

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<u>ERF 1772, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, SUBDIVISION, EXEMPTION OF THE REGISTRATION OF A RIGHT OF WAY SERVITUDE, DEPARTURE AND ALLOCATION OF STREET NAMES: WRAP PROJECT OFFICE ON BEHALF OF SEBUMO TUDE GUEST SERVICES AND MORE (PTY)</u> Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Erf 1772, Stanford, namely: <u>Rezoning and subdivision</u> Application in terms of Section 16(2)(a) and Section 16(2)(d) of the By-Law for the rezoning of Erf 1772, Stanford from Agricultural Zone 1: (AGR1) to Subdivisional Area Zone (SA) to create the following: 51 General Residential Zone 1: Town Housing (GR1) erven; 5 Open Space Zone 2: Private Open Space (OS3) erf; and 4 Transport Zone 2: Road and Parking (TR2) erven. <u>Exemption of the registration of a right of way servitude</u> Application in terms of Section 26(1)(h)(v) of the By-Law for the exemption of the registration of a right of way servitude over proposed Erven 7 and 9 in favour of proposed Erven 6 and 8, and over proposed Erf 12 in favour of proposed Erf 11. <u>Departure</u> Application in terms of Section 16(2)(b) of the By-Law to relax the western perimeter building line from 3m to 2m. <u>Allocation of street names</u> Application in terms of Section 96 of the By-Law. Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus, Stanford Library, Queen Victoria Street, Stanford and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before 16 October 2026, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Town Planner, Mr P Roux at 028 313 8088. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments. <i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i>	<u>ERF 1772, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM HERSONERING, ONDERVERDELING, VRYSTELLING VAN DIE REGISTRASIE VAN 'N REG VAN WEG SERWITUUT, AFWYKING EN ALLOKASIE VAN STRAATNAME: WRAP PROJECT OFFICE NAMENS SEBUMO TUDE GUEST SERVICES AND MORE (PTY)</u> Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erf 1772, Stanford, naamlik: <u>Hersonering en onderverdeling</u> Aansoek ingevolge Artikel 16(2)(a) en Artikel 16(2)(d) van die Verordening vir die hersonering van Erf 1772, Stanford, vanaf Landbousone 1 (AGR1) na Onderverdelingsgebiedsone (SA) ten einde die volgende te skep: 51 Algemene Woonsones 1: Dophuisskema (GR1) erwe; 5 Oopruimte Sone 2: Privaat Oopruimte (OS3) erwe, en 4 Vervoersone 2: Pad en Parkering (TR2) erwe. <u>Vrystelling van die registrasie van 'n reg van weg serwituut</u> Aansoek ingevolge Artikel 16(2)(1)(h)(v) van die Verordening vir die vrystelling van die registrasie van 'n reg van weg serwituut oor voorgestelde Erf 7 en 9 ten gunste van voorgestelde Erwe 6 en 8, en oor voorgestelde Erf 12 ten gunste van voorgestelde Erf 11. <u>Afwyking</u> Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die westelike perimeter boulyne vanaf 3m na 2m te verslap. <u>Toekening van straatname</u> Aansoek ingevolge Artikel 96 van die Verordening. Besonderhede aangaande die voorstel lê ter insae gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus, Stanford Biblioteek, Queen Victoriastraat, Stanford en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op 16 Oktober 2026, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mr P Roux by 028 313 8088. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer. <i>U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.</i>	<u>ISIZA 1772, STANFORD, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO UKUCANDWA NGOKUTSHA, KWAWHLULUHLULA, UXOLELO EKUBHALISWENI KWELUNGELU LENDLELA I-SERVITUDE, UKUTENXA KUNYE UKWABIWA KWAMAGAMA EZITALATO: WRAP PROJECT OFFICE EGAMENI LIKA SEBUMO TUDE GUEST SERVICES AND MORE (PTY)</u> Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) izicelo esebenzayo kwiSiza-1772, Stanford, esizezi: <u>Ukucandwa ngokutsha kunye kwahlulahlula</u> Isicelo ngokweCandelo le-16(2)(a) kunye ngokweCandelo le-16(2)(d) loMthetho kaMasipala ngokumalunga nokutshintshwa kodidi lokusetyenziswa komhlaba we-Erf 1772, eStanford, ukusuka kwi-Agricultural Zone 1 (AGR1) ukuya kwi-Subdivisional Area Zone (SA) ukuze kwenziwe oku kulandelayo: 51 uMmandla wokuHlala ngokuBanzi 1: iZindlu zeDolophu (GR1) iziza, 5 uMmandla Umandla Wendawo Evulekileyo 2: Indawo Evulekileyo Yabucala (OS3) iziza; kunye 4 uMmandla wezoThutho 2: Indlela nePaki (TR2) iziza. <u>Uxolelo Ekubhalisweni Kwelungelo Lendlela I-Servitude</u> Isicelo ngokweCandelo 26(1)(h)(v) loMthetho kaMasipala ngokubhekiselele kuxolelo kwimfuneko yokubhalisa ilungelo lendlela (servitude) phezu kweziqwenga zomhlaba ezicetywayo i-Erf 7 ne-9 ukuze kuxhamle iziqwenga ezicetywayo i-Erf 6 ne-8, kunye naphezu kwesiqwenga esicetywayo i-Erf 12 ukuze kuxhamle isiqwenga esicetywayo i-Erf 11. <u>Ukutenxa</u> Isicelo ngokweCandelo 16(2)(b) loMthetho kaMasipala ukukhulula umda ongasentshona umgca wokwakha ukusuka kwi-3m ukuya kwi-2m. <u>Ukwabiwa kweGama lesitrato kunye namanani</u> Isicelo ngokweCandelo lama-96 loMthetho kaMasipala Iinkcukacha ezipheleleyo malunga neziphakamiso ezingentla ziyafumaneka ukuze zihlolwe ngeentsuku zeveki phakathi kwentsimbi yesi-08:00 naye-16:30 kwiCandelo loCwangciso lweDolophu noMhlaba (Division: Town and Spatial Planning), 16 Paterson Street, eHermanus; nakwiThala leeNcwadi laseStanford (Stanford Library), Queen Victoria Street, eStanford; kunye nakwiwebhusayithi kamasipala kwikhonkco elilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi koko 16 EyeDwarha 2026, kunye negama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuMwangcisi weDolophu, uMnu P Roux kule nombolo 028-313 8088. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu noMhlaba apho aya kuthi ancediswe ligosa likamasipala ekuqulunqeni izimvo zabo. <i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo. ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.</i>
Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 Notice No / Kennisgewing nr / Inombolo yesaziso: 184/2026		

