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ERF 189, 26 BEZUIDENHOUT STREET AND ERF 3118, 7 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF HA NADEL AND THE BREADMILL CC

189 and 3118 STAN (4740/2024)

P Roux

10 March 2025

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) was received on 07 August 2024 from Messrs PlanActive Town and Regional Planners on behalf of HA Nadel and The Breadmill on Erven 189 and 3118, Stanford in for the following:

- **Subdivision** in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 189, Stanford into two (2) portions namely, Portion A approximately 845m² in extent and a Remainder approximately 1138m² in extent.
- **Rezoning** in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Residential Zone 1: Single Residential (SR1) to Business Zone 2: General Business (B2).
- **Consolidation** in terms of Section 16(2)(e) of the By-Law for the consolidation of Portion A with Erf 3118, Stanford, to create one consolidated erf approximately 1516m² in extent.
- **Consent use** in terms of Section 16(2)(o) of the By-Law, applicable to the consolidated Erf 3118, Stanford and Portion A, to accommodate residential units (flats) on ground floor.

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 is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND

Erven 189 and 3118 are located in Stanford. Erf 3118 is zoned as Business Zone 2: General Business Bulk Zone 2 and is currently undeveloped. Erf 3118 is located on Queen Victoria Street. Erf 189 is zoned Residential Zone I: Single Residential and is developed with a dwelling. The owner of Erf 3118 seeks to develop the property further and requires an additional area for the development footprint. The proposal is made to subdivide a portion of Erf 189, rezone it to Business Zone 2: General Business Bulk Zone 2 and to consolidate it with Erf 3118, Stanford in order to create a larger property in order to accommodate the proposed development.

4. SUMMARY OF APPLICANT'S MOTIVATION

- ❖ The proposal is to allow for new commercial- and residential opportunities in Stanford in the form of a mixed-use development which will contain the following:
 - 3 x retail units
 - ablution facilities
 - solar plant room
 - refuse room/store
 - courtyard
 - 3 duplex residential units (two-bedroom units)
 - 3 x flats (2x two-bedroom and 1x one-bedroom)
 - 18 parking bays.
- ❖ Erf 189 covers an area of 1953m² which Erf 3118 spans 671m². The properties are held under the title deed numbers T30584/1970 and T43166/2023 which do not have restrictive title deed conditions.
- ❖ Erf 189 will be subdivided into two portions with Portion A measuring approximately 845m² in extent and a Remainder, approximately 1138m² in extent. The remaining extent is in keeping with the character of the area and the average erf sizes of the development block.
- ❖ Portion A will be rezoned from Residential Zone 1: Single Residential (SR1) to Business Zone 2: General Business (B2). The rezoning ensures that Portion A and Erf 3118 are zoned the same, which will aid in the consolidation of the two erven. The zoning will be compatible and be similar to the other land uses in the area especially in Queen Victoria Street. Portion A will mainly be used for residential use and as a parking area.
- ❖ Portion A will be consolidated with Erf 3118 to allow for a larger development on Erf 3118 which is more sustainable. The commercial portion of the development will be situated on Queen Victoria Street.
- ❖ Three dwelling units are proposed each with a ground floor and first floor level. To allow for dwelling units on the ground floor, consent use is applied for dwelling units on ground floor. The dwelling units will be situated more to the rear of the property in order to align the development with the surrounding residential erven.
- ❖ Parking and access:
 - The commercial GLA is 156.8m² (three retail units) and requires 6.27 parking bays.
 - The three flats and three dwelling units will require 11.5 parking bays.
 - In total 17.77 parking bays are required, and 18 bays are provided, one of which is a parking bay for people with a disability. The parking bays are 5m x 2.5m and allows for 7.5m manoeuvring space.
 - The entrance and egress will be 3m wide and will therefore comfortably allow for smooth entry and exit.
- ❖ All services are available and have capacity for the proposed development.
- ❖ The Growth Management Strategy does not identify densification for the planning unit in which the proposed development is situated. No new erven will be created, and a larger commercial property will be created whilst incorporating a residential component.
- ❖ The design of the property will ensure consistency with the streetscape, height restriction and massing and orientation of the development. Parking bays are provided to the rear of the property.
- ❖ In line with Overstrand Municipal Wide SDF, 2020 as the area is earmarked for urban development.
- ❖ No heritage impact is motivated.

- ❖ The application is motivated in line with the principles in terms of Section 42 of SPLUMA.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local Newspaper	Yes	6 September 2024	11 October 2024
Notices	Yes	6 September 2024	11 October 2024
Internal Departments	Yes	6 September 2024	11 October 2024
Ward councillor	Yes	6 September 2024	11 October 2024
Total comments	FOUR (4) LETTERS OF COMMENTS		
Was public participation undertaken in accordance with Section 46 – 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

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

Name	Date received	Summary of comments
Building Control	09/09/2024	No objection. The building plan application must comply with all applicable law.
Local Heritage	14/03/2025	Late comment
Fire Services	16/10/2024	No objection. Subject to compliance with the provisions of SANS 10400 A:2016, 10400-T:2020 and the By-Law relating to fire safety.
Engineering Services	24/10/2024	Attached as Annexure F.
Waste Management	20/12/2024	Attached as Annexure G.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION.

Four (4) objections were received from the community regarding the proposal on Erven 198 and 3118Stanford. The overlapping concerns raised were grouped together and responded to.

NAME OF OBJECTOR	SUMMARY OF OBJECTIONS	RESPONSE FROM APPLICANT
Nick and Moira Clarke	The building will occupy a large part of the area and seems to be cramped.	The design aims to maximize the use of space while remaining within municipal regulations. It is important to note that the layout has been carefully planned to ensure that it complements the surrounding environment rather than overwhelming it. The intention is to create a vibrant space that serves the community's needs.
	The building is three storeys high and not in line with the heritage area.	The proposal has been designed to adhere to the municipality's restrictions, including the established height limits for the heritage area. We understand the importance of maintaining the character of Stanford and the architect will continue to engage with relevant authorities to ensure that the development aligns with the community's vision.
	The proposed development is better suited in an urban environment.	While the proposed development may resemble urban designs, we believe it can be adapted to fit the rural character of Stanford. The incorporation of architectural styles will help ensure that the building feels at home in the village context.
	The building will not enhance the attractiveness of the area.	Our goal is to create a space that adds value to Stanford by providing amenities and services that cater to both residents and visitors. We are committed to enhancing the overall appeal of the village through thoughtful design and landscaping.
	The parking area will increase noise.	We understand the concerns regarding noise levels associated with the proposed car park, especially given its proximity to your garden. Measures will be put in place to mitigate noise, such as strategic landscaping and sound barriers to ensure that the impact on your property is minimized.
	LaCantina will use the parking area especially in the evening if there are no barriers.	The concern about patrons from nearby businesses using the car park is noted. We will impose the necessary measures to ensure that the proposed parking bays are for the sole use of the proposed development.
	Shops have a high turnover and stand	Your points regarding the turnover of shops in the area are valid. However,

	empty for months.	we believe that this development will bring new businesses to Stanford that can contribute positively to the local economy. The introduction of diverse commercial options can help stabilize the market and reduce vacancy rates.
	The proposal is aesthetically not in keeping with the heritage area or character of Stanford.	We share your pride in Stanford's heritage status and recognize the need for new developments to harmonize with existing properties. Our client will ensure that the design respects the architectural history of the village while also incorporating modern functionality.
RESPONSE FROM MUNICIPAL TOWN PLANNER		
<p>Although Stanford is earmarked as a heritage town it is still considered an urban environment. The position of the structure and the height was carefully considered by the applicant considering the Heritage Overlay Zone and the adjacent residential erven. It should be noted that Erf 3118 is already zoned for business rights and can be developed up to 8m in height and have residential components on first floor level.</p> <p>The high turnover of business in Stanford is noted. However, it is every business owner's (and commercial property owner's) own volition whether or not to develop a commercial property. The addition of the residential component does allow the property to have a more sustainable income. The proposal was sent to Stanford Heritage who provided a response which will be further discussed later on in this report.</p>		
NAME OF OBJECTOR	SUMMARY OF OBJECTIONS	RESPONSE FROM APPLICANT
R Howlett	The parking area will cause an increase in noise (coming and going of tenants at all times, alarms and frequency of trips) and the most probably require security lights. Trees will be removed and lead to a loss of privacy.	We understand the worry about setting a precedent with the development of parking bays and the associated noise and light pollution. Our intention is to create a development that respects the commercial and residential nature of the area. The proposed design includes strategic landscaping and design elements aimed at minimizing noise and light intrusion, and we are open to exploring solutions that further enhance privacy for adjacent properties, including the potential use of natural barriers or sound-absorbing materials.
	There is one double storey building in Queen Victoria Street and it is set back from the road and has parking in front of it. The height of the new building should be rejected. It is out of the heritage character.	We are committed to adhering to all heritage guidelines and ensuring that our development harmonizes with the existing character of the village. The architect and owner are willing to engage with stakeholders to refine the design, ensuring it complements the historical significance of the area while still providing the necessary commercial space that the community needs.
	The flats on the top floor will overlook my property, this will have a direct	We appreciate your concerns regarding the proposed flats' impact on privacy and are committed to ensuring the development aligns with the

	<p>negative impact on my privacy. The residential erven in Bezuidenhout street does not have double storey dwellings.</p>	<p>surrounding residential character. The design places the double-storey section on Erf 189, Stanford, adjacent to other businesses, with a transition to a single-storey structure and then the parking area towards the back. This layout ensures that the residential component maintains privacy and harmony with neighbouring properties, minimizing any potential impact.</p>
	<p>The commercial success is questioned, and the track record must be provided.</p> <p>Does the property owner have a successful record.</p> <p>Stanford has numerous vacant commercial properties, why add more, as many struggle to be sustainable.</p> <p>Few affordable rental residential opportunities exist in Stanford. Should the proposed development be unsuccessful it will cause the devaluation of property values of the surrounding property owners.</p>	<p><u>Commercial viability and market considerations</u> Your insights into the local property market and the viability of commercial investments in Stanford are crucial. We acknowledge the existing vacancies and understand the importance of ensuring that any new development adds value to the community. Our approach is to create a mixed-use space that not only meets current demand but also attracts sustainable businesses that enhance the vibrancy of Stanford. The owner is committed to conducting thorough market research and engaging with local stakeholders to ensure the success of the development.</p> <p><u>Accommodation needs</u> The concern regarding the provision of accommodation is noted. We recognize the gap between what tenants are willing to pay and what landlords are currently charging. The aim is to offer a range of options that cater to diverse needs within the community, including affordable accommodations that do not compromise on quality or accessibility.</p> <p><u>Long-term sustainability</u> We appreciate your concerns regarding the potential dilution of property values in the area. The development strategy includes ensuring that the project is economically viable and sustainable in the long term. The owner and architect are dedicated to working closely with the Overstrand Municipality and other stakeholders to ensure that the development enhances the overall value of the neighbourhood and aligns with community interest.</p>

RESPONSE FROM MUNICIPAL TOWN PLANNER		
<p>A condition will be inserted that a landscape plan be submitted prior to the development of the site. The comment regarding the amount of double storey structures in Stanford is incorrect. The existing SPAR building which was rebuilt is the same height to that of the building next to it. Although it is agreed that the majority of buildings in Stanford are single storey, most of the buildings are single residential and not developed in Queen Victoria Street. Queen Victoria Street has a large number of buildings with a variation in height and therefore a single storey character for Queen Victoria Street cannot be claimed. The building profile decreases to a single storey, and in line with the residential envelope, for the section of the structure which is situated to the rear of property, and which faces the residential erven.</p> <p>The high turnover of business in Stanford is noted however it is every business owner's (and commercial property owner's) own volition whether or not to develop a commercial property. The addition of the residential component does allow the property to have a more sustainable income. The proposal was sent to Stanford Heritage who provided a response which will be further discussed later in this report.</p>		
OBJECTOR'S NAMES	SUMMARY OF OBJECTIONS	RESPONSE FROM APPLICANT
A & G Fullard and W Bergamasco	The majority of buildings within Stanford are single storey. This character should be retained. Rezoning from residential to commercial cannot be undone.	We fully recognize and respect Stanford's status as an unspoilt village, bounded by natural features and rich heritage. Our development aims to enhance the existing landscape while adhering to all municipal and heritage regulations. The proposed height limit of 6.8m in the back portion reflects a conscious effort to blend the building with its surroundings and minimize any visual impact on neighbouring properties.
	The densification runs counter to the original and merging character of Stanford.	The assertion that our proposal may lead to unwanted densification is taken seriously. We acknowledge the importance of aligning with the Overstrand Growth Management Strategy and appreciate your reference to its stipulations. Our intention is not to fragment existing land use but rather to create a mixed-use development that meets current community needs while respecting the village's heritage.
	The development fragments the existing land and introduces densification in a space not designated for it. Six small residential units are not the same as the generous living spaces in the town. Little room is allowed for greenery. There is only a tarmac and courtyard	While there are currently no indigenous trees on the site, we recognize the importance of preserving the natural landscape. We share your commitment to enhancing the environment and will explore options for incorporating landscaping elements that promote greening and sustainability within the development. Our goal is to create a courtyard area that serves practical purposes while also contributing positively to the ecological well-being of the neighbourhood.

