characters can be dealt with.



## MOTIVATION

The property owners have also appointed local architects to ensure the proposed new and renovated structures consider the heritage nature of the area. The main objective remains that practicality prevails in terms of commercial space.

The bottle store will not be a freestanding bottle store; however, the building will be shared by a proposed coffee shop and general shop (refer to **Annexure D – Proposed Building Plans**). The proposed plans also indicate that access to the proposed shops and bottle store will be obtained from Queen Victoria Street. The existing access to the Caltex service station and OK Minimarket will remain untouched.

---

## 5. APPLICATION

Considering the above, the application is made for the following:

- 5.1 Consent Use** for a bottle store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 Amendment of the Site Development Plan (SDP)** to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

---

## 6. LAND USE ENVIRONMENT

The subject property is located within the Stanford Central Business District (CBD). The subject property is surrounded by business- and residential zoned properties. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

---

## 7. TITLE DEED

The title deed of the subject property was perused (T30468/2023, refer **Annexure B**) and it contains no restrictive conditions.

---

## 8. ZONING

The following zoning parameters were assessed in conjunction with the B2 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



**MOTIVATION**

<b>BUSINESS ZONE 2: GENERAL BUSINESS (B2)</b>		
<b>Land Use Restrictions</b>		
<b>Parameters</b>	<b>Proposed</b>	<b>Comply / Deviate</b>
<b>Primary use</b>	Business premises	Comply
<b>Consent that use may be applied for</b>	Approved Service Station  Applied for Bottle store	Applied for and motivated
<b>Development parameters</b>		
<b>Coverage</b>	The maximum coverage for all buildings on the land unit is <b>80%</b> .	Comply
<b>Floor Factor</b>	The maximum floor factor is <b>1.5</b> .	Comply
<b>Height</b>	The maximum height for all building on the land unit for Bulk Zone 2 (B2) is 10,5 m (3 Storeys)	Comply
<b>Setback</b>	i. The Municipality may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street. ii. Where special circumstances exist, the Municipality may require a greater setback. iii. The general provisions of 16.2 apply.	Comply
<b>Building Lines</b>	i. The street building line is 0 m, subject to:  All building lines are being adhered to.	Comply



**MOTIVATION**

	<ul style="list-style-type: none"> <li>- The setback restriction if required by the Municipality in terms of 7.1.2(b); and</li> <li>- The enclosed part of a building from the fourth storey must be set back 4,5m.</li> <li>ii. The side building line is 0m, subject to:             <ul style="list-style-type: none"> <li>- without the consent of the Municipality, the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and</li> <li>- where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m.</li> </ul> </li> <li>iii. The rear building line is 0 m, subject to:             <ul style="list-style-type: none"> <li>- the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and</li> <li>- where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m.</li> </ul> </li> <li>iv. The Municipality may impose more restrictive building lines in the interests of public health and safety.</li> <li>v. The general building line exemptions in 16.1 apply.</li> </ul>	
<p><b>Window and door placement</b></p>	<p>N/A</p>	<p>Comply</p>



**MOTIVATION**

	<p>the building that is required to be set back shall include the door or window, together with such additional length of wall, as is required to make up a total of 3,0 m.</p>	
<p><b>Parking and access</b></p>	<p>In accordance with section 17.1 of the OMLUS: Shops: General Business – Four bays per 100m<sup>2</sup> GLA</p>	<p><b>Parking requirements:</b> 28 Parking Bays will be provided, two of which are parking for the disabled.</p> <ul style="list-style-type: none"> <li>• 15 Parking Bays were historically approved;</li> <li>• 13 New parking bays are being proposed to accommodate the proposed extensions.</li> </ul>
<p><b>Loading Bays</b></p>	<p>In accordance with section 17.2 of the OMLUS: The minimum off-street loading must be provided to the satisfaction of the Engineering Department.</p>	<p>1 Loading Bay has been provided</p>



## MOTIVATION

---

### 9. SERVICES

---

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

#### **Electricity, Water, Sewage and Solid Waste**

The subject property is connected to the OM's networks which include electricity, water and sewage. The proposal of this application will not have a large impact on existing network.

The refuse area was added to provide a separate area where the refuse generated on the property may be collected. Solid Waste (refuse) will be stored in an open storage area that will be paved. The property owners will ensure the area stays clean as it doubles up as a delivery area meaning no additional waste can be accumulated in the area. The area is managed to ensure it is kept clean and safe in terms of health regulations.

The refuse area is of sufficient size to accommodate the refuse generated from the land unit for one week. The refuse area will also be located adjacent to Daneel Street in a position which will provide acceptable access for a refuse collection vehicle.

Furthermore, it was also designed in a manner that is architecturally compatible with the surrounding structures and the refuse bins are not directly visible to the public and will be situated further back from the entrance to the loading zone.

#### **Access and Egress**

Access and egress are obtained through 3 points in order to allocate adequate parking close to the different business uses on the property:

- Access point 1 (new) on Queen Victoria Street to the proposed shops and bottle store.
- Access point 2 (existing) on Queen Victoria Street to the existing OK Minimarket.
- Access point 3 (existing) on Daneel Street to the existing filling station.

In order to maximise on on-site parking, an additional access point (Access point 1 above) is required.

---

### 10. NEED AND DESIRABILITY

---

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1)(c) of the OM By-Law can be illustrated as follow:



## MOTIVATION

### Need and desirability

The need for the land use application arose from the property owners identifying the need for a new- shops and a bottle store within Stanford, combined with the existing service station.

<p>Socio-economic impact</p>	<ul style="list-style-type: none"> <li>• <b>Local Economic Boost:</b> The proposal for a bottle store and additional shops is poised to inject a significant economic boost into Stanford. By creating a cluster of businesses, it encourages local spending, thereby circulating money within the community and supporting the financial health of local entrepreneurs.</li> <li>• <b>Job Creation:</b> The establishment of multiple businesses, including the bottle store, is likely to generate employment opportunities within the community. This not only addresses local unemployment, but also contributes to the overall socio-economic well-being of Stanford by enhancing the livelihoods of its residents.</li> <li>• <b>Reduced Commuting Expenses:</b> With the introduction of the proposal which caters to diverse needs, residents will find it more convenient to fulfil their requirements locally. This reduces the necessity for commuting to neighbouring towns, leading to potential savings for individuals. This also contributes to a more sustainable local economy.</li> <li>• <b>Enhanced Local Business Ecosystem:</b> The proposal aligns with providing essential services and amenities within Stanford. This fosters a thriving local business ecosystem, attracting further investments and creating a self-sustaining economic environment.</li> <li>• <b>Community Engagement:</b> The diversity of businesses proposed, such as the coffee shop and general store, promotes community engagement and interaction. This not only enhances the social fabric of Stanford but also encourages a sense of belonging and pride among residents as they actively support and patronize local establishments.</li> </ul>
------------------------------	---



## MOTIVATION

	<ul style="list-style-type: none"> <li>• <b>Cultural Preservation:</b> The involvement of local architects to consider the heritage nature of the area ensures that the proposed developments are in harmony with the cultural and historical aspects of Stanford. This preservation effort contributes positively to the identity and character of the community.</li> <li>• <b>Increased Property Values:</b> The introduction of a well-thought-out commercial development often has a positive impact on property values in the surrounding area. This can benefit property owners and further contribute to the overall prosperity of the community.</li> <li>• <b>Fostering Entrepreneurship:</b> By accommodating a variety of businesses, the proposal creates an environment conducive to entrepreneurship. This not only supports existing business owners but also encourages new entrepreneurs to explore opportunities within Stanford, fostering innovation and diversity.</li> </ul>
Compatibility with surrounding uses	The proposal of improving the property is in line with the area as Queen Victoria Street has been identified by the municipality as the main business area of Stanford.
Impact on the external engineering services	Refer Section 9 of this report.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	<p>The subject property is not listed in the OM Heritage Register. However, is located within the Heritage Protection Overlay Zone (HPOZ).</p> <p>Refer to Section "Impact on heritage", where the Stanford Heritage core is being addressed.</p>
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	It is not expected that the proposal will have an impact on traffic, parking or access. It should be noted that the parking requirements are being adhered to.

To achieve their vision, the property owners have appointed WRAP Project Office to submit this application to ensure the proposed consent use and SDP amendment is not in contradiction to any policies, legislation, or title deed conditions.



## MOTIVATION

### **Impact on views, sunlight, and character of the area**

The proposal is not intended to have an impact on the views, sunlight, and character of the area. The property is being developed according to the proposed building plan that is in line with the development parameters of the OMLUS. The client took special care to keep the development within the building lines by demolishing certain sections of the existing structure.

The subject property is located in the CBD of Stanford and has been operating as a business premises for many years. Therefore, the proposal is not predicted to have a negative impact on the surrounding area. The establishment will be well managed as one of the shareholders is a resident of Stanford with a vision to uplift the area with the said proposal.