Plan 1 - Locality Plan
Erf 1772 Stanford

 Subject property (Erf 1772 - Stanford)

Plan prepared by: Thian Jansen

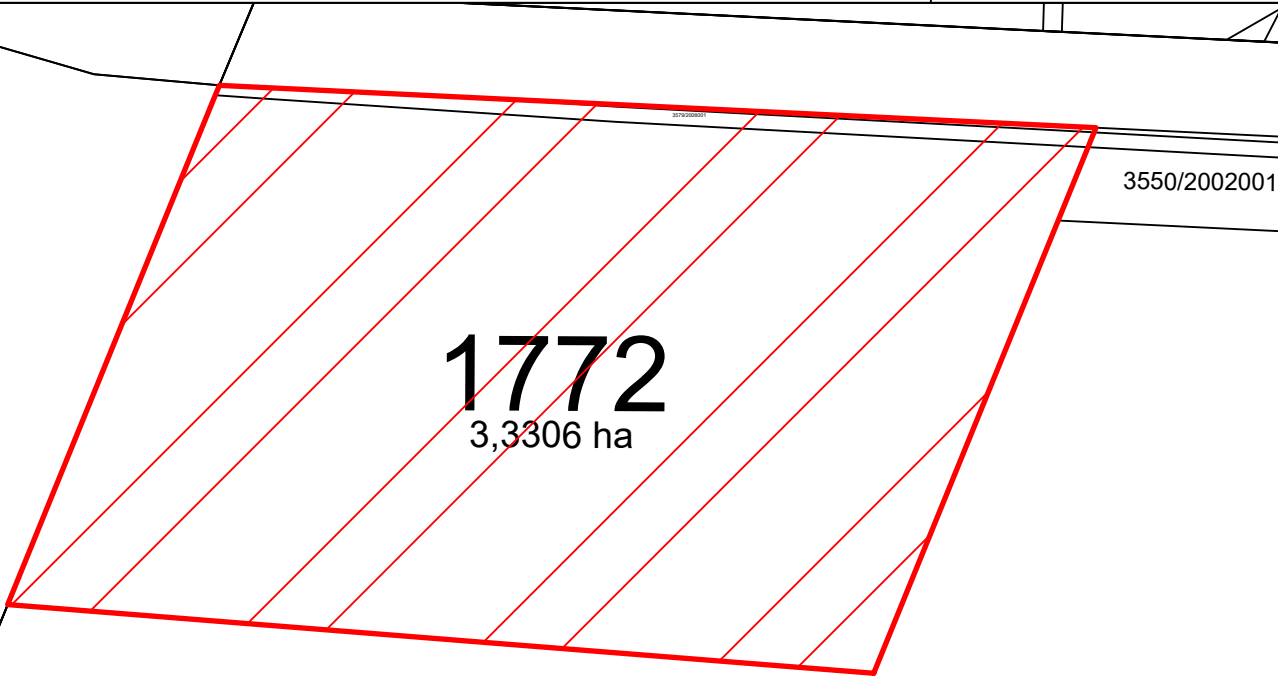
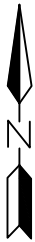
Tel: 028 313 1411