	<p>no gardens. The tarmac will be heat-emitting.</p> <p>The design is similar to the exiting building next to SPAR building.</p>	
	<p>The motivation regarding the GMS is not agreed with as it is stated that no densification is proposed for the area, further the limitations of wastewater and the sewerage systems are highlighted.</p>	<p>Your concerns regarding existing infrastructure limitations, particularly the sewage system, are valid. We are committed to collaborate with municipal authorities to ensure that any development does not exceed the capacity of local services.</p>
	<p>The rezoning is seen as a dangerous precedent for creeping urbanisations. The proposed commercial mix use development as proposed is considered the tipping point threat to our stable and quiet residential environment.</p>	<p>We appreciate your feedback regarding the architectural design. Our goal is to ensure that the proposed development complements the character of Stanford. The architect is open to engaging with heritage architects to refine the design further, ensuring it blends harmoniously with its surroundings and reflects the village's aesthetic.</p> <p>We acknowledge the concerns about the potential commercialization of Stanford and are committed to fostering a development that supports local needs without compromising the tranquillity of residential areas. We will prioritize engaging with stakeholders throughout the development</p>
	<p>Noise and privacy</p>	<p>We appreciate the importance of privacy for nearby residents. Given the dwelling's location on Longmarket Street, approximately 40 meters from the property corner shared with the development, the proposal does not impact resident privacy. Nevertheless, we are committed to thoughtful design that considers all aspects of neighbourhood comfort and will incorporate noise management strategies to minimize any potential disturbances from the parking area.</p>

RESPONSE FROM MUNICIPAL TOWN PLANNER		
<p>Although Stanford is earmarked as a heritage town it is still considered an urban environment. The position of the structure and the height was carefully considered by the applicant considering the Heritage Overlay Zone and the adjacent residential erven. It should be noted that Erf 3118 is already zoned for business rights and can be developed up to 8m in height and have residential components on first floor level.</p> <p>There are already other mixed-use developments in Stanford, the proposal is not the only development of such a nature. The residential component to the rear of the property is in keeping with the surrounding residential environment (as opposed to having a commercial unit situated to the rear).</p> <p>A condition will be inserted that a landscape plan be submitted prior to the development of the site. The comment regarding the amount of double storey structures in Stanford is incorrect. The existing SPAR building which was rebuilt is the same height to that of the building next to it. Although it is agreed that the majority of buildings in Stanford are single storey, most of the buildings are single residential and not developed in Queen Victoria Street. Queen Victoria Street has a large number of buildings with a variation in height and therefore a single storey character for Queen Victoria Street cannot be claimed. The building profile decreases to a single storey, and in line with the residential envelope, for the section of the structure which is situated to the rear of property, and which faces the residential erven.</p> <p>The high turnover of business in Stanford is noted. However, it is every business owner's (and commercial property owners) own volition whether or not to develop a commercial property. The addition of the residential component does allow the property to have a more sustainable income. The proposal was sent to Stanford Heritage who provided a response which will be further be discussed later in this report.</p>		
OBJECTOR'S NAMES	SUMMARY OF OBJECTIONS	RESPONSE FROM APPLICANT
Stanford Ratepayers Association	<p>The SRA supports the development in principle and requests that the following be taken into account:</p> <p>The development is within the HPOZ and should comply with its requirements.</p>	<p>We appreciate the SRA's acknowledgment of the valuable input from both the heritage and planning committees. Their expertise will be instrumental in guiding the project to ensure it aligns with the community's vision and preserves the unique attributes of Stanford.</p>
	<p>The submission of the heritage and planning committees are supported.</p>	<p>The owner has appointed an architect who has great knowledge and is capable to deal with this project. His expertise will be invaluable in maintaining the aesthetic and historical significance of the village while incorporating modern functionalities. The owner is also open to engaging with consultants who can provide insights and recommendations to ensure</p>

		the development reflects Stanford's identity.
	By-Laws relating to the removal of indigenous trees must be considered and adhered to.	We fully support the request to consider the By-Laws governing the removal of trees on the properties, but it should be noted that there are no indigenous trees situated on Erf 189, Stanford.
RESPONSE FROM MUNICIPAL TOWN PLANNER		
<p>The comment from the SRA is noted and no objection was provided against the application.</p> <p>It should be noted that Stanford Heritage Committee provided a late comment on the 14 March 2025 due to the email being sent to the wrong email address in error. The concerns raised by SHC is similar to the concerns raised by the objectors and therefore already addressed.</p>		
COMMENT FROM WASTE MANAGEMENT SERVICES		
<p><i>"It is the opinion that the waste storage area needs to have street access for the collection team to collect the waste. The updated proposed storage area, although closer to the street, is still too far into the property for collection purposes."</i> (sic)</p>	<p>We have reviewed the above feedback in consultation with Mr. Riaan Kuchar and Mr. Schalk van der Merwe and believe the architect's proposed solution for refuse management is sufficient. The following measures are suggested:</p> <ol style="list-style-type: none"> 1. The lease agreements will include a clause requiring tenants to transport their refuse from the proposed refuse room to a designated collection point located at the front of the building on Queen Victoria Street on the morning of refuse collection. 2. Each tenant (a maximum of nine) will be provided with a numbered wheelie bin, which will be stored in a commodious refuse room as detailed in the site development plan (attached for your reference) (see Annexure H). The designated collection point will: <ul style="list-style-type: none"> • be located within the property boundary, and • offer sufficient space to temporarily accommodate all wheelie bins for collection purposes. <p>The owner respectfully requests that the above proposal be considered as a condition of approval for the development.</p>	
RESPONSE FROM MUNICIPAL TOWN PLANNER		
<p>Should a condition be imposed regarding the collection of the refuse bins then the only remedy will be that the management or property owners place the bins and remove it on collection days.</p>		

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

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

See Paragraph 7 above.

Internal and external departments

The application was further supported by all internal municipal departments.

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 proposed application would not contribute to any spatial injustice and the development of the dwelling units will be open to the free market and anyone will be able to purchase the unit at market related prices.

Spatial Sustainability

The application is within the urban edge and will not impact on agricultural land or environmentally sensitive areas. It will also help to alleviate urban sprawl by way of infill planning. Green spaces are provided which will aid in the management of storm water and heat soak.

Efficiency

The property is surrounded by an existing road network and services infrastructure and will help with the maximum utilization of such infrastructure and upgrade thereof. The proposed properties are also ideally situated to ensure that residents do not have to travel far distances to have access to commercial and community facilities.

Spatial Resilience

The approval of this development will ensure additional rates will be obtained by the municipality to maintain existing infrastructure, thereby lowering the financial pressure on surrounding property owners and the municipality. It will also provide for more housing opportunities in a township which is experiencing additional growth pressures and rising property values.

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

In terms of the Overstrand Growth Management Strategy, 2010 the subject property is situated in planning unit 1 which does not allow for densification; however, no new erven will be created in terms of this application. In addition to this Erf 3118 is already zoned for commercial use which allows for residential units above ground as a primary right. The proposed development is therefore considered to be in line with the GMS.

In terms of the Overstrand SDF, 2020 the area is indicated for urban development and is located within the urban edge.

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

N/A

10.6 Impact on Municipal engineering services

The area is already serviced, and sufficient bulk capacity exists to accommodate the development. The application is supported by the Engineering Services Department subject to the payment of a bulk service levy and service agreement where applicable.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

Erf 189 is zoned Residential Zone I: Single Residential and is developed with a dwelling. The owner of Erf 3118 seeks to develop the property further and requires an additional area for the development footprint. The proposal is made to subdivide a portion of Erf 189, rezone it to Business Zone 2: General Business Bulk Zone 2 and to consolidate it with Erf 3118, Stanford to create a larger property in order to accommodate the proposed development.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The application proposes the following:

- **Subdivision** in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 189, Stanford into two (2) portions namely, Portion A approximately 845m² in extent and a Remainder approximately 1138m² in extent.
- **Rezoning** in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Residential Zone 1: Single Residential (SR1) to Business Zone 2: General Business (B2).
- **Consolidation** in terms of Section 16(2)(e) of the By-Law for the consolidation of Portion A with Erf 3118, Stanford, to create one consolidated erf approximately 1516m² in extent.
- **Consent use** in terms of Section 16(2)(o) of the By-Law, applicable to the consolidated Erf 3118, Stanford and Portion A, to accommodate residential units (flats) on ground floor.

Erven 189 and 3118 are located in Stanford. Erf 3118 is zoned as Business Zone 2: General Business Bulk Zone 2 and is currently undeveloped. Erf 3118 is located on Queen Victoria Street. Erf 189 is zoned Residential Zone 1: Single Residential and is developed with a dwelling. The owner of Erf 3118 seeks to develop the property further and requires an additional area for the development footprint. The proposal is made to subdivide a portion of Erf 189, rezone it to Business Zone 2: General Business Bulk Zone 2 and to consolidate it with Erf 3118, Stanford to create a larger property in order to accommodate the proposed development.

The majority of the development will be situated on Queen Victoria Street in order to be in line with the historical character of Stanford where stoep areas were developed on the street boundary. The portion of the building on Erf 3118 (a portion of the proposed consolidated property) will be developed up to 8m in height and therefore compliant with the HPOZ. The portion of the building on Erf 189 (a portion of the proposed consolidated property) will be developed up to 6.8m in height and therefore compliant with the HPOZ which is applicable to residential erven. The lower envelope of the building on Erf 189 is proposed in order to be in line with the surrounding residential character and to minimise privacy concerns. The applicant will also be required to submit a vegetation plan to ensure that the responses/comments towards the objections are adhered to.

Queen Victoria Street is a commercial corridor in Stanford and various businesses and commercial buildings have been developed within the corridor. The concern from the objectors is noted with regards to the commercial turnover in the area, but while there is commercial turnover it is not a reason to disapprove this application. On the other hand, the site will be developed which must be regarded as a positive as capital investment is made in the town. The residential component will also allow the development to have a sustainable income.

Parking of the property will be situated at the rear of the property which will also create a buffer between the commercial activities and the residential erven. Brick walls and landscaping can minimise noise and provide greenery.

After subdivision Erf 189 will have a size of 1183m² which is in line with the surrounding residential erven.

Sufficient parking will be provided on site with $\pm 3\text{m}$ wide entrance and egress. The location of the refuse room was problematic, and concerns were raised by waste management. A condition will be imposed that the management/property owners of the establishment will be responsible for placing the bins on refuse collection days and also for removing them. It is clear from the report and comments from other municipal departments that there are sufficient services and road infrastructure to accommodate this proposed development.

The development is considered positive as it will allow for a residential component which will create more housing opportunities in Stanford and the site will be developed with commercial units which will be a capital investment into the area.

Considering the above, the application is considered desirable and is supported, subject to the conditions as listed in the recommendation.

13. RECOMMENDATION

1. that the comments be noted;
2. that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) for the **subdivision** of Erf 189, Stanford into two (2) portions namely, Portion A approximately 845m² in extent and a Remainder approximately 1138m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(a) of the By-Law for the **rezoning** of Portion A from Residential Zone 1: Single Residential (SR1) to Business Zone 2: General Business (B2), **be approved** in terms of the provisions of Section 61 of the By-Law,
4. that the application in terms of Section 16(2)(e) of the By-Law for the **consolidation** of Portion A with Erf 3118, Stanford, to create one consolidated erf approximately 1516m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the application for **consent use** in terms of Section 16(2)(o) of the By-Law, applicable to the consolidated Erf 3118, Stanford and Portion A, to accommodate residential units (flats) on ground floor, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the recommendation under paragraphs 2. to 5. is subject to the following conditions:
 - (a) that Development be in line with Subdivision Plan Drawing No *ST189* dated *April 2024*;
 - (b) that prior to the submission of building plans a landscape plan be submitted to the satisfaction of the Town- and Spatial Planning Department;
 - (c) that should any indigenous trees be removed they should be replaced by the developer at an appropriate location;
 - (d) that the rear- and lateral perimeter of the property be developed with brick

walls at a height of 2.1m;

- (e) that a Body Corporate be established with compulsory membership for all property owners within the development;
- (f) that the Body Corporate and property owners be responsible for the placement and removal of refuse bins from the street curb;
- (g) that parking be developed with hard surface and must be open (accessible) to the public;
- (h) that all conditions imposed by Engineering Services (attached as Annexures F), be complied with;
- (i) 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;
- (j) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with; and

that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

7. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 with regard to the above decision.

14. REASONS FOR RECOMMENDATION

- The majority of the development will be situated on Queen Victoria Street in order to be in line with the historical character of Stanford where steep areas were developed on the street boundary.
- The lower envelope of the building on Erf 189 is proposed in order to be in line with the surrounding residential character and to minimise privacy concerns.
- Queen Victoria Street is a commercial corridor in Stanford and various businesses and commercial buildings have been developed within the commercial corridor.
- The proposed use is in line with the Municipality's forward planning documents.
- Internal departments have supported the proposed development.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Subdivision- Consolidation- and Site Development Plan
Annexure D:	Objections received
Annexure E:	Comment from applicant on objections received
Annexure F:	Services Report
Annexure G:	Comment: Waste Management
Annexure H:	Comment from applicant regarding waste management
Annexure I:	Comment from Stanford Heritage Committee

SIGNATURES**AUTHOR:**Name: **PETRUS ROUX**SACPLAN Reg No: **A/2246/2015**

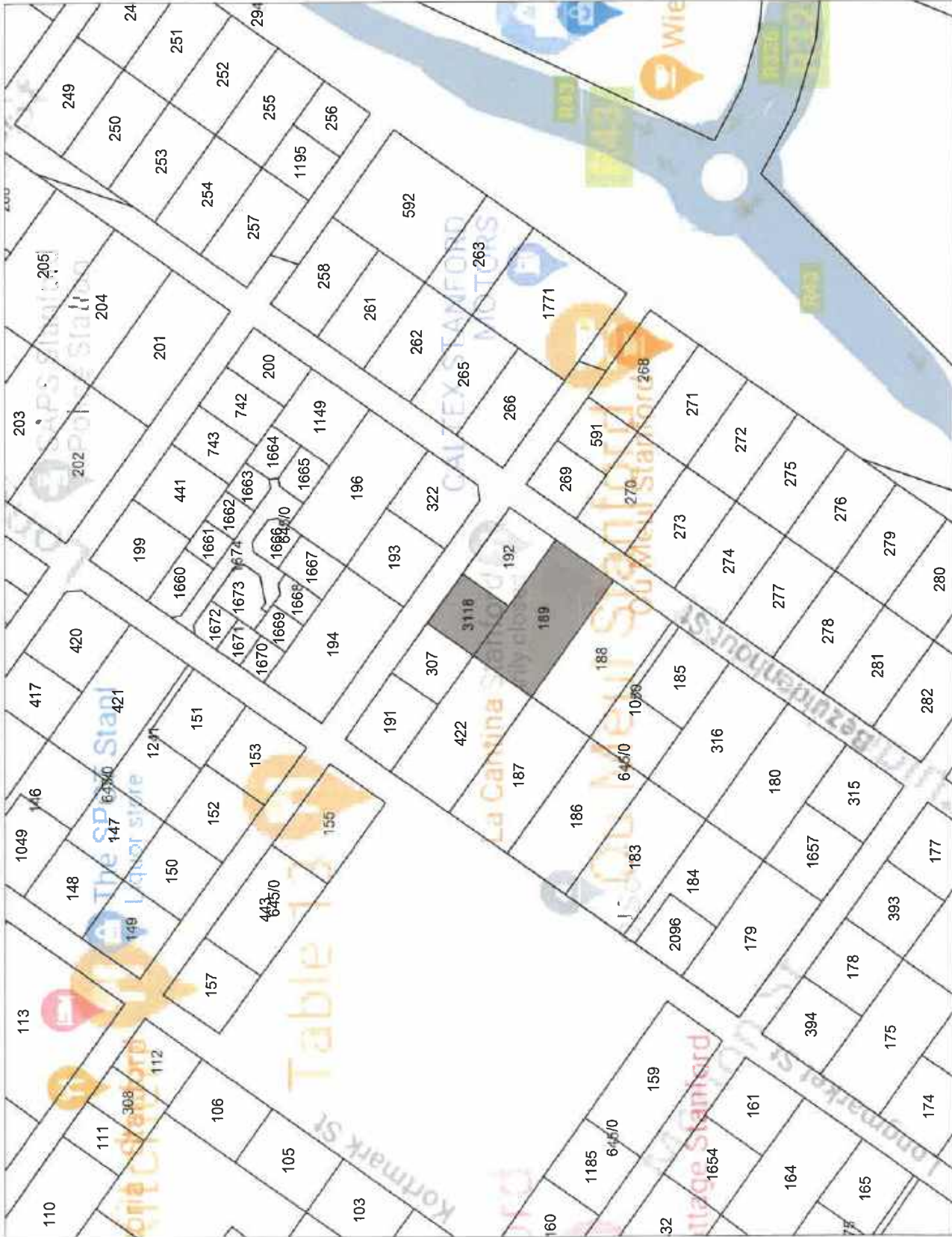
Signature: _____

Date: _____

REGISTERED PLANNERName: **S VAN DER MERWE**SACPLAN Reg No: **A/1850/2014**

Signature: _____

Date: _____



Scale: NTS
 Drawing No: 189 Stamford.dwg
 Date: 16 Jul 2024

Plan Description:
LOCALITY MAP

Property Description:
**ERVEN 189 & 3118
 STANFORD**

All distances approximate
 and subject to survey.
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PLAN Stads- en Streeksbeplanners
 Town & Regional Planners

**PROPOSED SUBDIVISION, REZONING,
CONSOLIDATION AND CONSENT USE**

ERVEN 189 AND 3118

STANFORD

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mr. A.H. Nadel and Breadmill CC, the respective owners of Erven 189 and 3118 Stanford, have engaged the services of Plan Active Town and Regional Planners. The planners have been appointed to facilitate the subdivision of a portion of Erf 189 Stanford, which will be rezoned and subsequently consolidated with Erf 3118 Stanford.