There are residential properties surrounding the Stanford CBD, however, when these residential properties were purchased, the purchasers were aware that the business properties in Stanford are located in this area. The proposal is in line with what is required in terms of the OMLUS with consent from the OM. It should be noted that there are 3m building lines being adhered to where the subject property borders a residential erf.

### **Economic impact**

Refer to the table under *need and desirability* where the socio-economic impact was addressed. Additionally, the construction that will be taking place on the subject property will employ builders, carpenters and other artisans that will be adding valuable income sources. The property owners have created a business proposal that will employ and create new economic opportunities on several levels. These are long term solutions to address a larger problem within the Overstrand area, which is the lack of job opportunities.

By creating and opening businesses, job opportunities are created alongside this business, putting personal preference before the greater good.

### **Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is in line with the existing zoning and the development parameters of the OMLUS. Great care has gone into the design of the proposal, and it is predicted that it will not negatively impact the area.

### **Impact on heritage**

As mentioned, the subject property is not listed in the OM Heritage Register. However, it is located within the Heritage Protection Overlay Zone (HPOZ): Local Areas and motivated in Section 11 below.



## MOTIVATION

### **Environmental impact**

The subject property is not located within a registered environmentally important area. Although Stanford is located in a unique biosphere, it is not predicted that the proposal will have a negative impact on the area due to its historic use as a business premises.

## **11. POLICIES AND REGULATIONS**

### **11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within this zone.

### **11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is located within the "Stanford Heritage Protection Overlay Zone ("Stanford HPOZ"). Specifically highlighted under the 'Local Area' heritage zone.

To ensure compliance, the HPOZ has guidelines in place 'to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance' as indicated in Section 18.2 of the Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

Existing character & contextual significance	Compliance
18.2.1. To protect and enhance the wide range of heritage sites and streetscapes of considerable heritage significance which contribute to the unique townscape character.	The proposal has been designed to enhance the existing buildings and the streetscape of the subject property. To ensure compliance with the HPOZ, it was ensured in the planning phase, that the proposed development is aligned with the provisions of the HPOZ.
18.2.2. To protect and enhance the role of Market Square and Queen Victoria Street as major structuring elements within the historic core of Stanford which reflect a number of architectural and historical features and establish the character and sense of place in Stanford.	The proposal will make use of the existing structures on the subject property. However, the additions and alterations are minor and will not make major changes to the exterior of the existing buildings.  If approved, the building plans will need to be reviewed by the relevant heritage committees which will ensure it fits into the surrounding area.
18.2.3. To enable adjustments in the standard provisions of the land use scheme, especially related to the provision of parking and the implementation of setback lines, to ensure the enhancement of identified	The proposal complies with setback lines and parking requirements of the land use scheme. Furthermore, the proposal suggests no significant changes to the exterior of the existing building which could affect the streetscapes.



## MOTIVATION

streetscapes of heritage and architectural value.	
18.2.4. To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.	The proposal does not have an influence on the relationship of the village to the Klein River and the natural spring.
18.2.5. To protect and enhance the character of the historical built environment (established by street, subdivision and building patterns, including building setbacks, orientation, scale, massing and form, street interface and access) and avoid negative impacts on townscape and streetscape character in general and on architecturally and historically significant buildings in particular. This applies to new development, alterations to existing structures, road engineering interventions and boundary treatments and include security fencing, signage and landscaping.	This application is a good example of such development as it proposes to enhance the character of the historical built environment. This will also contribute to a positive impact on the townscape and streetscape character by uplifting the existing buildings and repurposing same. The proposal is linked with the existing character of the area, and it has been operating as a business premises for years already.
18.2.6. To protect and enhance historical building typologies. Inappropriate typologies must be avoided in the historical core of Stanford with its significant spatial character. The historical present, streetscape and street block character and the role of buildings as landmarks, street liners or corner buildings in contributing to this character must be respected. Appropriate modern interpretations will be considered by the Municipality with comment from Stanford Heritage Committee.	The proposal was designed to make use of the existing building with little additions and alterations in order to protect and enhance these buildings. Therefore, the spatial character is respected by this proposal.
18.2.7. To protect and enhance the leiwater system which contributes substantially to the area's character.	The leiwater system is not noted along the subject property and will not have an effect on same.

Further to the above, the subject property is located next to the 'HPOZ Scenic Drive'. The subject property is located adjacent to the R43, identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and would not want to impact on the scenic nature thereof. It is important to note that the new- bottle store and shops would be accessed from Queen Victoria Street and not be visible from the R43.



## MOTIVATION

To ensure compliance, the HPOZ has guidelines in place to ensure new developments do not impact the scenic route as indicated in Section 8.2.6:

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	<p>The proposed bottle store and shops are located on the north-western side of the subject property, and the mountains are located to the north of Stanford and the subject property. Furthermore, the proposal does not increase the height of the existing buildings.</p> <p>The proposed development will therefore not block the view of the mountains from the scenic route.</p>
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	<p>This application will be circulated to the relevant departments and committees for comment.</p> <p>The Overstrand and Stanford Heritage Committees will be afforded the opportunity to comment on the application during the public- and authority commenting period.</p>
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted and is <u>not</u> applicable to this application as the development is almost flat and the buildings are existing.
8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	As previously mentioned, the development was designed in such a way to ensure compliance with the Overstrand Municipality's by-laws, zoning scheme, etc. in order to ensure that the proposal is appropriate in scale and height.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	This application is a good example of such development as it is an established business site. The proposal is linked with the existing settlement, and it has been operating as a business premises for years already.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	With the typography of the subject property, this is not applicable as the subject property is almost flat.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured	With the typography of the subject property, this is not applicable as the subject property is almost flat.



## MOTIVATION

from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	The proposed development is within the coverage limit of the development parameters.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	No new buildings are proposed, only additions and alterations to the existing buildings.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	This is adhered to as the area where the subject property is located is relatively flat.

### 11.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

### **MSDF**

#### **Policy Preface**

The SDF's intention is to ensure compliance with national, provincial, and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public. It provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

#### **Consistency of the proposal with the policy**

The policy illustrates that the subject property is located in the Central Business District (CBD) of Stanford, which is identified as a commercial node that is earmarked as a local economic opportunity area. The SDF also indicates that "*decentralisation of commercial uses should not be permitted*". This is the only business district within Stanford and should be focused on developing this area for business-related development to enhance Stanford. The spatial proposal within the MSDF for Stanford earmarks the subject property for business-related development;



## MOTIVATION

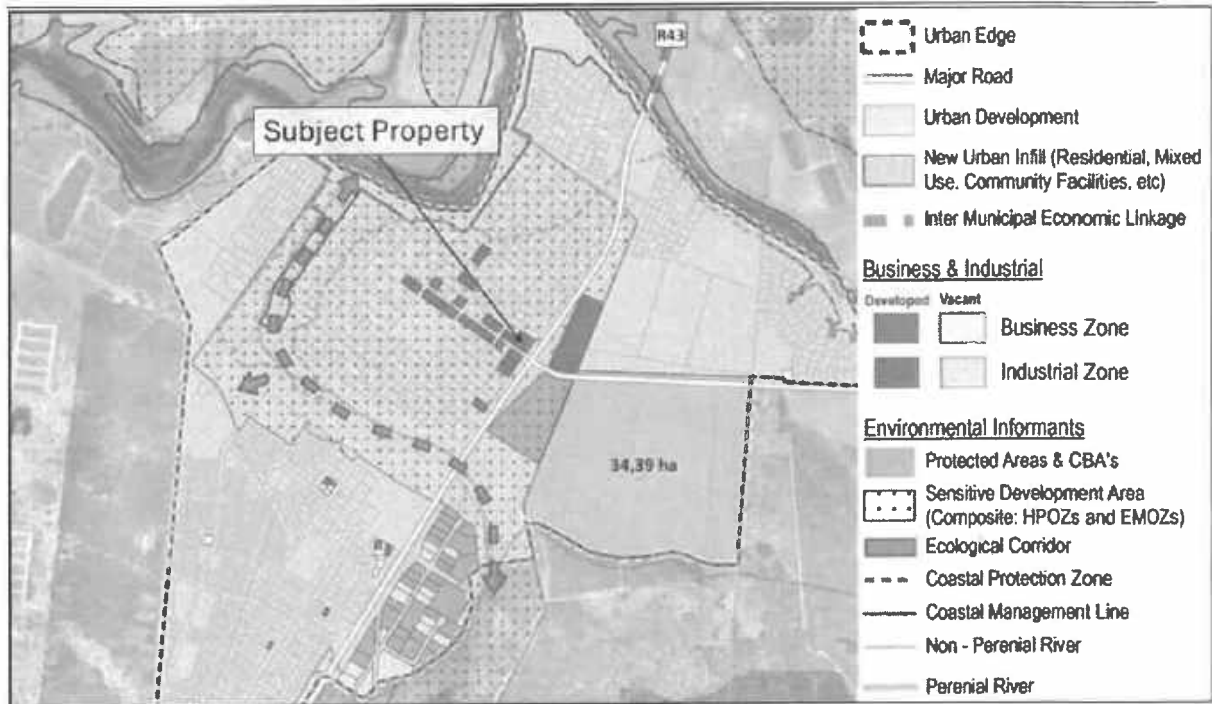


Figure 1: Extract of the Stanford Spatial Proposal (MSDF, 2020)

The MSDF also promotes the infill development and tourism-based development, which is aligned with the proposal and the buildings being converted. The property owners have indicated that the main objective is to have businesses that attract more people to the area. Even if only making products more accessible to the customers and residents of the area.