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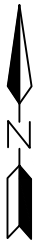
Office 3, Oakwood, 10 Dirkie Uys Street
Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 2000





ERF 1772 STANFORD

APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE,
EXEMPTION FOR RIGHT OF WAY SERVITUDE AND ALLOCATION OF
STREET NAMES.

Application prepared for:

SEBUMO TUDE GUEST SERVICES AND MORE (PTY) LTD

Application prepared by:

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Author

Thian Jansen (Pr. Pln. A/2858/2019)

Amended

July 2026 (Amended)

1. PROPERTY DETAILS

Property Information	Erf 1772, Stanford
Extent	3,3306 ha
Current zoning	Agricultural Zone 1: Agriculture (The subject property is however exempt from the provisions of the Subdivision of Agricultural Land Act, 70 of 1970)
Owner	Sebumo Tude Guest Services and More (Pty) Ltd. (Refer Annexure A for the Company Resolution and Power of Attorney).

2. BACKGROUND

Stanford is a flourishing farming community, with the Klein River meandering through lush agricultural fields and village homes built along its banks. The rural character of the village, together with its many historical features, has largely been retained and preserved.

Stanford has a peaceful and quiet charm and is attracting many people from urban areas in search of the quality of life offered by a small village and its surrounding rural environment. As a result, many of the older homes have been renovated and restored, while numerous new homes have been constructed in Stanford over the past decade.

In response to the continued demand for development opportunities, the Overstrand Municipality introduced additional urban development areas to the east of Stanford with the expansion of the Urban Edge. One of the properties incorporated within this expanded Urban Edge is Erf 1772, Stanford. Erf 1772 Stanford is situated adjacent to the R326 and has an extent of 3.3306Ha.

Amended Application and Proposal

Following the submission of the initial application, comments received from the surrounding community were carefully considered. A revised proposal was subsequently compiled to ensure that the development integrates more appropriately with the existing urban fabric than the original concept. The amended proposal reduces the overall density of the development, contains a redesigned layout and allows for better integration with Stanford.

Section 14.3.2 below focuses on the relevant provisions of the Overstrand Municipality Spatial Development Framework (OMSDF).

Figure 1 illustrates an extract from the OMSDF, indicating the area incorporated into the Urban Edge, with specific reference to Erf 1772, Stanford.