Erf 189 Stanford is currently developed with a dwelling house and associated structures, whereas Erf 3118 Stanford remains vacant. The purpose behind this consolidation is to create a larger, more versatile property that can support the development of viable-sized businesses on the ground floor, Flats on ground floor and on the first floor, and adequate parking facilities.

This development initiative embodies the owner's strategic vision to optimize the utility and value of their property holdings in Stanford. By consolidating a portion of Erf 189

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with Erf 3118 Stanford, the owner seeks to address the growing demand for mixed-use spaces that provide both commercial and residential benefits, thereby enhancing the local community and economy. The proposed development includes:

- 3 x Retail Units
- Ablution Facilities
- Solar Plant Room
- Refuse Store
- Courtyard
- 3 x Duplex Residential Units
- 3 x Flats
- 18 Parking Bays

Erf 189 covers an area of 1983m², while Erf 3118 spans 671m². The properties are held by Title Deed Numbers T30584/1970 and T43166/2023, respectively. This consolidation and development project is expected to enhance the overall functionality and appeal of the properties, aligning with modern urban planning standards and community needs.

2. APPLICATION DETAILS

The application is made in accordance with the following provisions of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

- Chapter 4, Section 16(2)(d), for the subdivision of Erf 189 Stanford.
- Chapter 4, Section 16(2)(a), for the rezoning of Portion A, a portion of Erf 189 Stanford.
- Chapter 4, Section 16(2)(e), for the consolidation of Portion A, a portion of Erf 189 Stanford with Erf 3118 Stanford.
- Chapter 4, Section 16(2)(o), for a consent use applicable to the consolidated Erf 3118 Stanford and proposed Portion A, a portion of Erf 189 Stanford.

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3. DESIRABILITY**3.1 PROPERTY DESCRIPTION**

Erf 189 and Erf 3118 Stanford are situated at 26 Bezuidenhout Street and 7 Queen Victoria Street, Stanford, respectively. For detailed reference, please consult the enclosed locality plan and the abstract from the Overstrand GIS Map provided below:

**3.2 ZONING**

Erf 189 Stanford is zoned as Residential Zone 1 and is currently developed and utilized for single residential purposes. In contrast, Erf 3118 Stanford is zoned as Business Zone 2 and remains undeveloped.

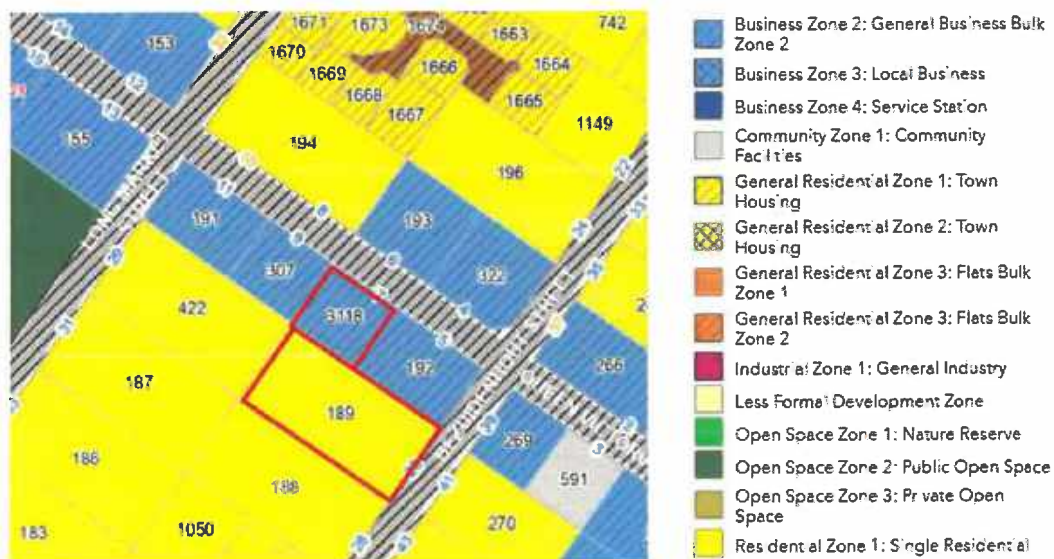
The surrounding properties in the area display a diverse range of zoning designations, reflecting a mix of uses that contribute to the overall functionality and character of Stanford. These surrounding zones include:

Motivation report

- **Single Residential:** Properties designated for residential use, similar to Erf 189 Stanford.
- **General Business:** Properties allocated for commercial activities, providing essential services and amenities to the local community.
- **Public Roads:** Areas designated for transportation infrastructure, ensuring accessibility and connectivity within Stanford.
- **Public Open Space:** Land reserved for public recreational use, contributing to the community's quality of life and environmental sustainability.

This zoning diversity supports a balanced and integrated urban environment, fostering residential living, commercial activity, and public accessibility. The proposed development and consolidation of Erven 189 and 3118 Stanford aim to enhance this balance by introducing mixed-use functionalities that align with the existing zoning framework.

For further details and visual context, please refer to the enclosed zoning map abstract below:



3.3 LAND USE

Erf 189 has been developed with several distinct features, including a dwelling, a double garage, and a braai area, making it a functional residential property. In contrast, Erf 3118 Stanford remains undeveloped and vacant, offering potential for future development.

The surrounding land uses in the area include a variety of single-family dwellings, commercial businesses, and public roads. This diverse zoning indicates that Erf 189 and Erf 3118 Stanford are situated within a dynamic mixed-use area. The presence of single-family residences ensures a stable and quiet residential environment, while the commercial businesses, including restaurants, add vibrancy and convenience to the community.

The businesses are predominantly concentrated along Queen Victoria Street, creating a bustling commercial corridor that serves as a hub for local activity and services. This strategic location benefits both the residents and business owners, as it provides easy access to essential services and amenities within close proximity of each other.

The combination of residential and commercial properties in the area fosters a balanced and integrated urban environment, promoting a sense of community and enhancing the overall quality of life for residents. The proposed development and consolidation of Erven 189 and 3118 Stanford aim to capitalize on this mixed-use character, introducing new opportunities for both residential and commercial growth in a well-established and thriving neighbourhood.

3.4 PROPOSAL

The following is proposed in terms of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

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- The subdivision of Erf 189 Stanford to create a Portion A and a remainder in terms of Chapter 4, Section 16(2)(d),
- The rezoning of Portion A, a portion of Erf 189 Stanford in terms of Chapter 4, Section 16(2)(a).
- The consolidation of Portion A, a portion of Erf 189 Stanford with Erf 3118 Stanford in terms of Chapter 4, Section 16(2)(e).
- A consent use applicable for the consolidated Erf 3118 Stanford and Portion A, a portion of Erf 189 Stanford in terms of Chapter 4, Section 16(2)(o).

3.4.1. Proposed Subdivision

Erf 189 Stanford spans 1983m². Geomatics Africa has been commissioned to survey this erf to determine the subdivision line as agreed upon by the respective owners of the properties involved. For further details, please refer to the enclosed proposed subdivision plan provided by Geomatics Africa and the abstract below.



Motivation report

The detail of the subdivision can be tabled as follows:

TOTAL EXTENT OF ERF 189 STANFORD	<u>1983m²</u>
PROPOSED CONSOLIDATION OF ERF 189 STANFORD	Portion A: <u>845m²</u> Remainder Erf 189: <u>1138m²</u>

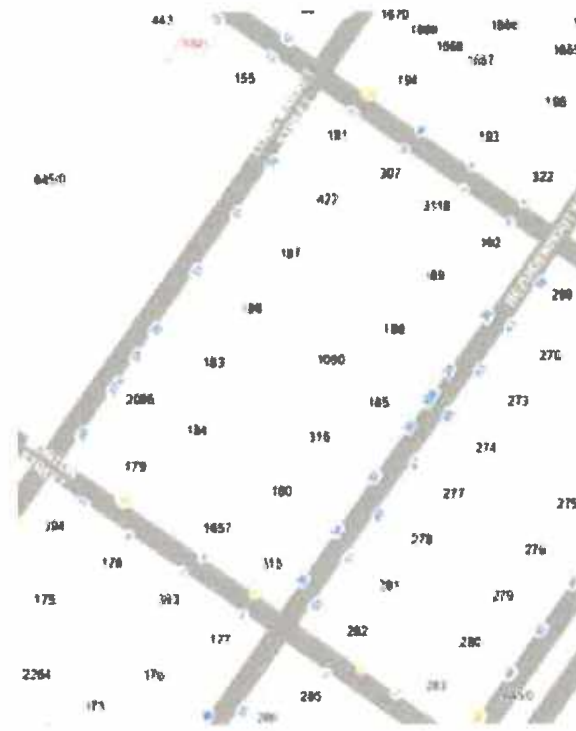
Upon completion of the subdivision, the remaining portion of Erf 189 Stanford will be 1138m² in extent. This area will retain sufficient space to continue accommodating the existing structures, including the dwelling, double garage, and braai area. Additionally, it will maintain a generous amount of open space around these structures, ensuring that the property remains functional and aesthetically pleasing.

The residential zoning for this remaining portion will remain intact, preserving the property's designated use as a single residential area. This ensures that the character of the existing residential environment alongside Bezuidenhout Street will be maintained, with no changes to the land use, zoning or street scape. The ample open space will contribute to a pleasant living environment and uphold the property's residential appeal.

The proposed remainder of Erf 189 Stanford, measuring 1138m², aligns favourably with similar approved subdivisions in the surrounding area. Specifically, this remainder is comparable to erven 184, 185, 315, 1050, 1657, and 2096, which are situated within the same block bounded by Long Market Street, Queen Victoria Street, Bezuidenhout Street, and Morton Street.

For a visual comparison, please refer to the area plan below, which illustrates how the proposed remainder of Erf 189 Stanford fits within the context of these neighbouring subdivisions.

Motivation report



3.4.2. Proposed Rezoning of Portion A

With reference to the proposed subdivision, we are planning to rezone Portion A from Residential Zone 1 to General Business Zone 2. This rezoning is necessary to ensure that Portion A has the same zoning as Erf 3118 Stanford, allowing for their consolidation. Portion A, which is to be rezoned, has an extent of 845m².

This strategic rezoning and consolidation aim to create a cohesive and functional property that aligns with the zoning and usage patterns of the surrounding area. The rezoning will enable Portion A to be integrated seamlessly with Erf 3118 Stanford, facilitating the development of a versatile space that supports both commercial and residential activities.

The proposed changes are in line with similar approved subdivisions and zonings within the same block, bounded by Long Market Street, Queen Victoria Street, Bezuidenhout Street, and Morton Street.

Rezoning Portion A to General Business Zone 2 will enhance the potential for viable business operations on the ground floor, residential accommodations on the upper floors, and adequate parking facilities, all of which contribute to a vibrant and functional

Motivation report

urban environment. This proposal not only optimizes the use of the properties but also aligns with the broader development goals of the Stanford community, fostering economic growth and residential convenience.

3.4.3 Proposed Consolidation

As mentioned above, we are proposing that a portion of Erf 189 Stanford, measuring 845m² and labelled as Portion A, be consolidated with Erf 3118 Stanford, which is 671m² in extent. This consolidation will result in the creation of a General Business Zone 2 erf with a total area of 1516m².

This strategic move will unify the two properties under a single zoning designation, enhancing the potential for commercial development. The newly created General Business Zone 2 erf will provide a larger, more versatile space that can support a variety of business opportunities on the ground floor, residential accommodation on the upper floors, and adequate parking facilities.

The consolidation and rezoning plan align with the broader urban development goals of the Stanford community, especially the land uses alongside Queen Victoria Street. The residential street scape of Bezuidenhout Street will also remain intact promoting a balanced mix of residential and commercial uses.

3.4.4 Proposed Consent Use

The Overstrand Municipality Land Use Scheme Regulations allow for residential units as a consent use within erven zoned as Business Zone 2. The relevant provision from the regulations is as follows:

“a) Consent uses are: adult entertainment business, bottle store, crematorium, dwelling unit, flats (on ground floor), funeral parlour, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission apparatus (subject to the provisions of Chapter 16.10), transport use, utility services, warehouse and service trade.”

In line with these regulations, we propose the development of three residential units,

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each consisting of a ground floor and a first floor. These units will complement the proposed flats on the second floor, creating a cohesive and functional mixed-use development. The uses of each of the three proposed residential units can be described as follows:

Ground Floor:

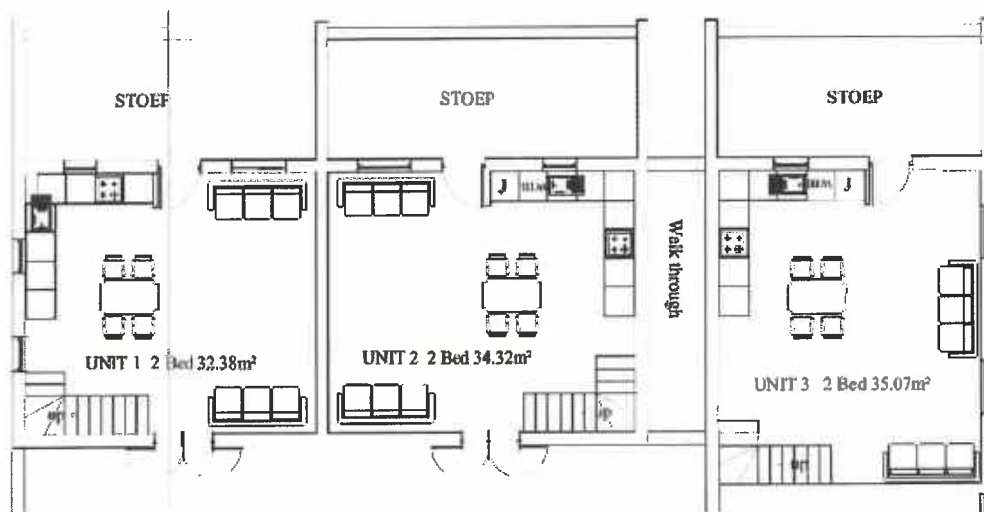
- South-West Facing Stoep: An inviting outdoor space perfect for relaxation and socializing.
- Open Plan Kitchen, Dining Room, Living Room, and Staircase: A spacious and modern layout that promotes a seamless flow between the kitchen, dining area, and living room, enhancing the living experience. The staircase provides easy access to the upper floor.