### **OVERSTRAND GROWTH MANAGEMENT STRATEGY, 2010**

With reference to the Overstrand Growth Management Strategy, 2010 (OGMS) the document has been repealed; however, it is still being used as a guideline document. The subject property is located within Planning Unit 1. No specific guidance is given in terms of commercial enterprises. However, the property is featured within the OGMS as a business property at present and in future.

### **12. PLANNING PRINCIPLES**

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

#### **Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. There is currently a limited number of bottle stores in Stanford. Introducing a new- bottle store and shops



## MOTIVATION

in Stanford town aligns with the principles of spatial justice by addressing spatial development imbalances. By strategically placing the bottle store and shops, the owners aim to contribute to a more equitable distribution of amenities, ensuring that all residents have convenient access to such services. This not only enhances the overall accessibility to goods but also promotes economic inclusivity within the community, fostering a sense of spatial justice and equal opportunity for all residents in Stanford.

### **Spatial sustainability**

Spatial sustainability refers to planning proposals that result in communities that are viable. The proposal is to utilise a property in a CBD area in terms of its existing zoning. The property is located within the urban edge of Stanford and will not add to any spatial degradation. The proposal will not have an impact on agricultural land or environmentally sensitive areas of biodiversity rich areas.

### **Efficiency**

This proposal is intended to maximise the usage of the subject property and to ensure the businesses that are being proposed are viable and successful. There is sufficient parking and access to the property, while ensuring ease of movement for pedestrians and vehicles. The new- bottle store and shops will be located in an existing building (to be renovated). It will not operate as a freestanding enterprise, but rather as part of the entire developed property with the existing service station.

### **Spatial resilience**

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

### **Good administration**

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



## EVALUATION & RECOMMENDATION

### 13. EVALUATION

The proposal needs to be evaluated on the basis that the zoning is not proposed to be changed and that the zoning makes provision for a bottle store with the consent of the Overstrand Municipality.

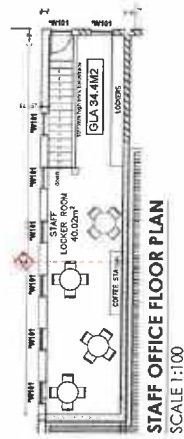
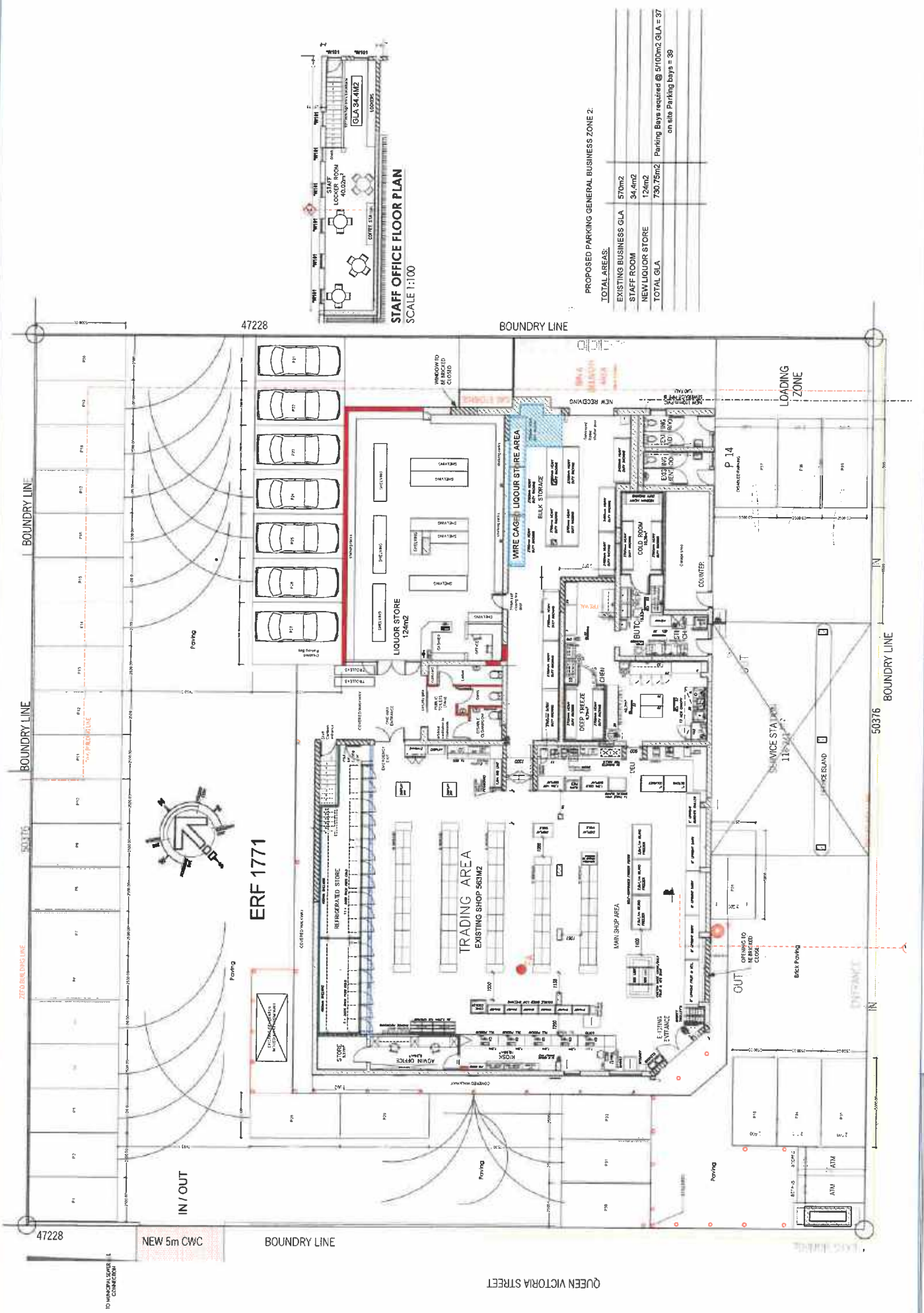
- No additional services will be required, and the existing buildings will accommodate a new general retail space, new coffee shop, 4 new shops and the bottle store, along with the existing service station and Minimarket on the subject property. The proposal is to accommodate the bottle store and new shops in existing buildings with proposed additions and alterations.
- There is sufficient access and parking being provided, including a loading bay;
- One of the shareholders resides in Stanford, which allows for a more personal approach to business and how the business is managed;
- The owners of the proposed bottle store have indicated that good security will be a high priority for the owners and customers due to the various business uses on the property;
- The proposal will create new economic opportunities for local residents; and
- The subject property does not have a negative impact on the environment or heritage of the area.

In terms of the policies and guidelines of the OM the application adheres to these relevant spatial planning documents. The property has been zoned for business purposes which include the proposal with consent of the municipality. The proposal is in harmony with the surrounding area and CBD of Stanford and all relevant spatial planning policies.

### 14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Consent Use** for a Bottle Store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Amendment of the Site Development Plan (SDP)** to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



PROPOSED PARKING GENERAL BUSINESS ZONE 2:

TOTAL AREAS:	EXISTING BUSINESS GLA	STAFF ROOM	NEW LIQUOR STORE	TOTAL GLA
	570m <sup>2</sup>	34.4m <sup>2</sup>	124m <sup>2</sup>	730.75m <sup>2</sup>
				Parking Bayes required @ 5100m <sup>2</sup> GLA = 37 on site Parking bays = 39

**DesignMen**  
Architects & Interior Designers (Pty) Ltd  
Email: info@designmen.co.za Website: www.designmen.co.za

Owner: STANFORD GROCER (Pty) Ltd  
Attention: S. Adkins  
171, Stamford North, Africa  
19052025 Scale: 1:100  
Date: 19/05/2025

Harry van der Bank  
Registration: ST1951  
Plan No: 2024/1916.11  
19/05/2025

**PROPOSED PARKING STANFORD GROCER**  
**REVISED OPTION 'D'**

**General Notes:**  
1. All dimensions are in meters unless otherwise stated.  
2. All areas are in square meters unless otherwise stated.  
3. All areas are to be finished to the level of the ground level unless otherwise stated.  
4. All areas are to be finished to the level of the ground level unless otherwise stated.  
5. All areas are to be finished to the level of the ground level unless otherwise stated.  
6. All areas are to be finished to the level of the ground level unless otherwise stated.  
7. All areas are to be finished to the level of the ground level unless otherwise stated.  
8. All areas are to be finished to the level of the ground level unless otherwise stated.  
9. All areas are to be finished to the level of the ground level unless otherwise stated.  
10. All areas are to be finished to the level of the ground level unless otherwise stated.