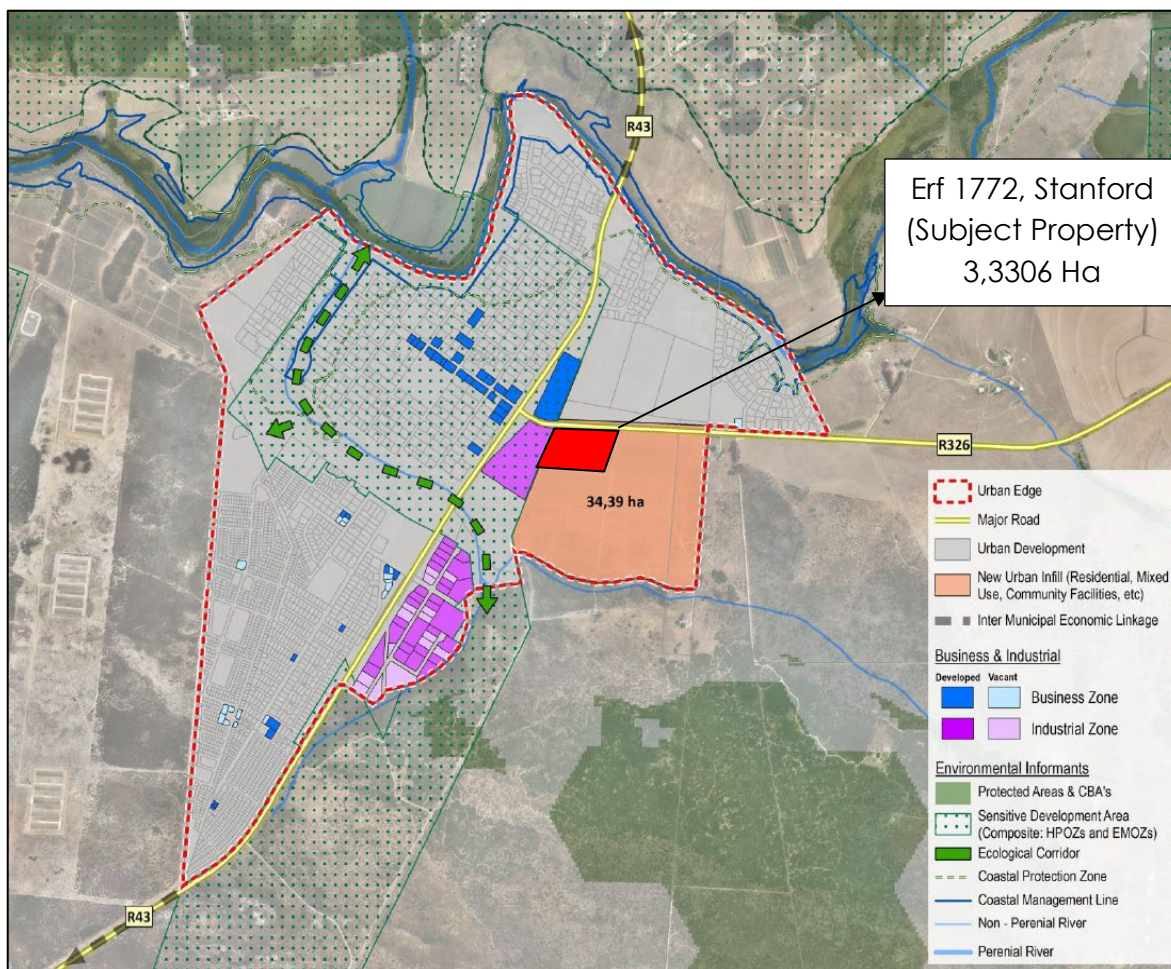


Figure 1: Stanford Spatial Proposal 2020 (Page 214, OMSDF)

3. OWNERS' BRIEF

The brief provided by the owners of the subject property, was that the planning and design of the development should be approached on the basis of not what Stanford can do for the development, but rather what the development can contribute to Stanford.

The intention of this approach is to ensure that the proposed development supports the long-term sustainability of the village, contributes positively to the local economy, and responds to the environmental and infrastructural constraints of the area. The development is therefore envisioned as one that integrates with the character of Stanford while introducing opportunities that strengthen the village's economic and social fabric.

The brief further included the following key principles that were to guide the planning and design process:

- The development should attract residents with disposable income who will actively support local businesses and services within Stanford, thereby contributing to the local economy.
- The development is intended to be a multi-generational residential environment, encouraging families to settle in Stanford and supporting local schools with increased enrolment.
- The development should introduce a type of residential offering that caters for a broader market segment that is currently not adequately accommodated within Stanford.

- Land and services must be utilised efficiently. As both land and municipal services are limited resources, the development should avoid unnecessarily large erven, low densities, and expansive gardens that require excessive water consumption.
- Dependence on Eskom for electricity supply should be minimised as far as possible through the incorporation of renewable energy systems, particularly solar power, supplemented by gas where appropriate.
- The introduction of an integrated solar energy system should be investigated to form part of the development, ensuring equitable distribution of energy to all residents, while also allowing excess energy generation to be fed back into the grid, where feasible.
- High speed internet infrastructure must be incorporated into the overall services planning to support modern living, remote working, and digital connectivity.
- Functional open space and recreational areas must be incorporated into the development layout. These spaces should be designed to serve multiple purposes where possible, thereby maximising their value to residents.
- Access control and high-quality security measures must be incorporated to ensure a safe residential environment for residents.
- Landscaping should make use exclusively of indigenous vegetation, with particular emphasis placed on retaining and incorporating existing indigenous vegetation currently found on the property.
- The architectural style should be contemporary while still reflecting elements of the traditional Overberg and Stanford architectural character.