First Floor:

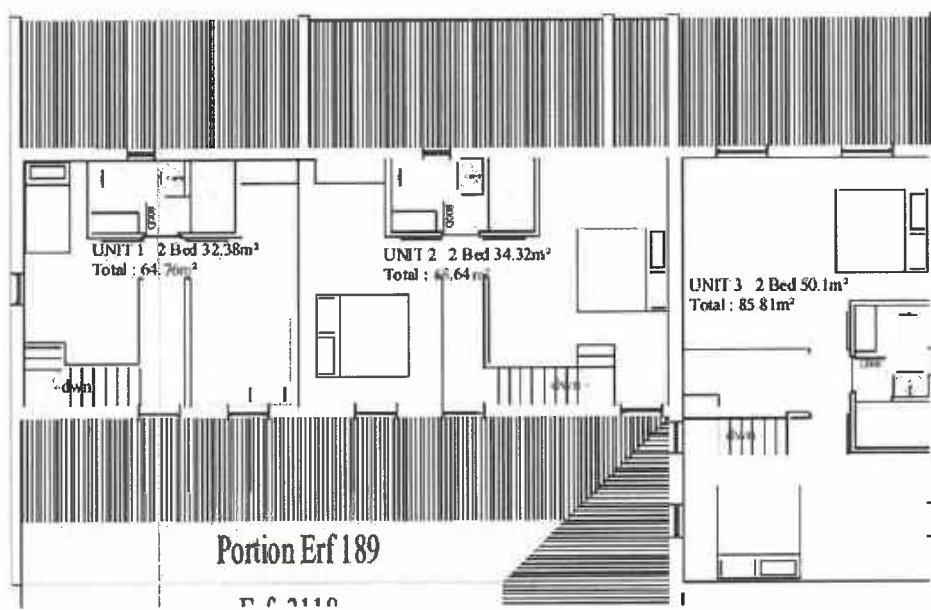
- Two Bedrooms: Comfortable and well-designed bedrooms that provide ample space for residents.
- Shared Bathroom: A modern and functional bathroom accessible to both bedrooms.

These design elements ensure that the residential units are not only functional but also aesthetically pleasing, integrating well with the overall development vision for the consolidated erf.

For more detailed information, please refer to the building plan abstracts provided below.



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Ground Floor**First Floor**

The total proposed development of Erf 3118 Stanford, including a portion of Erf 189 Stanford (described as Portion A), can be described as follows:

After consolidation, the property will measure 1516m² in extent. Due to the heritage appeal of Queen Victoria Street and the location of older buildings along the street frontage, it was decided to apply a similar approach in the development proposal for the consolidated erf. The architectural style will also mirror the heritage buildings on Queen Victoria Street. Consequently, all parking bays will be situated behind the building, creating a buffer between the mixed-use area—consisting of both businesses and double-story residential units on the ground floor and flats on the first floor—and the street.

The three proposed shops, strategically located to face Queen Victoria Street for maximum visibility, will measure 33.41m², 30.84m², and 92.55m², respectively. The main entrances to these shops will be from Queen Victoria Street, accessible via a proposed 16m wide stoep. This design ensures that the commercial spaces are easily accessible and visible to passers-by.

Additionally, access to the three shops will be available from the centrally located

Motivation report

square and steep, providing multiple entry points for convenience. This layout not only enhances the functionality of the commercial spaces but also integrates seamlessly with the residential units, creating a cohesive and vibrant mixed-use development.

As mentioned above, the parking bays are provided at the back on the southwestern side of the consolidated erf, primarily on Portion A. This arrangement maximizes street visibility for the shops while maintaining a dedicated parking area for residents and customers.

For a visual representation, please refer to the street front elevation provided below:



The proposed flats on the first floor will be accessed via two sets of staircases, which are accessible from the central square. The layout and features of each flat are as follows:

Flat A:

- Open Plan Kitchen and Living Room: A spacious and modern layout that promotes a seamless flow between the kitchen and living area.
- Stoep: An outdoor space that faces Queen Victoria Street, providing a pleasant view and additional living area.
- Single Bedroom: A comfortable and well-designed bedroom.
- Bathroom:** A functional and modern bathroom.

Flat B:

- Open Plan Kitchen/Dining Room and Living Room: A spacious area that integrates the kitchen, dining, and living spaces.
- Stoep: An outdoor space that faces Queen Victoria Street, offering a pleasant

Motivation report

view and additional living area.

- Two Bedrooms: Comfortable and well-designed bedrooms that provide ample space for residents.
- Bathroom: A functional and modern bathroom.

Flat C:

- Open Plan Kitchen/Dining Room and Living Room: A spacious area that integrates the kitchen, dining, and living spaces.
- Two Bedrooms: Comfortable and well-designed bedrooms that provide ample space for residents.
- Bathroom: A functional and modern bathroom.
- No Stoep: Unlike Flats A and B, Flat C does not include an outdoor stoep.

This layout ensures that the flats are not only functional but also aesthetically pleasing, with Flats A and B benefiting from outdoor living spaces facing Queen Victoria Street. The design integrates well with the overall development vision for the consolidated erf, creating a harmonious blend of residential and commercial spaces.

For more detailed information, please refer to the building plan abstract provided below.



The three proposed residential units have already been detailed in the section titled "Proposed Consent Use" above.

Ablution facilities, a solar plant room, and a refuse storage area have also been provided. These are centrally located on the ground floor, ensuring easy access for occupants and tenants. This strategic placement enhances convenience and supports the overall functionality of the development, making essential services readily available and promoting sustainability through the inclusion of the solar plant room.

3.5 ACCESS AND TRAFFIC

The remaining extent of Erf 189 will continue to use the existing vehicular access from Bezuidenhout Street to the existing double garage. Consolidated Portion A, a portion of Erf 189 Stanford, and Erf 3118 Stanford will gain access from Queen Victoria Street. A separate entrance and exit to and from the proposed parking area will be provided, with a one-way system proposed. Vehicular access will be from the eastern corner of Queen Victoria Street, and vehicles will exit the site at the northern corner of Erf 3118 Stanford onto Victoria Street. This design ensures smooth traffic flow and efficient use of space. Please refer to the attached parking layout for more details.

Parking Schedule Requirements:

- One-bedroom flat: 1.5 parking bays
- Two-bedroom flats: 4 parking bays
- Two-bedroom residential units: 6 parking bays
- Shops (total GLA 156.8m²): 6.27 parking bays

Based on these requirements, a total of 17.77 parking bays are needed. We are providing 18 parking bays, including one dedicated handicap parking bay. The dimensions for all standard parking bays are 2.5m x 5m, while the handicap parking bay is 3.5m x 5m. Additionally, a manoeuvring space of 7.564m is proposed to ensure ease of movement within the parking area. Both entrance and exit points from and to Victoria Street are approximately 3m wide, facilitating smooth entry and exit.

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This parking plan is designed to meet all relevant parking requirements. It also addresses the need for accessibility and convenience for residents, customers, and visitors.

The application ensures minimal impact on traffic flow, as Erf 3118 Stanford already has business rights. The addition of Portion A to provide for parking ensures that the increased demand for parking and vehicular movement is adequately met without significantly altering the existing traffic patterns. This thoughtful integration of parking facilities into the overall design minimizes disruption and enhances the functionality of the consolidated erf.

By aligning the architectural style with the heritage buildings on Queen Victoria Street and situating parking behind the building, the street's aesthetic appeal is being preserved while meeting modern functional requirements. This development balances heritage preservation with contemporary needs, promoting a harmonious urban environment.

3.6 SERVICES

Erf 3118 Stanford is currently vacant and has land use rights designated for Business Zone 2. The additional portion of Erf 189 Stanford, referred to as Portion A, will be utilized exclusively as a parking area. As an existing business erf, Erf 3118 Stanford is already serviced with essential utilities.

The proposed development will not negatively impact the current provision of services such as water, electricity, sewage, and stormwater. All necessary services are already accessible, and the development will connect to and comply with these existing services. This ensures that the infrastructure can support the proposed use without requiring significant upgrades or causing disruption.

The development has been carefully planned to ensure that it does not strain the existing utilities:

- Water: Adequate water supply is available and will be connected to the proposed development.

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- Electricity: The current electrical infrastructure is sufficient to support the new development.
- Sewage: The sewage system is capable of handling the additional load from the development.
- Stormwater: Proper stormwater management will be implemented to ensure no adverse effects on the surrounding area.

By utilizing the already serviced business erf and connecting to existing utilities, the development promotes efficient use of resources and minimizes the impact on municipal services. This thoughtful approach ensures that the proposed development is sustainable and well-integrated into the existing urban fabric.

3.7 TITLE DEED

Title Deed Numbers T30584/1970 and T436166/2023, contain no restrictions that would impede the approval of the application for the proposed subdivision, rezoning, consolidation, and consent use applicable to Erf 189 and Erf 3118 Stanford.

Additionally, there are no bonds registered against the subject properties, ensuring a smooth and uncomplicated process for the proposed changes.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

The Overstrand Spatial Development Framework (2020) designates the area where Erf 189 and Erf 3118 Stanford are located for urban development purposes. However, the land use of the newly consolidated property will adhere to the zoning for Business Zone 2: General Business even found alongside Queen Victoria Street.

Consequently, the proposed consolidation will have minimal impact on the spatial integrity of the area and aligns with the objectives outlined in the Overstrand Municipal

Motivation report

Spatial Development Framework (2020). This ensures that the development supports the overall urban development strategy and maintains the intended character and functionality of the area.

Overstrand Growth Management Strategy (2010)

The Overstrand Municipal Growth Management Strategy (OMGMS, 2010) identifies Erf 189 and Erf 3118 Stanford as part of Planning Unit No. 1, where no densification is proposed. This application does not involve the creation of additional portions but aims to create a larger Business Zone 2 erf by incorporating a residential component. This approach complements the business uses along Queen Victoria Street and the residential erven along Bezuidenhout Street and Longmarket Street.

Given these factors, the proposed consolidation aligns with the spatial planning policies for the Stanford area and conforms to the existing land use trends in Stanford. This ensures that the development is consistent with the OMGMS objectives and maintains the area's planned character and functionality.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Based on the information provided, Erf 189 and Erf 3118 in Stanford are situated within the Heritage Protection Overlay Zone (HPOZ). However, according to the Overstrand Heritage Survey Report (2009), these properties are not earmarked for heritage conservation purposes. Additionally, they do not have significant associations with important persons, groups, events, or activities, nor are they linked to the history of slavery or living heritage.

Within the HPOZ, the subject properties are categorized as ungraded heritage erven within a 2A, 3A heritage area, and an LCZ, B3 conservation area. Although the

Motivation report

development is focused on Erf 3118 Stanford and only parking will be provided on Portion A, the proposal adheres to the following guidelines of the Stanford HPOZ:

- **Enhancement of Heritage Sites and Streetscapes:** The proposal will enhance the wide range of heritage sites and streetscapes of considerable heritage significance, contributing to the unique townscape character of Stanford.
- **Consideration of Historical Features:** The proposal takes into account the historical features, established character, and sense of place in Stanford, ensuring that these elements are preserved.
- **Protection of Historical Built Environment:** The proposal aims to protect and enhance the character of the historical built environment, avoiding negative impacts on the townscape and streetscape character, as well as on architecturally and historically significant buildings.
- **Height Restrictions, Massing, and Orientation:** The proposed height restrictions, massing, and orientation of buildings have been carefully considered to align with the heritage guidelines.
- **Parking Provisions:** Parking bays have been provided at the rear of the building as proposed, ensuring that they do not detract from the historical streetscape.

Given these factors, the proposed rezoning, consolidation, and consent use of these properties are not expected to negatively impact the heritage value of the subject properties or the wider area of Stanford. The application aligns with current land use trends, thereby maintaining the status quo regarding heritage considerations and ensuring the continued preservation and enhancement of Stanford's historical character.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed rezoning of a portion of Erf 189 Stanford, referred to as Portion A, the consolidation of Portion A with Erf 3118 Stanford, and the consent use for the consolidated erf do not trigger any listed activities under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998). Additionally, these properties are not located within the Environmental Management Overlay Zones.

Given these considerations, the argument is made that the proposed rezoning, consolidation, and consent use for the consolidated erf will not have a negative impact on the biophysical environment. This is because the properties are within an established developed area of Stanford, where existing infrastructure and urban development patterns minimize potential environmental impacts. Therefore, it is suggested that the application will not result in any adverse effects on the biophysical environment or its protection.

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The consolidation of Portion A of Erf 189 Stanford with Erf 3118 Stanford and the proposed rezoning to Business Zone 2 will create a more integrated and multifunctional urban space. By combining commercial and residential uses, the development promotes a mixed-use environment that facilitates local economic growth and provides a variety of housing options. This integration helps address spatial inequalities by offering diverse land uses within a single development, enhancing accessibility and functionality for residents and businesses.

The proposed development respects the established urban character of Stanford, which includes both residential and business areas. By aligning with the existing land use trends and zoning regulations, the development ensures that it complements and enhances the existing urban fabric rather than disrupting it. This approach supports the equitable development of the area and avoids displacing or marginalizing existing communities.

Motivation report

The development proposal considers the heritage protection guidelines for the area. By maintaining the architectural style and integrating parking behind the building, the proposal aligns with the historical and aesthetic character of the surrounding area. This consideration ensures that the development contributes positively to the local heritage and preserves the visual and historical integrity of Stanford, which is a key aspect of spatial justice.

The proposal has been assessed to ensure it does not trigger activities under the National Environmental Management Act (NEMA) or impact Environmental Management Overlay Zones. The development is situated within an established, developed area of Stanford, which means it will utilize existing infrastructure and services without placing additional strain on the biophysical environment. This sustainable approach supports equitable access to resources and minimizes environmental impacts, contributing to the broader goals of spatial justice.

By providing a blend of residential units and business spaces, the development offers benefits to various segments of the community. The residential units will provide housing options, while the commercial spaces will create local employment opportunities and services. This combination supports the social and economic well-being of the community, addressing spatial inequalities and fostering a more inclusive urban environment.

In summary, the proposed rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford align with spatial justice principles by integrating diverse land uses, respecting the existing urban character, and ensuring minimal environmental impact. The development supports equitable access to housing and economic opportunities, contributing positively to the spatial and social dynamics of Stanford.

Spatial sustainability: Spatial sustainability emphasizes the responsible use of land and resources to ensure that development meets present needs without compromising the ability of future generations to meet their own needs.

Motivation report

The consolidation of Portion A of Erf 189 with Erf 3118 Stanford into a larger Business Zone 2 erf optimizes the use of available land. By consolidating these properties, the development minimizes fragmentation and promotes a more coherent land use pattern. This approach supports sustainable urban growth by utilizing existing land efficiently and avoiding sprawl.

The proposed development incorporates both residential and commercial elements, which aligns with the principles of mixed-use development. This integration reduces the need for extensive commuting and promotes walkability, as residents will have access to nearby commercial services. Such mixed-use environments enhance the sustainability of urban areas by reducing travel distances, lowering carbon emissions, and supporting vibrant, self-sufficient communities.

The development plan leverages existing infrastructure and services, including utilities and transportation networks. By connecting to already established systems, the proposal avoids unnecessary strain on new resources and capitalises on existing investments. This approach is both cost-effective and environmentally responsible, ensuring that new development complements rather than overwhelms the current infrastructure.