**Alida Conradie**

**From:** Antonie Basson  
**Sent:** Friday, 14 June 2024 11:30  
**To:** Marlize Miller; Alida Conradie  
**Cc:** Marlize Miller  
**Subject:** Re: ERF 1771, 28 DANEEL STREET, STANFORD - PUBLIC PARTICIPATION - You are regarded as a potentially affected property owner

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
14 JUN 2024
DOCUMENT CONTROL

TP. A. Aheak  
 (S. H. W. B. H. C.)

Geagte S. Muller

Met hierdie skrywe wil ek formeel beswaar aanteken teen die voorgestelde vergunningsgebruik vir 'n drankwinkel op genoemde perseel (Erf 1771, Daneelstraat 28, Stanford).

Ek steun nie die voorstel om die volgende redes:

- Die beeld van Stanford se ingang moet beskerm word teen die tipe van winkel met gewoonlik intense advertering.
- Sosiale gedrag probleme by die ingang van Stanford mag toeriste ontmoedig om die dorp te besoek
- Die strooi van vullis kan drasties toeneem.
- Samedromming van mense kan ook van tyd tot tyd problematies word.
- Verkeersimpak kan ook onbeheerbaar wees op sekere tye weens die moontlikheid van voetgangers en motorverkeer se ineenvlegting.
- 'n Drankwinkel op dieselfde perseel as 'n vulstasie is sosiaal nie aanvaarbaar nie. Die "SA Alcohol Policy Alliance South Africa (SAAPA) het gedurende 2021 reeds 'n versoek gerig dat die verkoop van alkohol op vulstasie persele nie toegelaat moet word nie, weens die feit dat "The Liquor Amendment Bill of 2016 also specifically outlaws the granting of liquor licences to such premises".
- 'n toename in die beskikbaarheid van alkohol so naby aan 'n baie besige pad is daar die moontlike gevaar dat voetgangers onder die invloed van alkohol 'n ongeluk kan veroorsaak

Die uwe,

Antonie Basson  
 Direkteur: Ou Meul Holdings (Pty) Ltd & Trustee van Paro Trust

FILE NO.	21 mi
	Stanford
SCAN NO.	
COLLABORATOR NO.	2063576

**From:** Marlize Miller <mmiller@overstrand.gov.za>  
**Date:** Friday, 07 June 2024 at 09:49  
**To:** Alida Conradie <alida@overstrand.gov.za>  
**Cc:** Marlize Miller <mmiller@overstrand.gov.za>  
**Subject:** ERF 1771, 28 DANEEL STREET, STANFORD - PUBLIC PARTICIPATION - You are regarded as a potentially affected property owner

To whom it may concern

You are regarded as a potentially affected property owner.

**ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD**

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
03 JUL 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

1771 Stanford

**Alida Conradie**

**From:** Barbara  
**Sent:** Wednesday, 03 July 2024 11:29  
**To:** Alida Conradie  
**Subject:** Comment on Consent Usage for OK in Stanford

TP-A Theart  
(Suid Merwe)

I would like to register my objection to another bottle store being opened in Stanford. The two that currently operate in Stanford are enough to cater to the village needs. TOPS barely ever has more than 3 other customers in there when I go in.

Sincerely  
Barbara Martin

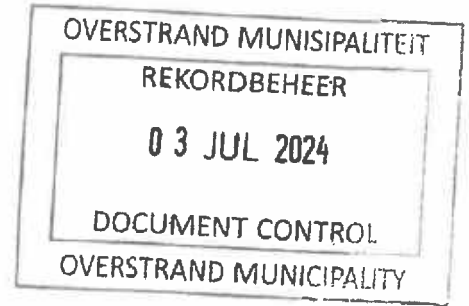
FILE NO. Erf 1771-5T
<input type="text"/>
SCAN NO.
<input type="text"/>
COLLABORATOR NO.
2075802

TP

**Alida Conradie**

1771 Stanford

**From:** Caro Swarts  
**Sent:** Wednesday, 03 July 2024 10:43  
**To:** Alida Conradie  
**Subject:** Regarding comment on below project.



TP - A Theart  
(Suid merwe)

Caroline Anne Swarts  
 50A Daneel Street  
 0824480237

I for one feel that any improvement on the corner of Daneel and Queen Victoria will make a huge difference to the entrance of the village. It currently is not desirable as it is.

A bottle store on site I do not think will cause vagrancy as the bottle store in stanford south is easier access. We already have three noisy drinking holes in the village, And I don't see anyone complaining about those venues. However I do wonder if perhaps just a very classy wine store like OK Gateway and OK Voelklip have would not be a better option.

It would be nice if the changes could try add to the 'look' of the village even though it doesn't fall under heritage , it would just make the village all that more appealing and attract more tourists.

Parking is a problem however the school and Ou Meul also contribute to that , so perhaps that could be addressed more effectively across the board.

I think 'people' with 'village' mindsets have lost sight of the fact that people from all parts of the country and Africa have moved into the 'village' , and that change is inevitable, so it would be much better if it could be controlled change so that the 'village' concept can be maintained. Both to the benefit of the local residents, and locals who need businesses in Stanford for employment purposes.

Please bear in mind while going through the approval process that we would not like to become another Gansbaai or Hermanus, but a unique attractive village.

Good luck with the proposal

Caro Swarts

FILE NO.	ERF 1771-5T
SCAN NO.	
COLLABORATOR NO.	2075788

ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following: consent use ni terms of Section 16(2)(o) of the By-Law, to accommodate a bottle store on the premises; and amendment of the site development plan ni terms of Section 16(2)(1) of the By-Law, ot accommodate a bottle store and new shop on the property.

Alida Conradie

1771 Stanford

**From:** Mary Kelly  
**Sent:** Wednesday, 03 July 2024 11:02  
**To:** SRA  
**Cc:** Alida Conradie  
**Subject:** proposed OK development

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
03 JUL 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP-A Theart (S ↓ d merke)

Good day to you,

I would like to strongly oppose the application for a liquor license and to operate a bottle store in the new proposed extension of the current OK in the village of Stanford. For the following reasons;

- 1 There already exists 2 bottle stores and at least five licensed restaurants in what is a very small village.
- 2 There are already 3 coffee shops - Stanford Cafe, Ou Meul and Wiesenhof within 80m at the beginning of the village. Also the proposal to open yet another coffee shop in the village is preposterous  
. This will only deprive of work the people employed in the existing 3 coffee shops and 3 restaurants and drive some existing operators out of business.
- 3 The actual entrance of the village is already a very busy area with an extremely popular coffee shop directly opposite OK premises and a well patronised petrol station actually on the premises. This creates a traffic nightmare on many occasions especially at the weekends. Parking is extremely limited, and when there is a delivery by articulated vehicle some of these parking spaces are negated. Imagine how it will be when the building is expanded and the articulated vehicle blocks the entrance to the village !

Surely Town Planning can flex their muscle here, or even the Stanford Business association approach the owners to point out that actually operating another bottle store and coffee shop on their premises would ultimately create hostility in the general community and might even affect their business in a negative way. There would surely be more profit in operating a small pharmacy and even give an opportunity to the registered nurse in the village so people can have direct informed help with minor medical matters.

Another bottle store and coffee shop in actuality, is a total farce.

Regards Mary Kelly

FILE NO. Erf 1771-ST
SCAN NO.
COLLABORATOR NO.
2075783

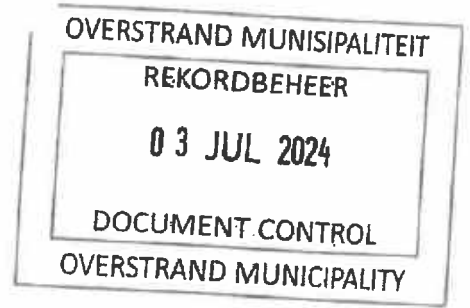
TP

**Alida Conradie**

**From:** Melissa Mc Alpine  
**Sent:** Wednesday, 03 July 2024 10:15  
**To:** stanfordratepayers1857@gmail.com  
**Cc:** Robert Mc Alpine Saewa; Alida Conradie  
**Subject:** ERF 1771, 28 DANEEL STREET

**Importance:** High

TP - A Theart  
(Suid Merwe)



To Whom it May Concern:

We are writing to express our strong opposition to the proposal of extending the OK building and adding a bottle store.