To assist with the planning and design of the proposed development, a multidisciplinary professional team was appointed to address the various technical aspects associated with the project. The professional team includes the following:

- WRAP Project Office – Town Planners and Project Managers
- AVDM Consulting Engineers – Civil Engineers
- Driger Consulting – Electrical Engineers
- EFG Engineers – Transport Engineers
- GLS Consulting – Bulk Services Engineers
- Lornay Environmental Consulting – Environmental Consultants
- Cape Cultural Landscapes – Heritage Impact Assessment Consultants
- Megan Anderson Landscape Architect – Landscape Architect
- ARLA Consulting Landscape Architects – Visual Impact Consultants

The appointment of a multidisciplinary professional team ensured that the proposed development could be properly informed by the necessary technical investigations and specialist input, thereby supporting a well-considered and sustainable development proposal for Erf 1772, Stanford.

4. EVOLUTION OF THE PROPOSAL AND RESPONSE TO COMMENTS RECEIVED ON PREVIOUS APPLICATION

The current application represents a revised and improved proposal for the development of Erf 1772, Stanford, following the consideration of comments and objections received during the previous submission process.

The initial proposal prompted valuable input from the Overstrand Municipality, heritage bodies, and interested and affected parties. These comments primarily related to concerns regarding:

- integration with the broader Stanford settlement;
- the visual impact of the development along the R326 scenic route;
- architectural character and alignment with the Stanford village context;
- landscape treatment and ecological integration; and
- the perception of the development as an inward-facing or gated estate.

In response to these concerns, the owners undertook a comprehensive review and redesign process, rather than implementing minor amendments. This process included:

- the appointment and input of relevant specialists, including heritage practitioners and engineers;
- a detailed reconsideration of the site layout and spatial structure;
- the refinement of the Architectural Design Guidelines; and
- the preparation of an updated Landscape Development Plan and SUDS strategy.

Key Improvements to the Revised Proposal

The amended application reflects several material improvements, which directly address the concerns raised in the previous submission, these are addressed in more detail in **Annexure C**.

Urban Integration and Layout

- The layout has been completely restructured to improve permeability and integration with the surrounding area.
- Public movement corridors, including east-west pedestrian and cycling routes, have been introduced.
- The development is now structured as a permeable extension of Stanford, rather than an isolated enclave.

Response to Scenic Route and Heritage Context

- A minimum 25m landscaped setback along the R326 has been incorporated.
- This area functions as a visually permeable buffer, maintaining views towards Stanford while softening the development edge.
- The proposal responds directly to the gateway function of the site and the requirements of the HPOZ.

Architectural Refinement

- The Architectural Design Guidelines have been significantly revised to align with the Stanford village character.
- Greater emphasis has been placed on human scale design, including street-oriented dwellings, stoep elements, and reduced garage dominance.
- The development avoids the appearance of a typical gated estate, with a non-gated primary access and visually permeable edges.

Landscape and Environmental Integration

- A comprehensive Landscape Development Plan refer to **Annexure J** and Section 12 has been prepared, incorporating indigenous planting, ecological corridors, and structured open spaces.
- The layout now includes a clear hierarchy of functional open spaces, rather than undefined residual areas.

Stormwater and Sustainability

- A hybrid of Sustainable Urban Drainage Systems (SUDS) and a conventional stormwater system approach has been adopted, integrating stormwater management with the landscape design.

- Stormwater will be managed entirely on site, reducing environmental impact and improving resilience.

Movement and Accessibility

- The development now includes publicly accessible routes, ensuring permeability and integration.
- The layout promotes walkability and reduces reliance on private vehicles as it allows owners in the development to easily access the town.

The revised proposal demonstrates a clear and deliberate effort to respond meaningfully to the concerns raised in the previous application process. The amendments are not superficial but represent a fundamental refinement of the development approach, resulting in an improved proposal that is better integrated with the Stanford settlement, more responsive to its heritage and scenic context, environmentally sustainable, and aligned with the principles of good urban design and spatial planning.

The application should therefore consider these improvements, which collectively result in a more appropriate and desirable development outcome for the subject property and the broader Stanford area.

5. PROCESS AND PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

5.1 Project summary

Erf 1772, Stanford (hereafter referred to as the subject property) is 33 306m² (3.3306 ha) in extent (refer to **Plan 1: Locality Plan**) and is currently zoned Agricultural Zone 1: Agricultural (AGR1).