The proposal respects the heritage and architectural character of the area by aligning with the guidelines set forth in the Heritage Protection Overlay Zone (HPOZ). The design and placement of buildings, along with the provision of parking at the rear, enhance the historical and aesthetic quality of Stanford. Preserving and integrating heritage aspects contributes to spatial sustainability by maintaining the cultural and historical integrity of the urban environment.

The proposed development has been assessed to ensure it does not trigger significant activities under the National Environmental Management Act (NEMA) and does not impact Environmental Management Overlay Zones. By operating within an established urban area, the development minimizes potential environmental impacts and utilizes existing resources. The strategic placement of parking and the provision of necessary amenities contribute to a sustainable urban layout with minimal ecological footprint.

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The mixed-use development, which includes residential units and commercial spaces, provides long-term benefits for the community. The residential component addresses housing needs, while the commercial spaces support local economic activities and job creation. This holistic approach promotes a balanced and sustainable community where economic, social, and environmental factors are harmonized.

In summary, the proposed rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford support spatial sustainability by making efficient use of land, integrating mixed uses, respecting existing infrastructure, preserving heritage, and mitigating environmental impacts. The development contributes to a balanced and resilient urban environment, ensuring that both current and future needs are met in a sustainable manner.

Efficiency: Efficiency in spatial planning focuses on optimizing the use of resources, land, and infrastructure to achieve effective and sustainable outcomes. The proposed subdivision, rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford demonstrate efficiency in several key areas.

The consolidation of Portion A of Erf 189 with Erf 3118 Stanford into a single, larger Business Zone 2 erf ensures that land is used effectively. By consolidating these properties, the development minimizes fragmentation and makes better use of available space. This efficient land use supports a more coherent and organised urban layout, reducing underutilised areas and promoting more intensive use of the land.

The integration of residential and commercial uses within the same development promotes operational efficiency. The residential units and business spaces are strategically combined to provide a comprehensive range of services and amenities. This mixed-use approach reduces the need for long commutes, lowers transportation costs, and enhances accessibility for residents, leading to a more efficient and functional urban environment.

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The development plan takes advantage of existing infrastructure, such as utilities and transportation networks. By connecting to established services rather than creating new ones, the proposal reduces additional infrastructure costs and leverages previous investments. This efficient use of existing resources helps to minimize the environmental impact and financial burden associated with new development.

The provision of parking at the rear of the building and the implementation of a one-way traffic system optimize the use of available space while minimizing disruption to the streetscape. By placing parking bays behind the building, the design maximizes the use of the site for its intended commercial and residential purposes and maintains the aesthetic appeal of the area.

The development respects the heritage and architectural character of the area, incorporating design elements that align with the established townscape. This approach not only preserves the historical value of the site but also ensures that the new development integrates seamlessly with its surroundings. Efficient design reduces the need for extensive alterations or mitigations, streamlining the development process and maintaining the area's character.

The inclusion of a solar plant room and well-planned refuse storage facilities demonstrates effective resource management. By incorporating sustainable technologies and facilities that are centrally located, the development promotes energy efficiency and operational convenience. These features contribute to the overall efficiency of the development, supporting long-term sustainability and reducing operational costs.

In summary, the proposed subdivision, rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford exemplify efficiency through optimized land use, mixed-use development, utilization of existing infrastructure, sustainable parking solutions, thoughtful design considerations, and effective resource management. These aspects ensure that the development achieves its goals in a resource-efficient and economically viable manner.

Motivation report

Spatial Resilience: Spatial resilience refers to the ability of an area to adapt to and recover from changes, challenges, and stresses while maintaining its core functions and values. The proposed subdivision, rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford demonstrate spatial resilience as follows:

The proposed development includes a mix of residential and commercial uses, which enhances the area's ability to adapt to evolving demands. By integrating diverse functions within a single development, the project provides flexibility to accommodate changing economic and social conditions, contributing to the area's long-term resilience.

The inclusion of commercial spaces within the development supports local economic growth and job creation. By promoting a dynamic business environment alongside residential units, the project enhances the area's economic resilience, providing opportunities for local businesses and reducing reliance on external economic forces.

The development leverages existing infrastructure, reducing the need for new infrastructure investments and minimizing potential disruptions. Efficient use of established services and utilities ensures that the area remains adaptable and resilient in the face of future growth or infrastructure challenges.

The design of the development respects the heritage and architectural character of the area, ensuring that it complements rather than disrupts the existing townscape. By preserving and enhancing the historical and aesthetic qualities of the area, the development maintains a strong sense of place, which contributes to community resilience and cohesion.

The inclusion of a solar plant room and well-planned refuse storage facilities demonstrates a commitment to sustainability and resource efficiency. These features help the development adapt to environmental challenges by reducing its carbon footprint and managing waste effectively. Sustainable design elements contribute to

Motivation report

the resilience of the development in the face of environmental changes and resource constraints.

The proposed one-way traffic system and strategically placed parking facilities optimise access and reduce potential traffic congestion. By designing efficient traffic flow and parking solutions, the development enhances the area's ability to manage transportation challenges, supporting resilience in the urban mobility network.

The proposal aligns with existing land use trends ensuring that the development integrates seamlessly into the current urban fabric. This alignment minimizes potential conflicts and disruptions, supporting the overall resilience of the area by maintaining consistency with established land use patterns.

In summary, the proposed subdivision, rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford contribute to spatial resilience by adapting to changing needs, supporting local economic and community integration, enhancing infrastructure utilization, incorporating sustainable design features, and managing traffic and access effectively. These factors ensure that the development is well-positioned to respond to future challenges and maintain its core functions and values.

Good administration: It is commendable that Plan Active is dedicated to the principle of good administration and is committed to collaborating with the Overstrand Municipality to facilitate a smooth and timely land use planning process. Adhering to municipal bylaws as well as provincial and national land use planning legislation is essential for ensuring transparency and legality throughout the procedure.

By strictly following the regulations specified in the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, we can contribute to an efficient and streamlined process. This involves adhering to established timeframes and ensuring that all required documentation and procedures are completed accurately and promptly.

4. **RECOMMENDATION**

Based on the assessment of the proposed subdivision, rezoning, consolidation, and consent use for Erf 189 and Erf 3118 Stanford, we recommend the application for the following reasons:

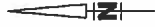
- The proposed subdivision, rezoning, consolidation, and consent use align with the Overstrand Spatial Development Framework (2020), which designates the area for urban development purposes and supports the development of mixed-use areas.
- Consolidating Portion A of Erf 189 with Erf 3118 Stanford into a single, larger Business Zone 2 erf optimizes land use and reduces fragmentation, promoting a more organized and coherent urban layout.
- The development integrates residential and commercial uses, fostering a mixed-use environment that supports local economic growth, enhances accessibility, and reduces transportation needs.
- The design and development proposal respect the heritage and architectural character of the area, aligning with the guidelines set forth in the Heritage Protection Overlay Zone (HPOZ) and preserving the townscape's historical value.
- The proposal leverages existing infrastructure and services, including water, electricity, sewage, and stormwater systems, reducing additional costs and minimizing environmental impact. This ensures efficient use of resources and maintains the integrity of established systems.
- The inclusion of sustainable design elements, such as a solar plant room and well-planned refuse storage, demonstrates a commitment to resource efficiency and environmental responsibility.
- The development incorporates a one-way traffic system and strategically placed parking facilities, optimizing access and reducing potential traffic congestion, which supports effective urban mobility.
- The application complies with all relevant municipal bylaws, including the Overstrand Municipality's Amended By-law on Municipal Land Use Planning,

Motivation report

2020, as well as national legislation such as the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), and the Land Use Planning Act, 2014 (LUPA). This adherence ensures transparency, legality, and the legitimacy of the consolidation process.

- The proposed development will not negatively impact the biophysical environment or heritage values. It operates within an established urban area, maintaining the current land use trends and heritage considerations.
- By providing commercial spaces and residential units, the development supports local businesses and job creation while addressing housing needs, contributing to a balanced and resilient community.
- The proposal includes measures to manage traffic flow effectively, ensuring minimal disruption to existing traffic patterns and maintaining smooth access to and from the site.
- The site benefits from readily available municipal services, including water, electricity, sewage, and stormwater management. The existing infrastructure is adequate to support the proposed development without additional strain, ensuring that all necessary services are accessible and functional.

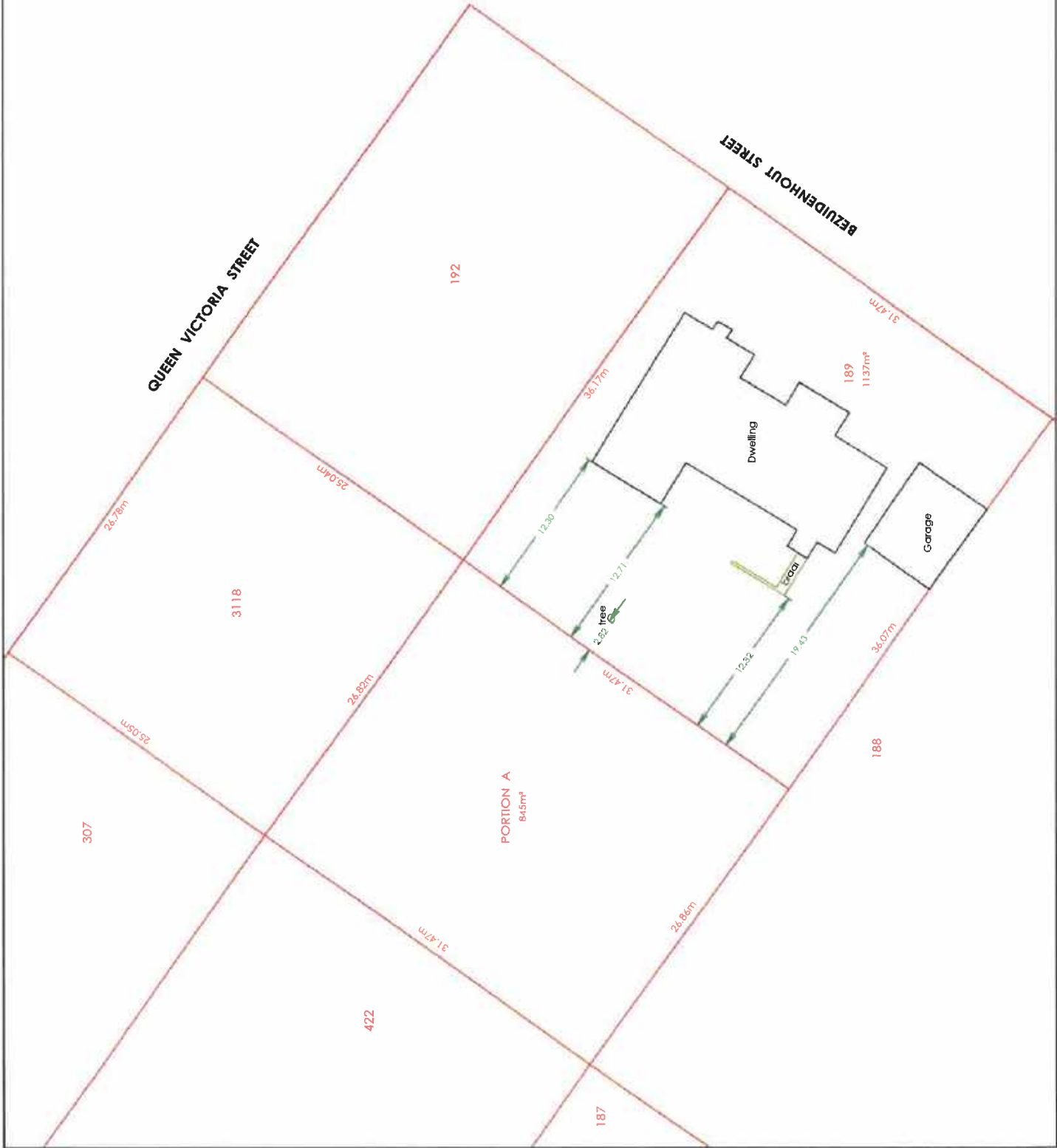
Based on these considerations, the application for the subdivision, rezoning, consolidation, and consent use of Erf 189 and Erf 3118 Stanford is recommended for approval. The proposal aligns with strategic planning objectives, promotes sustainable and efficient land use, supports the overall development goals of the area, and ensures the effective utilization of available services while adhering to all relevant legal and regulatory requirements.

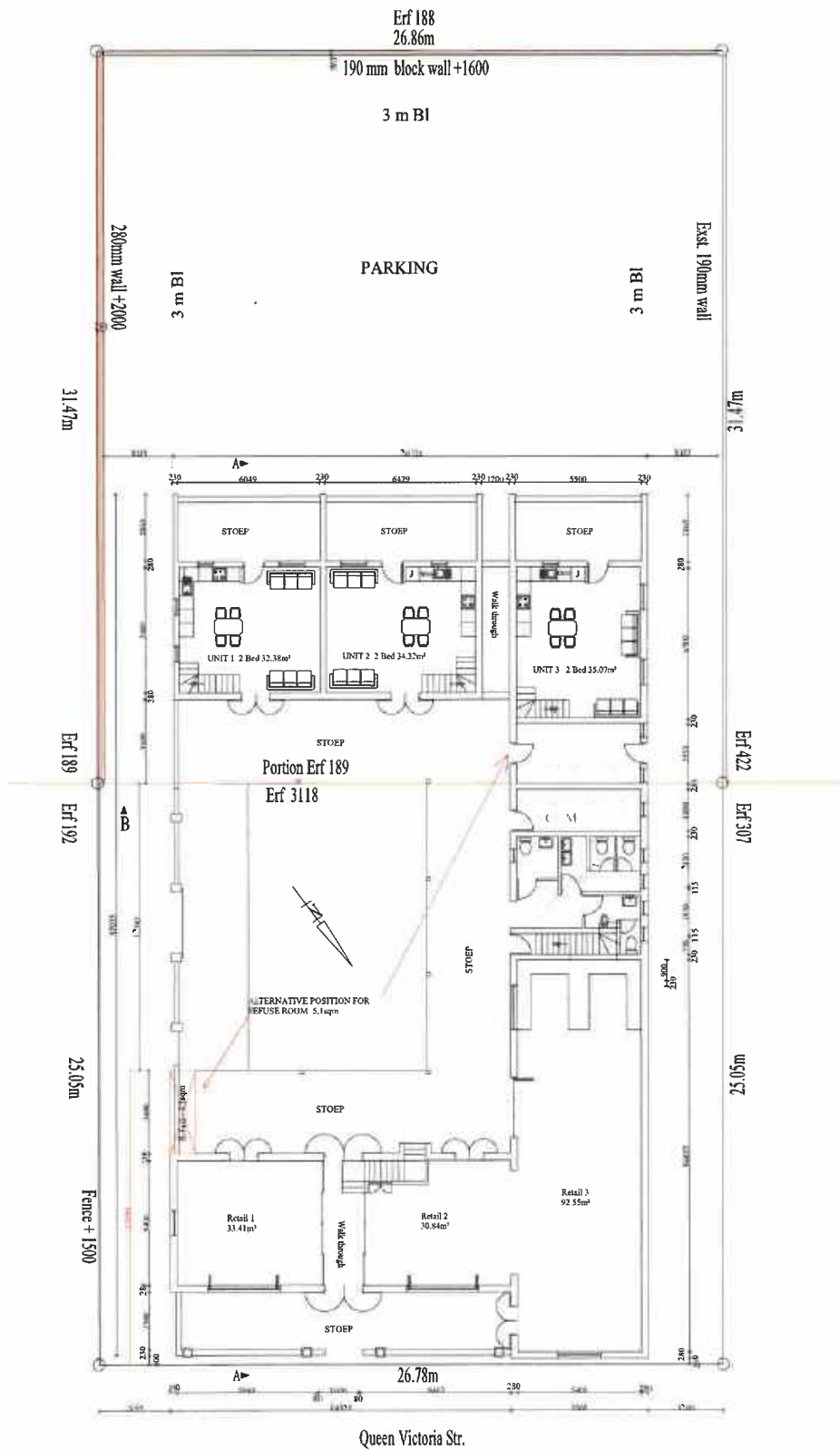


Project		PROPOSED SUBDIVISION ERF 189 STANFORD	
Client			
Architect			
Notes			
Constants	Y	X	
	0.00	0.00	
Height Datum	System		
Project No	Drawing No		
	ST189		
Scale	1:300		
Date	April 2024		