Stanford is a family-friendly area where children play outside, and residents enjoy a peaceful environment. Introducing a bottle store and making the OK building bigger would significantly disrupt the tranquillity and safety of our neighbourhood. Increased traffic, noise, and the potential for antisocial behaviour are serious concerns that would negatively impact our quality of life. Furthermore, the presence of a bottle store could lead to higher levels of littering and vandalism, detracting from the clean and well-maintained appearance of our streets and the entrance to our village.

We urge you to consider the wellbeing and wishes of the residents who have chosen this area for its safe and peaceful environment.

Thank you for taking the time to consider our concerns and we trust you will make a decision that prioritises the interests and safety of our community.

Yours sincerely,

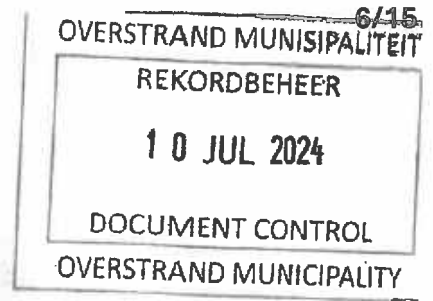
**Robert & Melissa Mc Alpine**

18 Daneel Street, Stanford

FILE NO. <u>ERF 1771-ST</u>
SCAN NO.
COLLABORATOR NO. <u>2075838</u>

TP

TP-A Theart  
(Suid. Merkle)



# Stanford Ratepayers Association



PO BOX 308 STANFORD 7210

9<sup>th</sup> July 2024

Office of the Director: Infrastructure and Planning

File Ref: 1771 STAN

ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR  
CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT  
OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD

By email: [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)

Comments, Objections and Representations by Stanford Ratepayers Association.

Attached please find the following documents:

1. COMMENT BY STANFORD RATEPAYERS' ASSOCIATION 8<sup>th</sup> July 2024
2. COMMENT BY STANFORD PLANNING GROUP (Sub Committee of Stanford Conservation) 18 June 2024

Yours faithfully

Chairman  
Stanford Ratepayers Association.

FILE NO. Erf 1771-ST
SCAN NO.
COLLABORATOR NO.
2080289

P

**PROPOSED REDEVELOPMENT OF ERF 1771 STANFORD**  
**STANFORD RATEPAYERS' ASSOCIATION COMMENT**

**General introduction**

The economic and social degradation evident in many South Africa rural towns and villages places a responsibility on stakeholders to fully consider any opportunities with the potential to address such situations. Therefore, investment that generates economic growth and enhances the lives of those who live in such areas is to be welcomed.

Established business brands, entrepreneurs and risk takers form the cornerstones of rural town economies – together with significant contributions from the farming community. These entities should be supported in their endeavours – not only in the establishment and development of opportunities; but also sustaining them through support once operational.

The Stanford Ratepayers Association (SRA) therefore supports such initiatives in principle.

However, it is important that all such developments are considered from a holistic and strategic point of view. Developments that are considered tactical, opportunistic, and/or do not fully integrate and align with the overall environment should, where appropriate, be reviewed and, if necessary, challenged by the relevant experts and by those organisations that are charged with managing such environments (e.g. heritage/conservation bodies).

The submission of the consent use application by the Stanford Grocer (Pty) Ltd requires such scrutiny and comment.

**Submission**

The SRA represents the ratepayers of Stanford and surrounding areas and as such submits the following for consideration:

1. **General.** The nature of the application appears to be opportunistic; one that centres around maximising the use of the existing buildings on the erf rather than considering the actual needs and requirements of the village. It does not appear to have considered the following:
  - a. The proposed phased development of the entrance to Stanford as set out in the Stanford Planning submission which has the support of the Overstrand Municipality. A phase of this development plan has already successfully been implemented (repaving Longmarket and Shortmarket streets). A copy of this document is included: See: *Comment by Stanford Planning Group (Subcommittee of Stanford Conservation) 18 June 2024*
  - b. The existence of three established coffee/bakery retailers on the roundabout that serves as the entrance to Stanford. Two of these are established brands serving in-house coffee brands: Weisenhof and Bootlegger at Ou Meul. Three further establishments in the main street currently serve coffee during business hours.
  - c. Although the entry of another bottle store might be good for competition, there is a real risk of overtrading as the community is already served by an established retail outlet (SPOT formerly TOPS) on the main street as well as a limited wine off sales at the Stanford Hotel. These facilities are both in Queen Victoria St and within 700 meters of erf 1771.

It should also be noted that another bottle store can be found at the southern entrance to Stanford opposite the entrance to the industrial area. Several residents have expressed concern that the application may contribute to an increase the level of social dysfunction caused by alcohol abuse.

- d. The site plan provided indicates that the shops will be located at the back of the existing mini-mart and will not enjoy any visibility to passing trade. Additionally, the vacant space at the rear of the mini-mart appears to be approx. 270m<sup>2</sup>. The limited size of this area is unlikely to create any concept of the intended 'mini mall'.
  - e. The site plan lacks an integrated approach; the provision of parking (as stipulated by local town planning requirements) is scattered across the erf resulting in a lack of adequate, safe traffic/pedestrian flow across the property. The single entrance to the mini-mart remains unchanged; as a consequence shoppers will be required to navigate the parking areas to access it via the proposed corner entrance.
  - f. The position indicated for the three proposed ATMs requires a security assessment to establish whether this is an appropriate placement. It also poses a potential pedestrian hazard as users will need to navigate traffic on the site.
  - g. Stanford has a history of small businesses that have failed due to the lack of any considered strategy/business plan. Many of the businesses that proved unsustainable enjoyed prominent positions on the main street. There is thus a real risk that the envisaged business opportunities will not be realised resulting in a 'white elephant' at the village entrance.
  - h. It is our opinion therefore that the development plans for this critically important retail site should be carefully evaluated before the application is approved.
2. **Franchisor involvement:** Shoprite Holdings. Has the franchisor been involved in the proposed development of the site? It appears that, apart from a change to the delivery and bulk storage elements, there is no change to the existing core retail offer. The SRA view is that this is a major shortcoming.
3. **Stanford's FMCG needs.** As a result of the 'Spar fire' (and despite the redevelopment of a purpose-built facility that has subsequently remained vacant) there has been a lengthy hiatus in the provision of an integrated supermarket offering in the village. The residents of the village have regularly indicated they would welcome the return of a full supermarket offering.

Despite this gap, the mini-market has made minimal investment to address the needs of the village, requiring many residents to spend their budgets in Hermanus or Gansbaai. The establishment of a bottle store and four further 22m<sup>2</sup> shops is unlikely to address the real needs of the village.

The SRA therefore encourages the franchisee (and franchisor) to consider a more holistic development of its core offer. While this would result in significant changes to the existing footprint – including the filling station – it could, if done in conjunction with the approved Stanford development plans deliver:

- a greater long-term return on investment;
  - a more appropriate architectural solution for the village entrance; and
  - a better offering to meet community needs.
4. **Safety: traffic flow and congestion.** The close proximity of erf 1771 to the R43 results in significant congestion during peak hours. This is exacerbated when articulated vehicles are maneuvering into delivery position. The back up of traffic onto the R43 should be addressed as part of this application.

In closing, the SRA supports the development of infrastructure that:

- (i) meets the retail needs of the entire Stanford community.
- (ii) improves the existing offer by addressing parking availability and traffic congestion; appropriate architecture at the entrance to an important heritage village; general safety of pedestrians and shoppers.
- (iii) is viewed holistically and fully considers the wider impact of its actions.

It recommends that the consent use application takes the above into account in its deliberations.

Stanford Ratepayers' Association Committee

8 July 2024

Alida Conradie

TP-A Theart  
(Suid Merke)

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
12 JUL 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

**From:** Barbara Kahn  
**Sent:** Thursday, 11 July 2024 21:35  
**To:** Alida Conradie  
**Subject:** ERF 17771 28DANEEL STREET STANFORD CONSENT USE OBJECTION

**Importance:** High

Dear Alida,

**OBJECTION TO APPLICATION OF CONSENT USE OF SITE DEVELOPMENT PLAN:MESSRS WRAP PROJECT OFFICE 22 DANEEL STREET ERF 1771**

I strongly object to the following:

**A) Building of a bottle store:**

Reasons

1)There are already two bottle stores... one in the middle of the town catering successfully to the residents and tourists and the other in the Skema catering to the Coloured and Black communities. No more are needed.

2)Stanford does not need a bottle store at a garage which encourages drink and driving

3) Encourages undesirables to hang around the store affecting potential tourism at the entrance to our beautiful village!

**B) The 'shops'**

Reasons:

1) 'Adult entertainment' shop is undesirable and adversely affects the beauty and historic significance of the village of Stanford

2) Crematorium is an unhygienic building across from a Ou Meul which is a popular coffee shop

3) Object to any further coffee shops which would adversely affect the trade of the many coffee shops already in the village

**C)Warehouses, and various such service shops**

Reasons:

1) Adversely affect the village and surrounding areas including residential with noise pollution including the popular Ou Meul restaurant and Stanford as a **mainly tourist destination.**

Kindly acknowledge receipt of this letter of objection.