PO Box 2245, Hermanus, 7200
 3 College Rd, Hermanus, 7200
 Tel: 028-3101216 Fax: 028-3131337



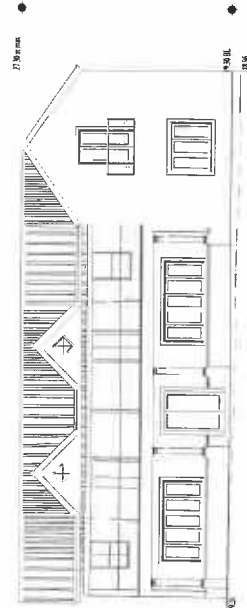
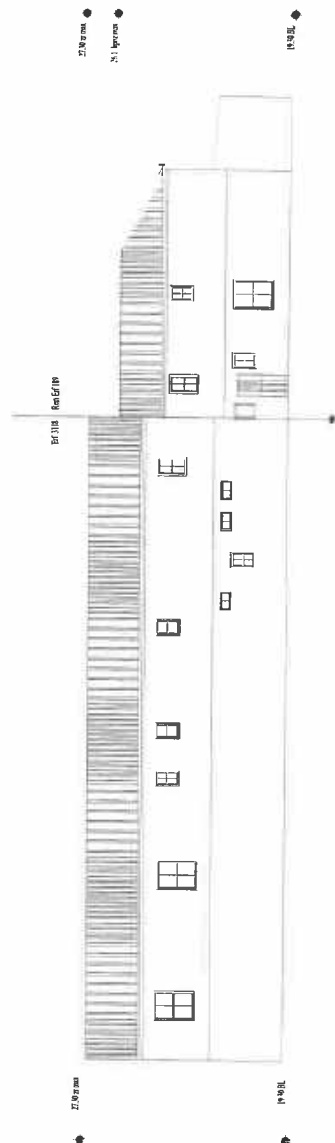
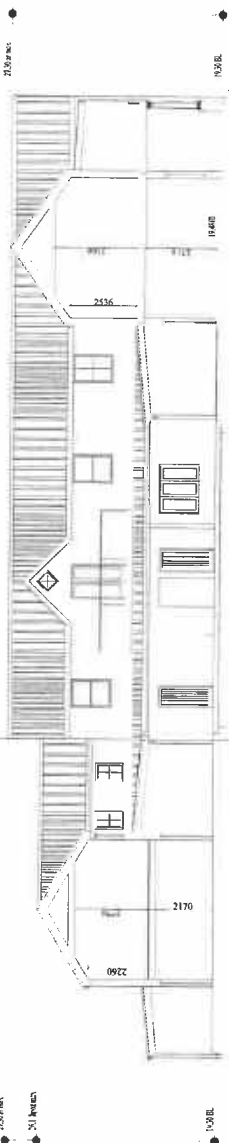
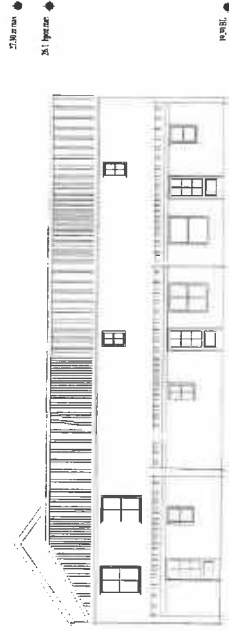
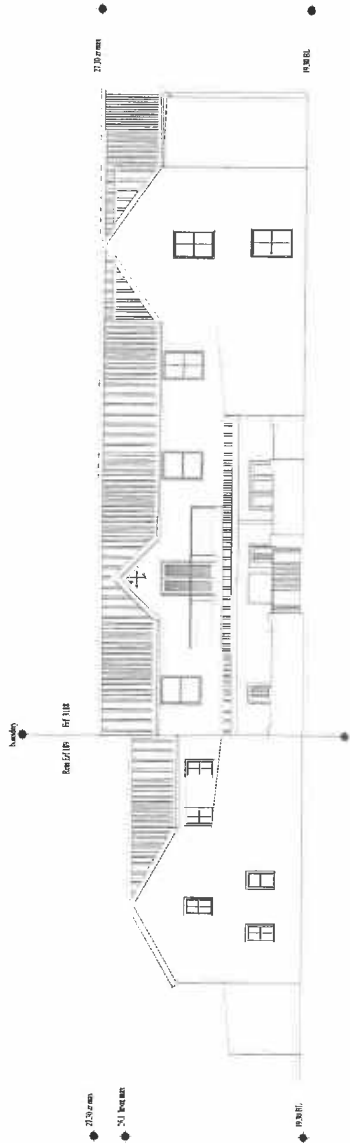


REFUSE ROOM : GLA @ 2.0
 sqm/100 x 1.56 = 3.12 sqm
 Gen.Res @
 0.5sqm/100 x 3.95=1.975sqm
 Total Area :
 5.1sqm

Proposed retail/residential development
Erf 3119/ portion erf 189 Stamford
Client Mr.D.Tedder
SITE PLAN / REFUSE ROOM.
Drawing : 3118_P_OR
J.C.Biernacki SACAP T1490 Nov. 2024
Cell : 0725461567
Mail : janbiernacki01@gmail.com



LOCATION PLAN



CONCEPT STAGE
 Proposed retail/residential development
 Erf 3119/ portion erf 189, Stanford
 Client Mr.D.Tedder
 Section & Elevations 1:100
 Drawing : 3118_P_04
 J.C.Birmacki SACAP T1:699 1 024
 Cell : 0723461567
 Mail : jambirmacki01@gmail.com

Alida Conradie

TP-A Theart
(Sylvia Merwe)

REKORDBEHEER

14 OCT 2024

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

From: Moira Clarke -
Sent: Friday, 11 October 2024 17:14
To: Marlize Miller
Cc: Alida Conradie
Subject: Re: ERF 189, 26 BEZUIDENHOUT STREET & ERF 3118, 7 QUEEN VICTORIA STREET, STANFORD - PUBLIC PARTICIPATION - You are regarded as a potentially affected property owner

To the Planning Dept, Overstrand Municipality

As the owners of Erf 187, 31 Longmarket Street Stanford since 2013 we strongly object to the above proposal for the following reasons:

The proposed building will occupy a large part of the designated area and appears excessively cramped i.e. trying to cram as much as possible into the building footprint.

It is 3 stories high in part which may contravene the upper limit for buildings within the heritage area and we think there are no other 3 story buildings in the village let alone within the Heritage area.

This proposal is more suited to an urban area which is not appropriate for Stanford.

We don't believe this proposal enhances the attractiveness of the village.

One corner of the proposed car park abuts a corner of our garden, there will be increased noise with cars day and night.

There is a possibility that patrons of La Cantina will use the car park, especially in the evening unless there is a barrier.

Shops come and go on a regular basis and some stand empty for several months/years, the 'Spar' building is just one example.

The proposal is not in keeping with its position within the protected Heritage area.

Stanford village is proud of its heritage status and hopefully will only allow new development to blend with existing properties.

FILE NO.	Erf 189 & 3118
	Stanford
SCAN NO.	
COLLABORATOR NO.	2129796

TP

Obviously vacant land will be built on at some stage but more acceptable would be one or two houses or business properties not the proposed mini complex.

Yours faithfully

Nick and Moira Clarke

Stanford rate payers, local business and affected property owners were invited to submit comments regarding:

ERF 189, 26 BEZUIDENHOUT STREET & ERF 3118, 7 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE:

Stanford Rate Payers Association (SRA) require comments via an email to: chairman@stanfordratepayers.co.za on or before Monday the 7th October 2024, to consolidate into its written submission to the Overstrand Municipality, which submission must be submitted on or before **Friday, 11th of October 2024**.

Objection by: Mrs. R Howlett.

ERF no: 188, property owner in Stanford

Address: 28 Bezuidenhout Street

For Information:

1. My property is adjacent to the property - 26 Bezuidenhout Street. I am at 28 Bezuidenhout Street. It is my residential home. Therefore any proposed rezoning, subdivision and consent use has a direct impact on my property value and lawful rights to privacy: probably more than any other resident in Stanford.
2. The heading requires submission to the Stanford Ratepayers - for consolidation for its written submission. This objection will also be submitted directly to the Overstrand Municipality.

MY OBJECTIONS:

1. The subdivision of the ERF adjacent to mine (ERF 189 in a residential area creates a precedent. Should the development be approved - the adjacent property will have 18 parking bays. No doubt security lights would be installed. Existing trees will have to be removed to allow vehicle access. The vehicle engine noise, car lock/unlock alarm noise and



IP - A Theart
(Suid Merwe)

FILE NO. Erven 189 &
3118 - Stanford
SCAN NO. 2137281

security lights will be adjacent to my bedroom. The tenants of the proposed six flats will be incoming/outgoing from early morning until late at night in a residential area that has large properties currently. An unreasonable intrusion into my privacy. **I object to the provision of 18 parking bays.**

2. Application for a double storey building. There is one double storey building on Queen Victoria Street - set back from the road with parking at the front. This building has the existing TOPS bottle store. So there are no double storey buildings on Queen Victoria Street. This is a heritage village, widely acknowledged as a landmark in the Western Cape. The approval of the new double storey building on the main road as detailed by the applicant) should be rejected. The design submitted appears devoid of any heritage or architectural merit. The design appears insensitive to the adjacent heritage style. It is entirely out of character in a Heritage Village. **I object to the proposed double storey building.**
3. Provision of flats on the top floor of a double storey building. As these may well overlook my property, this will have a direct negative impact on my privacy. The prevailing residential style along Bezuidenhout Street on the even numbered properties (my side of the street) does not have double storey dwellings. **I object to the proposed double storey building.**
4. Applicant's commercial background - track record of success. In discussions with local parties and with successful property businessmen from large cities and large JSE listed property companies, some interesting points were made. These have a direct impact on the long term future of Stanford. Particularly on the sustainability of the Overstrand Municipal authorities to extract rates from property owners. Some of these considerations are:

4.1 Does the applicant have a successful track record in property development? If not there is a risk of an incomplete development, lack of ongoing maintenance and marketing resulting in vacancies in the development. (Is the applicant a large successful South African property developer and if not, why don't such organisations want the property?)

4.2 Stanford has vacant commercial properties on Queen Victoria Street. And low rentals in nearby streets at rentals deemed to be commercially non-viable. If there are existing vacancies - why add more? The existing properties are unable to attract retail tenants on a sustainable basis. According to property experts, some Stanford landlords appear to be holding onto land in expectation of long-term capital appreciation, with limited or zero rental income in the medium term. There is a high turnover of tenants (I

acknowledge restaurants do endure). Existing current restaurants also have retail product offerings (including: Ou Meul, Madre's and Union). Other retail outlets appear to have short term tenants (frequent renewals with new tenants). Retail outlets in Stanford has seen numerous unsuccessful attempts (food and liquor excepted).

4.3 Provision of 6 flats. There is a shortage of accommodation for single occupants in Stanford. Many parties want such accommodation but are unable to afford rentals at levels acceptable to landlords. Tenants want to pay R3000 per month whilst landlords want R10,000. Big gap. Potential tenants with reasonable means want garden access for braai and for pets. There are many existing homes in Stanford that can provide such accommodation (but not at R3000 per month).

4.4 Potential for property dilution in surrounding erven. If the proposed development fails to attract tenants on a sustainable basis (profitable rentals on long leases), then vacancy will no doubt occur. This will put pressure on surrounding properties. In such circumstances market values will decline and the ability of the municipality to raise rates is compromised. It is doubtful that Overstrand Municipality would wish to dilute the Heritage character of Stanford.

I object to the proposed development as I am advised by knowledgeable parties that this looks like a venture almost certain to loose money. It is respectfully submitted that many commercial property investors have not had great success in Stanford and it would be a pity if yet another were to fail.

Roslyn Howlett

6 October 2024

Owner Residents
ERF 422
Stanford 7210

10 October 2024

Dear Alida Conradie

**OBJECTION TO PROPOSED APPLICATION FOR SUBDIVISION, REZONING,
CONSOLIDATION, AND CONSENT USE IN RESPECT OF ERF 189 AND ERF 3118**

Thank you for the opportunity to peruse the application for rezoning and proposed development affecting ERF 189 and ERF 3118. The report argues strongly in favour of consolidation and presents the proposed development in a very positive light. We are fundamentally opposed to it.

Stanford is a unique unspoilt beautiful village. It is bounded by rivers and a highway and a private nature reserve so it cannot expand. It has to be protected to retain its character. The answer is not rezoning and building on top of another so that one business owner can make more profit. The majority of homes and businesses in the village are single storey and Stanford should plan accordingly to retain its character. People live here because it is unspoilt and has retained its heritage. Rezoning from residential to commercial produces incremental environmental changes that cannot be undone.

Our stance is that the densification project runs counter to the original, and even the emerging character of the village. For example, the recent bricking of the pavements along Queen Victoria and the market square area might be considered a move towards modernising but it actually raises the profile of the main street without interfering with the spirit of it. Again, we are appreciative of the careful provision for adequate width of Stanford Streets so that there is space for pedestrians and cars even in the most crowded days of village festivals.

We find that the development presents fragmentation of existing land and introduces densification in a space not designated for this. The list of 8 elements comprising the development (1. Background, p. 2) is indicative of this. The introduction of 6 small scale residential units runs counter to the generous apportioning of living spaces in this part of the village. The tight fit of the access roads on either side of the Queen Victoria retail spaces denies any opportunity for greening. In place of gardens, there can only be tarmac for courtyard and parking. The proposed architecture is strongly reminiscent of the eyesore that is the Centro Jardim/The Spot. However, this similar proposed building will be squashed amongst residences - some of heritage value - and surrounded by tarmac on either side with all trees removed to make way for a heat-emitting non-green public car park.