Thank you kindly,  
Barbara Kahn  
Resident of Stanford

Address: 14 Du Toit Street, Stanford. Erf 565 ( Owner )  
Contact: 072 471 0581

FILE NO. Erf 1771-ST
SCAN NO.
COLLABORATOR NO. 2082150

TP

REKORDBEHEER
12 JUL 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP- A Theart  
(S vld Merwe)

**Alida Conradie**

**From:** Su Wolf  
**Sent:** Friday, 12 July 2024 10:18  
**To:** Alida Conradie  
**Subject:** OBJECTION TO APPLICATION OF CONSENT USE OF SITE DEVELOPMENT  
 PLAN:MESSRS WRAP PROJECT OFFICE 22 DANEEL STREET ERF 1771

Su Wolf  
8 Vlei St

I feel the proposed businesses are inappropriate for a small village like Stanford. And not the sorts of businesses one wants welcoming visitors (upon whom we depend for income) to be greeted with as they enter a heritage village.

Sent from my iPhone

FILE NO. Erf 1771-5T
SCAN NO.
COLLABORATOR NO.
2081809



11 July 2024

Dear Ms Conradie

TP-A Theart  
(Suid Merke)

I, Zacharia Burger, wish to record my concerns regarding the proposed application for consent use and amendment pertaining to ERF1771, Daneel Street, Stanford.

The current buildings, which the owners intend to upgrade into shops and a bottle store abutts onto the back of my property (ERF265 Bezuidenhout Street). None of the current buildings have guttering or downpipes that are positioned to lead rainwater away to a suitable discharge point.

I am now in a position where rainwater seeps under the back (lateral) wall of my property and floods my back yard.

It must also be noted that when the property – ERF1771 Daneel Street, Stanford, was for sale in 2022 I was asked to give consent that the building lines of said property be relaxed. I duly gave consent subject to the comments/conditions section of the form. (Document Attached). That was 2 years ago and nothing was done. The result is that I still experience flooding of my property which can only get worse with the proposed alterations on ERF 1771 should rainwater discharge not be addressed. This must be attended to failing which my concern can be read as an objection.

Besides the consent regarding the building lines I have also attached two images from my security cameras (that's why images are not perfect) taken yesterday. The image with the arrows shows where water is seeping under the lateral wall and the other shows the amount of flooding in my back yard.

I trust my concerns/objection will receive councils attention.

Kind regards

  
Z. Burger

FILE NO. ERF 1771-ST
SCAN NO.
COLLABORATOR NO. 2082229

TP

## MUNICIPALITEIT OVERSTRAND MUNICIPALITY

The owner of the undermentioned property contemplates to erect a dwelling/do additions to the existing dwelling which will encroach upon the building lines (as per enclosed plan). This requires the consent /comments of the adjacent property owners.

DETAILS OF OWNER(S) THAT NEED/S CONSENT FOR RELAXATION OF BUILDING LINES	
ERF NO	1771
STREET ADDRESS	28 Daneel Street, Stanford
NAME AND SURNAME	Street Talk Trading 111 BK - Marlie Du Toit
TEL NO	076 254 0993
POSTAL ADDRESS	

DETAILS OF APPLICATION (complete where necessary)					
RELAXATION OF:	MARK (✓)	BUILDING LINE ACCORDING TO SCHEME REGULATIONS		BUILDING LINE ACCORDING TO TITLE DEED:	
		From	To	From	To
LATERAL BUILDING LINE		3m	1,685m Erf 265 m		m
REAR BUILDING LINE		3m	1,595m Erf 263 m		m
STREET BUILDING LINE			m		m

DETAILS OF ADJACENT PROPERTY OWNER(S)			
ERF NO	265		
STREET ADDRESS	35 Bezuidenhout Street Stanford		
NAME AND SURNAME	Zacharia Johanna Burger		
TEL NO	0833274805		
POSTAL ADDRESS	69 Primula Avenue Wellway Park East		POSTAL CODE 7550
	Durbanville		

**NB: CONSENT TO RELAXATION IS INCOMPLETE IF NOT ACCOMPANIED BY A SITE PLAN SIGNED BY ADJACENT PROPERTY OWNER(S).**

I/We hereby give my/our consent to the abovementioned relaxation.

ZJ Burger

NAME



SIGNATURE

10 February 2022

DATE

NAME

SIGNATURE

DATE

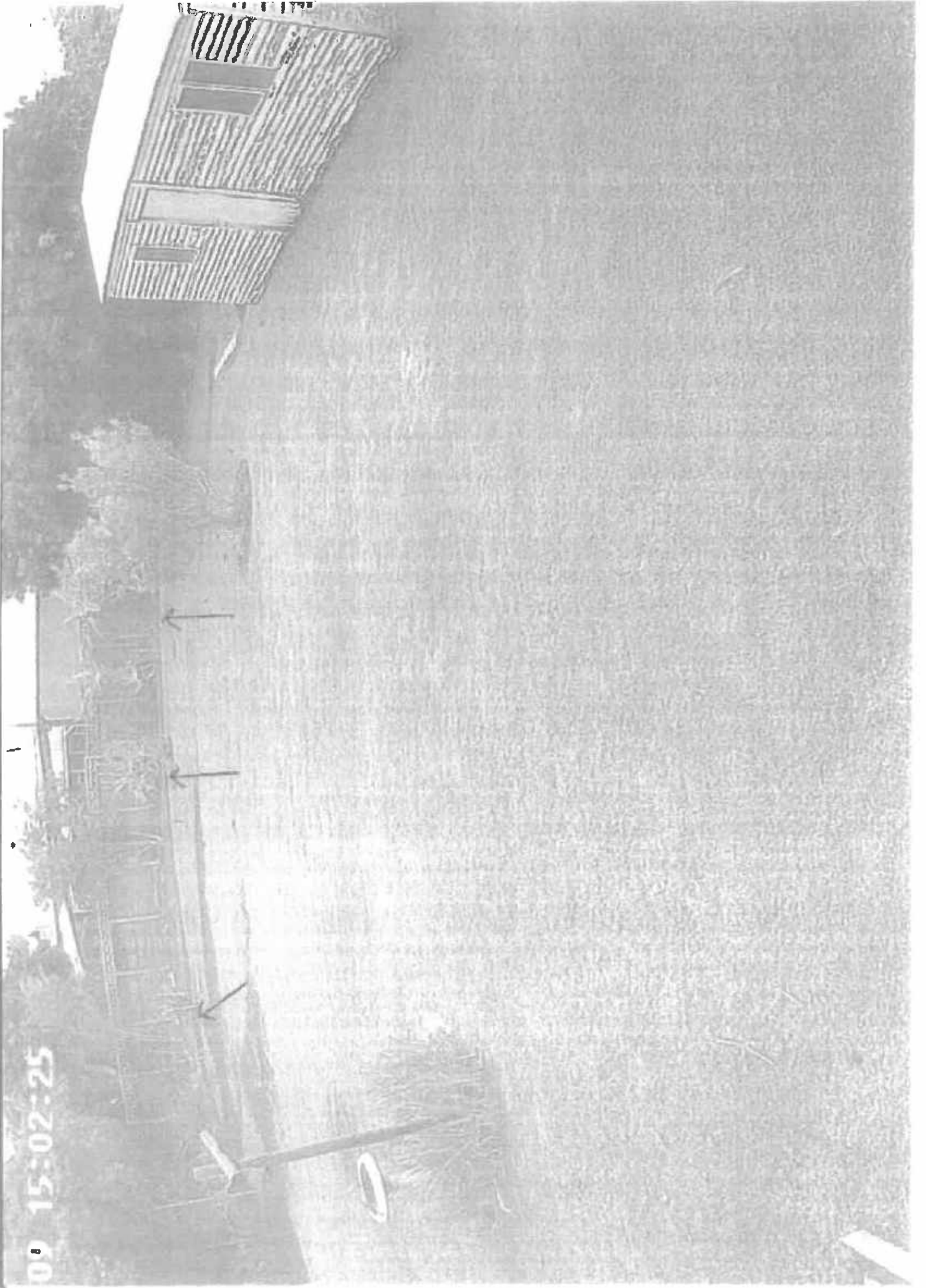
COMMENTS/CONDITIONS Consent is given subject to the understanding that it is to accommodate the existing buildings facing the lateral boundry of ERF 265.

No further buildings, as discussed with Mr Chris du Toit and Mr Martin Prinsloo of Prinsloo Architects will be erected up to revised building line prior to further consultation with the owner of ERF 265. Also, the existing building will require installation of a gutter along the lateral line to assist in preventing flooding onto

ERF 265  
Tel: 028 313 8900  
Fax: 028 313 2093  
E-mail : [lorretta@overstrand.gov.za](mailto:lorretta@overstrand.gov.za)

PO Box 20 / Posbus 20  
HERMANUS  
7200







# Project Office

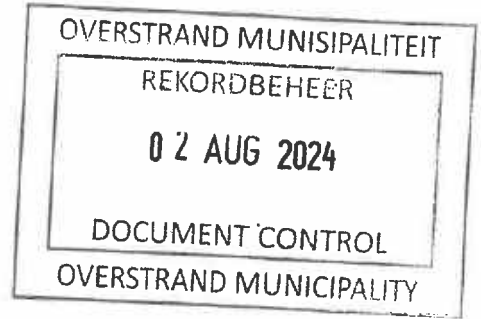
## Town Planning & Project Management

Our Reference: 23.53  
Your Reference: 1771 STAN (4584/2024)

31 July 2024

The Municipal Manager  
Overstrand Municipality  
P O Box 20  
**HERMANUS**  
7200

Attention: Mr Roux



*TP - A Theart  
(S vld Merkte)*

**ERF 1771 STANFORD: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: RESPONSE TO OBJECTIONS**

Your letter dated 17 July 2024, refers.

There were nine (9) comments received, all of which will be addressed within this response.

FILE NO.	<i>Erf 1771-ST</i>
SCAN NO.	
COLLABORATOR NO.	<i>2094663</i>

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Unit B, Standard House,  
Cnr Royal and Dirkie Uys Street  
Hermanus

PostNet Hermanus Suite 170  
Private Bag X16, Hermanus,  
7200

Tel: +27 (0)28 313 1411  
Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)  
Web: [www.wrapgroup.co.za](http://www.wrapgroup.co.za)



<b>STANFORD ENTRANCE AND VILLAGE AESTHETICS</b>	<b>RESPONSE TO OBJECTIONS</b>
<p><b>A Basson C Swarts R &amp; M Mc Alpine Stanford Ratepayers Association</b></p>	<p>While past business developments and some businesses have failed to meet the expectations of the Stanford Community, it's important to note that the proposed redevelopment of the property will be operated differently from previous situations.</p> <p>The owner has taken into consideration the village aesthetics and has involved a local architect who is embedded in the Stanford community and understands the significance of the property. The proposed changes are being carefully planned to ensure they enhance, rather than detract from, the unique charm of the village.</p> <p>The redevelopment aims to create a space that is not only commercially viable but also harmonious with the existing environment. The new design will include elements that preserve the village's character, making it an attractive destination for both residents and visitors.</p> <p><b>Family-Friendly Environment:</b> It is acknowledged that Stanford is a family-friendly area where children play outside, and residents enjoy a peaceful environment. The objector did not provide clear reasoning as to why the bottle store would impact these specific elements of Stanford. Additionally, the property is located in the business node of Stanford, where business activity is intended to be concentrated.</p> <p><b>Controlled Change:</b> Change is inevitable, and we are of opinion that the redevelopment of the property and the inclusion can be managed in a way that maintains the village's essence. This was done by involving local stakeholders in the design process of the property by having meetings with the Stanford Heritage Committee. In addition, this additional use is proposed to create job opportunities for locals and ensuring that any new business aligns with the village's aesthetic and cultural values.</p> <p><b>Maintaining the Village's Unique Appeal:</b> It is agreed that Stanford should not become another Gansbaai or Hermanus but should retain its unique, attractive village character. It is however not identified how the consent use is expected to affect the village's unique appeal. The redevelopment plan includes architectural elements that will enhance the overall appeal and potentially attracting more tourists.</p>

54  
**RESPONSE TO OBJECTIONS**

**SAFETY, NOISE AND VAGRANTS**

**A Basson  
 C Swarts  
 R & M Mc Alpine  
 Stanford Ratepayers  
 Association  
 B Kahn**

The operators will be required to manage the bottle store in terms of the Western Cape Liquor Act, (Act no 4 of 2008). There are specific conditions that ensure a place that sells liquor does not become a nuisance or have an impact on the cleanliness.

No liquor will be consumed on site and the owners will be regulated by the Western Cape Liquor Act, (Act no 4 of 2008) on who may purchase liquor. It is important to note that conditions such as the following are standard inclusions in the approved liquor licence:

- *"No liquor may be sold to persons who are drunk and/or disorderly."*
- *"No person who is drunk and/or disorderly may be allowed to stay on the licensed premises"*
- *"The licensee and/or the manager must at all times ensure that the activities and business conducted on the premises do not cause any nuisance or disturbance to other, including but not limited to neighbours, residents, other occupiers of building in the area and passers-by"*
- *"The licensee/appointed manager shall not allow for the sale of liquor to patrons in containers which are not sealed. Liquor may only be sold in a property sealed container, bearing the seal or label of a registered manufacturer or licensed micro-manufacturer. All containers with liquor must be sealed when sold and remain sealed when leaving the premises."*

The comments that the bottle store will increase vagrants are not based on any factual statements, no proof is being provided and these are mere opinions.

It is also important that the owners will also be negatively affected if the area has an increase in vagrancy, it will be their responsibility and in their interest to address any issues that arise on the private property. This includes the assistance of the SAPS and privately contracted security companies.

The ATM placement was carefully chosen to ensure it is not in a secluded area, thereby making users feel safer. The location is designed to be visible and accessible, which generally discourages any potential opportunistic behaviour.

**LIQUOR LICENCES ON A FILLING STATION PROPERTY**

**RESPONSE TO OBJECTIONS**

**A Basson**

The reference to petrol stations in the Liquor Amendment Bill pertains to the granting of licenses under the National Liquor Act for the manufacture or distribution of liquor.

This provision does not relate to licenses for the sale of liquor to the public, as the Constitution stipulates that the sale of liquor to the public is a provincial competence regulated by provincial Liquor Acts. This has been confirmed by the Constitutional Court.

When the Western Cape Liquor Act came into operation, it contained a provision that prevented the Liquor Licensing Tribunal from granting a license for a business on the same property as a

	<p>petrol station. However, when the Western Cape Liquor Act was amended in 2017, this restriction was repealed, making it possible to apply for a liquor license on the same property as a petrol station.</p> <p>We are not aware of any statistics that show liquor sales from these outlets contribute significantly to drunk and irresponsible driving. Common sense suggests that it is far more likely for a person consuming liquor at a restaurant or bar to drive under the influence than for someone who stops at a convenience store or bottle store at a service station to buy liquor to enjoy with a meal, as they would do when purchasing food from a supermarket.</p>
<b>TRAFFIC &amp; PARKING IMPACT</b>	<b>RESPONSE TO OBJECTIONS</b>
<p><i>A Basson C Swarts M Kelly R &amp; M Mc Alphine Stanford Ratepayers Association</i></p>	<p>The application has been circulated to both internal and external departments. Any traffic-related comments received will be addressed. Additionally, a pre-submission meeting with the Overstrand Municipality's engineering department was held to discuss the parking and proposed access points.</p> <p>It is important to note that the owners of other properties cannot be held responsible for the mismanagement of parking concerns related to those properties. The Ou Meul restaurant needs to address its own parking issues.</p> <p>Furthermore, all parking will be accommodated on-site. Additionally, a loading zone has been incorporated into the property design to ensure that delivery vehicles for the shops have a designated space.</p>
<b>ADDITIONAL BOTTLE STORE</b>	<b>RESPONSE TO OBJECTIONS</b>
<p><i>B Martin C Swarts M Kelly Stanford Ratepayers Association B Kahn</i></p>	<p>Introducing another bottle store can enhance competition, which is beneficial for consumers. Increased competition often leads to better pricing, improved service quality, and a wider selection of products. While there are already existing bottle stores in the village, additional options can provide more variety and convenience for residents and visitors.</p> <p>Moreover, the current establishments may not fully meet all the diverse preferences and needs of the community. The new bottle store could potentially offer a different range of products or a unique shopping experience, benefiting both local residents and tourists.</p> <p>It's also worth noting that competition can drive innovation and improvement among existing businesses, encouraging them to enhance their offerings and services.</p> <p>Overall, while there are already bottle stores and restaurants in the village, the introduction of another store is likely to bring positive changes and should be seen as an opportunity rather than a concern.</p>
<b>BUSINESS ACTIVITIES</b>	<b>RESPONSE TO OBJECTIONS</b>
<p><i>M Kelly Stanford Ratepayers Association S Wolf</i></p>	<p>The introduction of another coffee shop is intended to provide additional choice and convenience for both residents and visitors. Increased competition in the coffee shop sector can lead to enhanced service and varied options for consumers.</p>