OÛERSTRAND MUNISIPALITEIT REKORDBEHEER 11 OCT 2024 DOCUMENT CONTROL OVERSTRAND MUNICIPALITY

TP-A Theart
(S vld Merwe)

FILE NO. Eryen 189 & 3118 - Stanford ✓
SCAN NO. Allison
COLLABORATOR NO. 2138249

P



Centro Jardim/The Spot

There is a mere nod in the attempts to blend this huge structure with its village surroundings. The use of poles on the balcony in place of pillars reveals the thin disguise to make the design palatable.

We disagree with the statement that the proposed development will not “negatively impact the biophysical environment or heritage values” as it simply does not “maintain the current land use trends and heritage considerations” (4. Recommendations, p27). The motivation report concedes that Erven 189 and 3118 are part of Planning Unit 1, where no densification is proposed according to the *Overstrand Growth Management Strategy (2010)*. (3.8 Forward Planning, p17). Page 4 of this Strategy reads, “this area is planned to be retained in its existing format and subsequently no densification proposals are made for this Planning Unit”. The same page highlights the limitations of the waste water and sewerage systems of Planning Unit 1. These are already under strain through establishment of additional restaurants (La Cantina and Madre). The Strategy advises that upgrades and an investigation will be required should there be any changes to this Planning Unit.

We view the rezoning of a section of ERF 189 (previously residential) towards commercial use as a dangerous precedent for creeping urbanisation. Longmarket Street has properties that are of important heritage value and this mixed-used rezoning will spoil this original historical area of Stanford. We live alongside a number of businesses offering hospitality and perceive the addition of commercial and mixed use spaces as a kind of tipping point threat to our “stable and quiet residential environment” (3.3 Land Use, p5). The rapid influx of South Africans to the Overstrand area seems to be creating an appetite for business that is not synonymous with the

Stanford ambience. We do not believe that Stanfordinians support the creation of a "bustling commercial corridor" for Queen Victoria Street (p.5).

Besides these general remarks, we submit the following specific objections:

- Removal of trees to make way for the access road, spoiling the outlook across our garden;
- First floor windows overlooking our otherwise private garden (with swimming pool);
- Concern about the burden on infrastructure which has existing limitations. We are experiencing sewerage backflows several times a year. (3.6 Services, p16 claims that "the sewerage system is capable of handling the additional load from the development").

We hope that our comments and objections are given due consideration.

Yours sincerely



Allison Fullard



Wanda Bergamasco



Gaile Fullard

Stanford Ratepayers Association



7th October 2024

*TP A Theart
(Svd Merwe)*

OVERSTRAND MUNISIPALITEIT

REKORDBEHEER

09 OCT 2024

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

Overstrand Municipality
Directorate Planning and Development
Town and Spatial Planning
PO Box 20
Hermanus
7220

Attention: Ms Aida Conradie

By email: aida@obverstrand.gov.za

Dear Ms Conradie,

**RE: ERF 189 26 BEZUIDENHOUT STREET AND ERF 3118 QUEEN VICTORIA STREET
APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT
USE RESPONSE FROM STANFORD RATEPAYERS ASSOCIATION - FILE REF: 189
AND 3118 STAN**

Your letter dated 6th September 2024 refers.

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. The Stanford Ratepayers Association (SRA) therefore supports such initiatives in principle, and specifically, supports a suitable commercial/mixed use development on the currently vacant stand, Erf 3118, on Queen Victoria Street.

In the case of the application above, the SRA requests that the following be taken into account.

1. As the development takes place within the heritage area of the village, it should comply fully with all requirements set out therein.
2. The SRA is aware of and supports the submissions of both the Heritage and Planning Committees
3. The SRA recommends that the services of a professional architect with 'heritage' experience be consulted to ensure the preservation of the "look and feel" of this important part of the village.
4. The SRA also requests that full consideration be given to the bylaws governing the removal of all trees on the properties in question with specific application to those considered indigenous varieties.

Please ensure that further correspondence is sent via email to: chairman@stanfordratepayers.co.za

Yours sincerely,

Richard King
Richard King
Chairman: Stanford Ratepayers Association

FILE NO. <i>Eriem 1896</i>
<i>3118-Stanford</i>
SCAN NO.
<i>ST 3118</i>
COLLABORATOR NO.
<i>2137398</i>

R



**TOWN & REGIONAL PLANNERS
STADS-EN STREEKSBEPLANNERS**

6 Magnolia St / Str
PO Box / Posbus 296
HERMANUS
7200
Tel: (028) 313 1673
Fax / Faks: (028) 312 1351
Email:
planactive@hermanus.co.za
Website: www.planactive.co.za

Our reference: PA24025

28 October 2024

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

For attention: Mr. Petrus Roux

Sir

**COMMENTS ON OBJECTIONS: PROPOSED SUBDIVISION, REZONING, CONSOLIDATION
AND CONSENT USE: ERVEN 189 AND 3118 STANFORD.**

We refer to your email dated 15 October 2024, which includes the four objections submitted during the public participation process. We appreciate the opportunity to respond to these objections and have provided our comments below.

1. Response to Moira Clarke's Objections

- **Building Footprint and Density:** We appreciate your concern about the proposed building occupying a significant portion of the designated area. The design aims to maximize the use of space while remaining within municipal regulations. It is important to note that the layout has been carefully planned to ensure that it complements the surrounding environment rather than overwhelming it. The intention is to create a vibrant space that serves the community's needs.
- **Building Height:** We acknowledge your points regarding the building's height. The proposal has been designed to adhere to the municipality's restrictions, including the established height limits for the heritage area. We understand the importance of maintaining the character of Stanford and architect will continue to engage with relevant authorities to ensure that the development aligns with the community's vision.

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active
Reg. No. 2006/030921/07
Vat. No. 4770250340

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAPI Nr.10908; SACPLAN Tch.PlN B/8250/2014
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACPLAN Pr.PlN A/158/2009
Darren Adams: BTech (Town and Regional Planning) CPUT; SACPLAN Pr.PlN A/3002/2021

- **Contextual Suitability:** While the proposed development may resemble urban designs, we believe it can be adapted to fit the rural character of Stanford. The incorporation of architectural styles will help ensure that the building feels at home in the village context.
- **Enhancing Village Attractiveness:** We appreciate your perspective on the development's impact on the village's attractiveness. Our goal is to create a space that adds value to Stanford by providing amenities and services that cater to both residents and visitors. We are committed to enhancing the overall appeal of the village through thoughtful design and landscaping.
- **Noise Considerations:** We understand the concerns regarding noise levels associated with the proposed car park, especially given its proximity to your garden. Measures will be put in place to mitigate noise, such as strategic landscaping and sound barriers to ensure that the impact on your property is minimized.
- **Use of the Car Park:** The concern about patrons from nearby businesses using the car park is noted. We will impose the necessary measures to ensure that the proposed parking bays are for the sole use of the proposed development.
- **Commercial Viability:** Your points regarding the turnover of shops in the area are valid. However, we believe that this development will bring new businesses to Stanford that can contribute positively to the local economy. The introduction of diverse commercial options can help stabilize the market and reduce vacancy rates.
- **Heritage Compatibility:** We share your pride in Stanford's heritage status and recognize the need for new developments to harmonize with existing properties. Our client will ensure that the design respects the architectural history of the village while also incorporating modern functionality.
- **Scale of Development:** While the proposal may appear substantial, we believe it strikes a balance between residential, commercial and parking needs.

In summary, we value your input and are committed to addressing the concerns you've raised. Our intention is to create a development that benefits the entire Stanford community while respecting its unique character and heritage. We welcome ongoing dialogue with you and other community members as we move forward in this process.

2. Response to the Stanford Ratepayers Association (SRA)

The development proposal for even 189 and 3118 Stanford on Queen Victoria Street represents an important opportunity for economic growth and social enhancement in our community. We appreciate the SRA's support for initiatives that contribute positively to Stanford and acknowledge the responsibility that comes with developing in a heritage area. We are committed to ensuring that our plans align with the community's values and objectives.

- **Heritage Compliance:** We recognize the importance of adhering to all heritage requirements as outlined for this area. The development will be designed to meet these specifications, ensuring that it respects and enhances the character of the village.
- **Support from Heritage and Planning Committees:** We appreciate the SRA's acknowledgment of the valuable input from both the Heritage and Planning Committees. Their expertise will be instrumental in guiding the project to ensure it aligns with the community's vision and preserves the unique attributes of Stanford.

- **Engagement of a Heritage Architect:** The owner has appointed an architect who has great knowledge and is capable to deal with this project. His expertise will be invaluable in maintaining the aesthetic and historical significance of the village while incorporating modern functionalities. The owner is also open to engaging with consultants who can provide insights and recommendations to ensure the development reflects Stanford's identity.
- **Consideration of Indigenous Trees:** We fully support the request to consider the bylaws governing the removal of trees on the properties, but it should be noted that there are no indigenous trees situated on Erf 189 Stanford.

In summary, we greatly appreciate the SRA's constructive feedback and support for the proposed development. We are dedicated to creating a project that not only meets the needs of the community but also honours the rich heritage and character of Stanford. The owner and architect look forward to ongoing collaboration with the SRA and other stakeholders to ensure the successful integration of this development into our beloved village.

3. Response to Objections from Allison Fullard, Wanda Bergamasco, and Gaile Fullard

We appreciate the detailed feedback and concerns raised regarding the proposed development on Erven 189 and 3118 Stanford. Your commitment to preserving the unique character of Stanford is commendable, and we share a mutual goal of maintaining the integrity of our village. Below, we address your specific concerns while reaffirming our commitment to a balanced approach to development.

- **Preserving Stanford's Unique Character:** We fully recognize and respect Stanford's status as an unspoilt village, bounded by natural features and rich heritage. Our development aims to enhance the existing landscape while adhering to all municipal and heritage regulations. The proposed height limit of 6.8m in the back portion reflects a conscious effort to blend the building with its surroundings and minimize any visual impact on neighbouring properties.
- **Heritage and Densification Concerns:** The assertion that our proposal may lead to unwanted densification is taken seriously. We acknowledge the importance of aligning with the Overstrand Growth Management Strategy and appreciate your reference to its stipulations. Our intention is not to fragment existing land use but rather to create a mixed-use development that meets current community needs while respecting the village's heritage.
- **Infrastructure Capacity:** Your concerns regarding existing infrastructure limitations, particularly the sewage system, are valid. We are committed to collaborating with municipal authorities to ensure that any development does not exceed the capacity of local services.
- **Environmental Considerations:** While there are currently no indigenous trees on the site, we recognize the importance of preserving the natural landscape. We share your commitment to enhancing the environment and will explore options for incorporating landscaping elements that promote greening and sustainability within the development. Our goal is to create a courtyard area that serves practical purposes while also contributing positively to the ecological well-being of the neighbourhood.
- **Design Integration:** We appreciate your feedback regarding the architectural design. Our goal is to ensure that the proposed development complements the character of Stanford. The architect is open to engaging with heritage architects to refine the design further, ensuring it blends harmoniously with its surroundings and reflects the village's aesthetic.
- **Community Engagement:** We acknowledge the concerns about the potential commercialization of Stanford and are committed to fostering a development that supports

local needs without compromising the tranquillity of residential areas. We will prioritize engaging with stakeholders throughout the development process to ensure that their voices are heard, and that the outcome is mutually beneficial.

- **Noise and Privacy Considerations:** We appreciate the importance of privacy for nearby residents. Given the dwelling's location on Longmarket Street, approximately 40 meters from the property corner shared with the development, the proposal does not impact resident privacy. Nevertheless, we are committed to thoughtful design that considers all aspects of neighbourhood comfort and will incorporate noise management strategies to minimize any potential disturbances from the parking area.

In conclusion, we value the input from the community and are dedicated to addressing these concerns constructively. Our aim is to create a development that not only meets the needs of residents but also enhances the charm and character of Stanford. The owner and architect look forward to ongoing dialogue with all stakeholders as we navigate this process together.

4. Mrs. R. Howlett

Thank you, Mrs. Howlett, for your thoughtful objections regarding the proposed development on Erven 189 and 3118 Stanford. Your insights reflect a deep care for the community, and we appreciate the opportunity to address your concerns constructively.

- **Precedent and Privacy Concerns:** We understand the worry about setting a precedent with the development of parking bays and the associated noise and light pollution. Our intention is to create a development that respects the commercial and residential nature of the area. The proposed design includes strategic landscaping and design elements aimed at minimizing noise and light intrusion, and we are open to exploring solutions that further enhance privacy for adjacent properties, including the potential use of natural barriers or sound-absorbing materials.
- **Building Height and Heritage Considerations:** We are committed to adhering to all heritage guidelines and ensuring that our development harmonizes with the existing character of the village. The architect and owner are willing to engage with stakeholders to refine the design, ensuring it complements the historical significance of the area while still providing the necessary commercial space that the community needs.
- **Impact of Residential Units:** We appreciate your concerns regarding the proposed flats' impact on privacy and are committed to ensuring the development aligns with the surrounding residential character. The design places the double-storey section on Erf 189 Stanford, adjacent to other businesses, with a transition to a single-storey structure and then the parking area towards the back. This layout ensures that the residential component maintains privacy and harmony with neighbouring properties, minimizing any potential impact.
- **Commercial Viability and Market Considerations:** Your insights into the local property market and the viability of commercial investments in Stanford are crucial. We acknowledge the existing vacancies and understand the importance of ensuring that any new development adds value to the community. Our approach is to create a mixed-use space that not only meets current demand but also attracts sustainable businesses that enhance the vibrancy of Stanford. The owner is committed to conducting thorough market research and engaging with local stakeholders to ensure the success of the development.

- **Accommodation Needs:** The concern regarding the provision of accommodation is noted. We recognize the gap between what tenants are willing to pay and what landlords are currently charging. The aim is to offer a range of options that cater to diverse needs within the community, including affordable accommodations that do not compromise on quality or accessibility.
- **Long-term Sustainability:** We appreciate your concerns regarding the potential dilution of property values in the area. The development strategy includes ensuring that the project is economically viable and sustainable in the long term. The owner and architect are dedicated to working closely with the Overstrand Municipality and other stakeholders to ensure that the development enhances the overall value of the neighbourhood and aligns with community interests.

In conclusion, we value your feedback and are committed to addressing your concerns as we move forward with this project. We believe that by working together, we can create a development that not only meets the needs of the community but also preserves the unique character of Stanford.

5. Conclusion

In conclusion, we deeply value the engagement and insights shared by community members, including Mrs. Howlett, Moira Clarke, Allison Fullard, Wanda Bergamasco, Gaile Fullard, and the Stanford Ratepayers Association. This proposed development represents an opportunity to support Stanford's economic vitality while preserving its unique heritage and residential character. We are committed to ensuring that this project adheres to all municipal and heritage guidelines, respects privacy, and addresses concerns around building height, density, noise, and environmental impact.

The approach prioritizes responsible design that blends with the surrounding area while providing beneficial amenities for residents and visitors alike. The layout incorporates thoughtful solutions such as strategic landscaping, noise management, and design features that honour Stanford's aesthetic and historical value. Furthermore, the owner and architect are dedicated to maintaining transparency and collaboration with all stakeholders as the project progresses, ensuring that our mutual objectives align with the best interests of Stanford's future.

The owner and architect look forward to continued dialogue and cooperation as we work to realize a development that both respects the heritage of Stanford and fosters growth in a sustainable, community-centred manner.

We trust that our responses have addressed your concerns, and we look forward to a favourable outcome for our application.

Yours faithfully



John Mc Lachlan

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION & CONSENT
USE: ERF 189 & ERF 3118, STANFORD (4740/2024)**

Stormwater (SW)	:	In Order
Electricity	:	In Order
Water	:	In Order
Sewer	:	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 4.2272=	R 116 662.27
Sewerage	R 19 725.00 x 4.2272=	R 83 381.52
Roads	R 8 845.00 x 10.422564=	R 92 187.58
Stormwater	R 10 205.00 x 2.5349995=	R 25 869.67
Solid Waste	R 1 769.00 x 8.7885=	<u>R 15 546.86</u>
TOTAL (inclusive of VAT)	=	R333 647.90

Note:

1.3 The above figures are estimates

1.4 The above figures do not include connection fees

2. that the existing water and sewer connection to Erf 189 shall be used to service the Remainder of Erf 189, as well as the existing water- and sewer connection to Erf 3118 be used to service the proposed consolidated Portion A of Erf 189 and Erf 3118;

2

3. that any part of the existing water and sewer lines on Erf 189 that crosses the common boundary of Remainder of Erf 189 and Portion A must be disconnected and sealed off;
4. that only a standard 60 Amp single phase electricity connection will be available per erf, should additional capacity be required, please contact the Electrical Services Department;
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 10400 – P: 2010: Drainage;
6. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Division: Civil Engineering Services;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that stormwater be allowed to discharge through the proposed Erven, Stanford, unobstructed.



RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

24/10/2024
DATE

Alida Conradie

From: Craig Mitchell
Sent: Friday, 20 December 2024 10:02
To: Alida Conradie
Cc: Petrus Roux
Subject: RE: REQUEST FOR COMMENT - Erf 189, 26 Bezuidenhout Street & Erf 3118, 7 Queen Victoria Street, Stanford

Hi Alida

I have now spoken with my colleagues, and we are all in agreement that the waste storage area need to have street access for the collection team to collect the waste.

The updated proposed storage area although closer to the street is still too far into the property for the collection purposes

Regards

Craig Mitchell

Senior Engineer: Waste Management

Directorate : Infrastructure Services

Overstrand Municipality

M: +27 (0) 83 321 5591 T: +27 (0) 28 313 5045 | E: cmitchell@overstrand.gov.za

**Overstrand Municipality**

A: 1 Magnolia Street, Hermanus, 7200 | **P:** P.O Box 20, Hermanus, 7200

T: +27 (0) 28 313 8000

E: enquiries@overstrand.gov.za | **W:** www.overstrand.gov.za

From: Alida Conradie <alida@overstrand.gov.za>

Sent: Friday, 13 December 2024 14:44

To: Craig Mitchell <cmitchell@overstrand.gov.za>

Subject: FW: REQUEST FOR COMMENT - Erf 189, 26 Bezuidenhout Street & Erf 3118, 7 Queen Victoria Street, Stanford

Hi Craig,

Herewith a reminder that comment on the revised location of the refuse room is outstanding.

Kind Regards

Alida Conradie

Administrative Officer, Town- and Spatial Planning

Directorate: Planning & Development, Overstrand Municipality, Hermanus

A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20

T: 028 313 8900 | F: 028 313 2093 | E: alida@overstrand.gov.za

From: Alida Conradie

Sent: Tuesday, 26 November 2024 11:10

To: Craig Mitchell <cmitchell@overstrand.gov.za>

Subject: FW: REQUEST FOR COMMENT - Erf 189, 26 Bezuidenhout Street & Erf 3118, 7 Queen Victoria Street, Stanford

Dear Craig

You requested that the location of the refuse room must be addressed.

Attached herewith the revised SDP for your comment.

Kind Regards

Alida Conradie

Administrative Officer, Town- and Spatial Planning

Directorate: Planning & Development, Overstrand Municipality, Hermanus

A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20

T: 028 313 8900 | F: 028 313 2093 | E: alida@overstrand.gov.za

From: Marlize Miller <mmiller@overstrand.gov.za>

Sent: Friday, September 6, 2024 12:06 PM

To: Rochelle Louw <rlouw@overstrand.gov.za>; Louis Coetzee <lcoetzee@overstrand.gov.za>; Enrico Solomons <esolomons@overstrand.gov.za>; Marissa Radyn <mrady@overstrand.gov.za>; Ricardo Andrew <randrew@overstrand.gov.za>; Willem Germishuys <wgermishuys@overstrand.gov.za>; Yvienne Smith <ysmith@overstrand.gov.za>; Dudley Coetzee <dcoetzee@overstrand.gov.za>; Craig Mitchell <cmitchell@overstrand.gov.za>; fgumba@odm.org.za; lizhocfelden@gmail.com

Cc: Alida Conradie <alida@overstrand.gov.za>; Tania Fisher <tfisher@overstrand.gov.za>; Miliswa Mantyi <mmantyi@overstrand.gov.za>; Tanya Smit <tsmit@overstrand.gov.za>; Dennis Hendriks <dhendriks@overstrand.gov.za>; Clinton Lerm <clerm@overstrand.gov.za>; stanfordheritage@gmail.com

Subject: REQUEST FOR COMMENT - Erf 189, 26 Bezuidenhout Street & Erf 3118, 7 Queen Victoria Street, Stanford

Dear Sir / Madam

Attached please find an Internal Memo for your attention.

Kindly provide your department's comments directly to Alida Conradie (alida@overstrand.gov.za) on or before **11 October 2024**.

The application is for the following:

❖ **SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE**

Kind regards

Marlize Miller

Senior Clerk: Town & Spatial Planning

Overstrand Municipality

A: 16 Paterson Street, Hermanus, 7200 P: PO Box 20

T: 028 313 8900 / F: 028 313 8988 / E: mmiller@overstrand.gov.za



**TOWN & REGIONAL PLANNERS
STADS-EN STREEKSBEPLANNERS**

6 Magnolia St / Str
PO Box / Posbus 296
HERMANUS
7200

Tel: (028) 313 1673
Fax / Faks: (028) 312 1351
Email:

planactive@hermanus.co.za
Website: www.planactive.co.za

Our reference: PA 24025

22 January 2025

**The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200**

For attention: Mr. Petrus Roux / Mr.Schalk van der Merwe

**PROPOSED SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE: ERVEN 189
AND 3118 STANFORD**

The most recent email received from Ms. Alida Conradie, which included revised comments from Waste Management, has been noted and is summarized as follows:

- “It is the opinion that the waste storage area needs to have street access for the collection team to collect the waste. The updated proposed storage area, although closer to the street, is still too far into the property for collection purposes.”

We have reviewed the above feedback in consultation with Mr. Riaan Kuchar and Mr. Schalk van der Merwe and believe the Architect's proposed solution for refuse management is sufficient. The following measures are suggested:

1. The lease agreements will include a clause requiring tenants to transport their refuse from the proposed refuse room to a designated collection point located at the front of the building on Queen Victoria Street on the morning of refuse collection.

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active
Reg. No. 2006/030921/07
Vat. No. 4770250340

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAP1 Nr.10908; SACPLAN Tch.Pln B/8250/2014
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACPLAN Pr.Pln A/158/2009
Darren Adams: B'Tech (Town and Regional Planning) CPUT; SACPLAN Pr.Pln A/3002/2021

2. Each tenant (a maximum of nine) will be provided with a numbered wheelie bin, which will be stored in a commodious refuse room as detailed in the site development plan (attached for your reference). The designated collection point will:
 - o Be located within the property boundary.
 - o Offer sufficient space to temporarily accommodate all wheelie bins for collection purposes.

The owner respectfully requests that the above proposal be considered as a condition of approval for the development.

Furthermore, due to a signed agreement between the owners of Erven 189 and 3118 Stanford, we kindly urge that this application be expedited. The agreement stipulates a completion deadline of 15 April 2025, beyond which penalty clauses will apply.

We trust that you find our comments and request in order and look forward to a positive outcome. Please do not hesitate to contact us should you require further clarification or additional documentation.

Yours faithfully



John Mc Lachlan



NPO: 024-867 PBO: 930079535

10th October 2024

Overstrand Municipality
Directorate Planning and Development
Town and Spatial Planning
PO Box 20
Hermanus
7220

Attention: Ms Alida ConradieBy email: alida@obverstrand.gov.za

Dear Ms Conradie,

RE: ERF 189 26 BEZUIDENHOUT STREET AND ERF 3118 QUEEN VICTORIA STREET - APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE

The notice regarding the above application dated 6th September 2024 refers.

In terms of the Stanford HPOZ requirements, specifically clause 18.3, the Stanford Heritage Committee (SHC) is mandated to review and comment on consolidation and land use applications.

The SHC supports the development of the open stand, Erf 3118, on Queen Victoria Street for an appropriate and sensitive commercial/mixed use development in keeping with the Stanford Style Guidelines and in keeping with the architectural look and feel along the commercial strip of Queen Victoria Street.

The Stanford Planning Group of Stanford Conservation Trust, that works closely with the SHC, has also reviewed the application and their comments are attached hereto as Annexure A and form part of this submission.

SHC supports and is comfortable with the following aspects of the application:

- The development of Erf 3118 Queen Victoria Street
- Placing the development on the front of the site facing Queen Victoria Street and the parking at the back of the consolidated site aligned with the comments of the Planning Committee; and
- The proposed mixed use, namely, commercial and residential on Erf 3118I, within the height restriction of 8m for Erf 3118.

SHC has concerns and objections to the following aspects:

- The precedent being set with the rezoning and consolidation of the back subdivided portion from Erf 189 with Erf 3118 thereby extending the commercial use into a previous residential use area, unless this portion of the consolidated erf is restricted to parking only and single story

TP

with a height restriction of 6.8m in keeping with the residential areas of Stanford in the HPOZ overlay;

- The lack of architectural context of the proposed development with the surrounding buildings and built form along the commercial strip of Queen Victoria Street;
- The removal of well-established trees on the property without a detailed audit and plan/proposal what is to be kept and removed and the absence of landscaping plan; and
- The architectural style of the proposed development as highlighted by the Planning Committee as well.

Given the location of the site in the heritage zone of the village, it should be a mandatory requirement that a heritage architect be appointed to oversee the design of the proposed development

Yours sincerely,



James Aling

Chair: Stanford Heritage Committee

ERF 189, 26 BEZUIDENHOUT STREET & ERF 3118, 7 QUEEN
VICTORIA STREET, STANFORD: APPLICATION FOR
SUBDIVISION, REZONING, CONSOLIDATION AND CONSENT USE

COMMENT ON PROPOSED SUBDIVISION, CONSOLIDATION AND
REZONING APPLICATION BY THE STANFORD PLANNING
GROUP (A Subcommittee of Stanford Conservation Association)

28 September 2024

The application can be considered at two levels: urban design / streetscape considerations, and secondly architectural considerations.

1 Urban Design and Streetscape:

- 1.1 The Stanford Revitalisation Project of 2014 raised the issue of there being too many gaps in the continuity of commercial frontage along Queen Victoria Street, the vacant Erf 3118 being one of them. The development of Erf 3118 for commercial use is therefore supported to provide the desired commercial continuity.
- 1.2 The Revitalisation Project also recommended that parking lots fronting onto Queen Victoria Street be generally avoided, as these also disrupt commercial frontage and result in dead spots on the main street, except where they create urban squares in certain cases. The proposal to locate parking at the rear of building on Portion A is therefore supported.
- 1.3 The pedestrian sidewalk in front of Erf 3118 is fairly narrow, which is a general problem along the length of Queen Victoria Street. This is aggravated by obstacles such as poles and electrical kiosks in the sidewalk. The proposal to create a stoep with low walls and steps fronting onto Queen Victoria Street is therefore NOT supported. Instead, the public sidewalk and the private stoep should form one continuous space, attractively paved and without steps, to allow a more generous pedestrian area. The display windows fronting onto this space should ideally be increased in size to create interest along the street.
- 1.4 The application motivation does not take the surrounding context and urban fabric into account, ignoring everything beyond the 4 sides of the site. Furthermore, the building plans tend to assume that the site is a blank sheet, when in fact it is covered with numerous mature trees (see Google Earth image below). The current application is therefore considered incomplete and must include the following as a minimum:
 - An analysis of the surrounding urban context, including photos of the site and neighbouring buildings;
 - A survey of all existing trees on both erven, including their species, relative botanical/amenity value, and motivation for the removal of any trees;
 - A plan indicating levels and stormwater drainage, including measures to mitigate the considerable anticipated runoff from roofs and paved areas; and
 - A landscape plan indicating new landscape planting and paving, including proposed tree species and paving materials for the driveways and parking area.

2 Architectural Considerations

- 2.1 Although 2-storey buildings are considered acceptable within the height restrictions for the commercial zone of Queen Victoria Street, the overall height and massing of the proposed building will be in sharp contrast to most of the neighbouring buildings. It is therefore recommended that the ceiling heights of the ground and first floors be reduced, along with the roof eaves height, for the massing to be less dominant and more in sympathy with neighbouring buildings.
- 2.2 The architectural treatment of the proposed building is disappointing, being a replica of buildings dating from the early 1900s. Although the proposed building falls within the HPOZ, modern interpretations within the heritage guidelines should take precedence over mock historical buildings. The fenestration, for example, appears too small by modern standards. The architectural treatment is therefore NOT supported, and It is recommended that architectural advice be obtained from one of the many competent heritage architects, either in Stanford or in the Western Cape.

- 2.3 The absence of any tree planting / landscaping to soften the dominant building mass and relatively large parking area is considered unacceptable, and needs to form part of any application for planning / building approval.



Google Earth image indicating Erven 189 and Portion A of 3118. (September 2024).

Alida Conradie

From: SHC Stanford Heritage Committee <stanfordheritage@gmail.com>
Sent: Thursday, 13 March 2025 13:01
To: Alida Conradie
Cc: James Aling
Subject: Fwd: SHC COMMENTS ON LAND USE APPLICATION: ERF 3118 AND ERF 189 STANFORD
Attachments: SHC Submission to OM - Erf 3118 & 189 - 10 Oct 2024.pdf

Afternoon Alida,

I am just following up to see whether you ever received our submission on this town planning application for consent use, subdivision and consolidation as I see I had your wrong email address when I first sent it through.

I know that the comment period has closed but I believe you are still considering the application.

Regards,

James

Kind regards,
Stanford Heritage Committee



----- Forwarded message -----

From: **SHC Stanford Heritage Committee** <stanfordheritage@gmail.com>
Date: Thu, Oct 10, 2024 at 6:26 PM
Subject: SHC COMMENTS ON LAND USE APPLICATION: ERF 3118 AND ERF 189 STANFORD
To: <alida@obverstrand.gov.za>, Mike Munnik <mikemunnik001@gmail.com>, James Aling <james.aling@spandp.co.za>

Afternoon Alida,

Please find attached our submission pertaining to the above town planning/land use application put out for public participation.

Please acknowledge receipt thereof.

Thank you,

James Aling
Chair: Stanford Heritage Committee