	<p>Market dynamics will determine the success of businesses. The proposed redevelopment aims to diversify the retail environment, offering more options without necessarily impacting the viability of existing establishments. A diverse retail combination can coexist and serve the community effectively.</p> <p>The viability of new businesses depends on their ability to meet market demands and operate efficiently. The proposed redevelopment is based on comprehensive market research and strategic planning, aiming to contribute positively to the village's economic landscape.</p> <p>The proposed development has also been designed to align with the village's current needs and future growth. The addition of a bottle store and smaller shops is intended to complement existing retail offerings rather than replace them.</p> <p>The additional need for a full-service supermarket is acknowledged. The current proposal of the property focuses on enhancing retail diversity and convenience. There is already a convenience shop on the property.</p>
<b>SITE PLAN JUDGMENT</b>	<b>RESPONSE TO OBJECTIONS</b>
<b>Stanford Ratepayers Association</b>	<p>Regarding the visibility of the new shops, efforts will be made to enhance their prominence through effective signage and strategic placement to attract passing trade and ensure accessibility.</p> <p>The additional commercial space being created, while limited, has been carefully planned to create a functional retail environment in the existing structures. The layout aims to maximise the use of the available space to offer a convenient shopping experience.</p> <p>The site plan is designed to meet parking requirements as set out by the Overstrand Municipality. It is important to remember Stanford is improved with wide sidewalks that will still be present after the redevelopment has taken place.</p> <p>The single entrance to the "mini-mart" has been considered and can still be accessed on foot through the parking area on the property. The development aims to integrate effectively with the existing layout and address the community's needs.</p>
<b>WRONG APPLICATION UNDERSTANDING</b>	<b>RESPONSE TO OBJECTIONS</b>
<b>B Kahn</b>	<p>There is no application submitted for adult entertainment shops, crematoriums or warehouses on the property. These are all consent uses that may be applied for which is not the case in this application.</p>
<b>WATER RUNOFF</b>	<b>RESPONSE TO OBJECTIONS</b>
<b>ZJ Burger</b>	<p>Majority of the structures are proposed to be renovated. Part of the existing structure is also proposed to be removed to adhere to the building lines. Stormwater management systems will be installed including gutters etc.</p>

	As majority of the area is being proposed to be paved it is proposed to utilise this opportunity to slope the area away from the objectors' property and onto the road, away from either property.
--	--

## Conclusion

In conclusion, all comments regarding the proposed redevelopment have been carefully considered and addressed. Efforts will be made to ensure that the Stanford community is presented with a development that will make the entrance of Stanford proud while being functional in terms of a commercial enterprise.

Moving forward, the owners will continue to engage constructively with all stakeholders to ensure that the interests and values of Stanford residents and the community are upheld, while striving to enhance the area's appeal as a cherished aesthetic village.

Considering the response to objections, it is recommended that the planning application be approved as submitted.

Yours faithfully



**T JANSEN**  
**PROFESSIONAL TOWN PLANNER (A/2858/2019)**

File reference:	1771 STAN
Date:	7 June 2024
	MM



## INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: P Roux (Town Planner)

TO:

<u>Area Manager</u>	<u>Building Control Department</u>	<u>District Health</u>	<u>Electrical Department</u>	<u>Environmental Officer</u>
<u>Fire Department</u>	<u>Infrastructure and Planning</u>	<u>Stanford Heritage Committee</u>	<u>Operational Services</u>	Property Administration
Tourism	<u>Traffic Department</u>	<u>Ward Councillor (Cllr D Coetzee)</u>	<u>Waste Management</u>	

Applicant	MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD
Property Details	ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA
Application Description	APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN

**ATTACHMENTS :**

1. Notice	
2. Locality Plan	
3. Motivation	
4. Site Development Plan	

**YOUR DEPARTMENT'S COMMENTS:**

The fire department has no objection subject to compliance with the provisions of SANS 10400-A:2016, 10400-T:2024 and the By-Law relating to fire safety	
Signature:	<i>EC Solomon</i>
Date:	<i>14 JUN 2024</i>

**ASSISTANT CHIEF**  
**Enrico Solomon**

PO Box 20 HERMANUS  
Tel: 028 33 8979  
Fax: 028 33 1493

Date: 14 JUN 2024

Signature: \_\_\_\_\_

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

**COMMENTS REQUIRED BY: 12 JULY 2024**

File reference:	486 GGB
Date:	10 MAY 2024
	MM



## INTERNAL MEMORANDUM

From : Town Planning Department  
 Town Planner : SW van der Merwe (Senior Town Planner)

TO:


<u>Area Manager</u>	<u>Building Control Department</u>	<u>District Health</u>	<u>Electrical Department</u>	Environmental Officer
<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local heritage Committee	<u>Operational Services</u>	Property Administration
Tourism	Traffic Department	<u>Ward Councillor (Cllr NT Nqinata)</u>	<u>Waste Management</u>	

Applicant	MESSRS TOWN & COUNTRY ON BEHALF OF GANSRUS (PTY) LTD
Property Details	ERF 486, 14 DE WET STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA
Application Description	APPLICATION FOR DEPARTURE, AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN, AMENDMENT OF CONDITIONS OF APPROVAL AND DETERMINATION OF AN ADMINISTRATIVE PENALTY

## ATTACHMENTS :

1. Notice	
2. Locality Plan	
3. Motivation	
4. Site Development Plan	

## YOUR DEPARTMENT'S COMMENTS:

APPROVED HOWEVER PREMISES MUST BE OPERATED UNDER A VALID COA AND A VALID HEALTH CERTIFICATE ISSUED BY EHP FROM MUNICIPAL HEALTH SERVICES AND AIR QUALITY OFFICE.	
Signature:	
Date:	28/06/2024 2024

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

**COMMENTS REQUIRED BY: 14 JUNE 2024**

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & AMENDMENT OF THE SITE  
DEVELOPMENT PLAN: ERF 1771, STANFORD**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

**Conditions:**

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

- 1.1 **Developments containing Sectional Title Units/ Commercial Buildings** (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

- 1.2 **Developments with free standing properties** (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (**2024/2025**) is as follows:

**Freehold erven:**

Water	R 27 598.00 x 1.0276799=	R 28 361.91
Sewerage	R 19 725.00 x 1.027680=	R 20 270.99
Roads	R 8 845.00 x 7.246461=	R 64 094.95
<b>TOTAL (inclusive of VAT)</b>	<b>=</b>	<b><u>R112 727.85</u></b>

**Please note that the above figures:**

- Are estimates that are subject to change.**
- Do not include investigation levies or connection fees.**
- Are only valid for the current financial year and subject to annual tariff adjustments.**

2. that the existing water connection to- and sewer conservancy tank on Erf 1771 shall be used to service Erf 1771;
3. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
4. that any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
5. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
6. that the on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
7. that any additional and / or extended vehicle entrances will be for the developer's account;
8. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;
9. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.



**RICARDO ANDREW**  
**PRINCIPAL TECHNOLOGIST:**  
**DEVELOPMENT CONTROL**

06-08-2024

**DATE**

**Petrus Roux**

---

**From:** Ricardo Andrew  
**Sent:** Wednesday, 11 December 2024 15:17  
**To:** Petrus Roux  
**Cc:** Dennis Hendriks; Miliswa Mantyi; Riaan Kuchar  
**Subject:** FW: Erf 1771 Stanford  
**Attachments:** ADD INFO - 2. Amended report\_compressed.pdf; ADD INFO - Ann D - Arch BPlan\_compressed.pdf; ADD INFO - Site Plan combined.pdf

Good Day,

The Development Control section doesn't support the proposed SDP layout due to the following reasons:

- The applicant needs to address the concerns raised during the public participation process. Feedback and complaints regarding the additional traffic, new entrances and parking need to be addressed.
- The planned liquor store will bring a new dynamic to the parking and access arrangements. Trips will be shorter and more frequent. The operating hours differs from a normal shop.

The following changes are suggested:

- The accesses should be reduced from 3 to 2. The access servicing parking bays 15 to 20 should be removed.
- A stacking distance / throat length of 6,0 m should be provided for the access servicing parking bays 1 to 12. No parking will be allowed for this distance.
- The parking isle between the two buildings should be increased to 5,5 m minimum.
- The generator, parking bay 28, the chimney and the stacking doors and the veranda? for the coffee shop are reducing the manoeuvring space for parking and impact negatively on vehicular circulation. It should be removed.

Regards

**Ricardo Andrew**

Principal Technologist: Development Control  
Directorate: Infrastructure Services  
T: 028 313 5073 | E: randrew@overstrand.gov.za

**From:** Petrus Roux <petrusroux@overstrand.gov.za>  
**Sent:** Wednesday, 11 December 2024 14:34  
**To:** Ricardo Andrew <randrew@overstrand.gov.za>  
**Subject:** RE: Erf 1771 Stanford

Vriendelike Groete / Kind Regards

**Petrus Roux**

Town Planner  
Department: Town & Spatial Planning  
Directorate: Planning & Development  
Overstrand Municipality  
T: +27 (0) 28 313 8900  
E: [petrusroux@overstrand.gov.za](mailto:petrusroux@overstrand.gov.za)  
A: 16 Paterson Street, Hermanus, 7200