Although zone Agriculture, the property is exempt from the provisions of the Subdivision of Agricultural and Act, 70 of 1970, since Erf 1772 Stanford was subdivided from Portion 13 of Farm Riverside No. 644, Caledon and it was a condition of the Department of Agriculture when the subdivision was approved, that Erf 1772 Stanford must be incorporated within the municipal area of the disestablished Stanford Municipality. The subject property was incorporated within the Urban Edge with the 2020 revision of the Overstrand Municipality Spatial Development Framework (OMSDF).

This proposed development will consist of the following:

- 51 Residential Properties;
- 5 Private Open Spaces; and
- 4 Private Roads.

Access to the development will be taken from the R326 via a centralised access road, which will distribute traffic effectively to each of the residential clusters within the development.

Access to Erf 1772, Stanford, is obtained via a registered right of way servitude over the Remainder of Portion 13 of Farm Riverside No. 644, Caledon. This existing access will be upgraded, as the current access arrangement is not suitable for a development consisting of 51 residential opportunities.

The percentage allocation of each development component, following the proposed subdivision and rezoning of the subject property, is summarised in Table 1.

Table 1: Percentage of each component			
Legend Colour	Zoning	Size (m ²)	Percentage
	Open Space Zone 3: Private Open Space	6235	18,73%
	General Residential Zone 1: Town Housing	19676	59,07%
	Transport Zone 2: Road and Parking (A)	7395	22,20%
Total		33306	100,00%

The proposed rezoning and subdivision of the subject property will introduce a new type of residential opportunity into the Stanford housing market.

The proposed zoning and development morphology are however aligned with development trends observed in other parts of the Overstrand Municipal area, where compact residential developments have increasingly been introduced in response to land scarcity, service capacity constraints, and the need for more efficient land utilisation.

The development seeks to combine a contemporary residential environment with elements of the historic character of Stanford. In doing so, the proposal aims to attract a segment of the residential market that is currently not adequately accommodated within the existing urban context of Stanford.

5.2 Land Development

5.2.1 Rezoning and subdivision

- **Rezoning** of the Erf 1772 Stanford from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA) in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- **Subdivision** of Erf 1772 Stanford into fifty-one (51) General Residential Zone 1: Town Housing (GR1) erven, five (5) Open Space Zone 2: Private Open Space (OS3) erven and four (4) Transport Zone 2: Road and Parking (TR2) erven in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

(Refer **Plan 4: Subdivision Plan** and **Plan 5: Proposed Zoning Plan**)

5.2.2 Density

The OMSDF includes several population growth projections for Stanford, with the most recent projection extending to 2031. These estimates were based on data from the 2011 Statistics South Africa Census and the 2016 Community Survey, which served as the baseline for population figures at that time.

The OMSDF's methodology involved analysing historical population trends and using these insights to forecast future growth. This approach factored in demographic shifts, migration patterns, and local socio-economic dynamics to develop a reliable projection for long term spatial planning.

These projections play a vital role in guiding urban development, ensuring that infrastructure, housing, and municipal services can accommodate the anticipated population increase. The outcomes of these studies highlight the importance of forward-looking planning initiatives, such

as the proposed residential development on the subject property, to meet future housing needs and support sustainable growth in the Stanford area.

According to the OMSDF, housing demand in Stanford is expected to increase by approximately 953 additional dwellings by 2031, inclusive of lower income households. The proposed development, which will provide 51 dwelling units, represents a meaningful contribution towards addressing this identified housing need.

It is important to note that the previous development proposal for the subject property made provision for 91 dwelling units. Following the consideration of comments received from the Municipality, heritage bodies, and interested and affected parties, the proposal was revised and refined to reduce the overall development intensity.

The reduction from 91 to 51 dwelling units reflects a deliberate design response aimed at improving the integration of the development with its surrounding context, reducing potential visual impact, and increasing the provision of open space within the development. This amendment demonstrates a clear commitment to balancing development needs with environmental, heritage, and community considerations.

The development will be situated on a landholding measuring 3.3306 hectares, resulting in a gross residential density of:

51 dwelling units / 3.3306 hectares = 15.31 dwelling units per hectare (du/ha)

By comparison, the previous proposal of 91 dwelling units would have resulted in a significantly higher density of approximately 27.32 dwelling units per hectare, which would have placed increased pressure on the site in terms of visual impact, infrastructure demand, and overall spatial character.

This density is considered appropriate for the character and scale of Stanford while still supporting more efficient land utilisation. The proposed density strikes a balance between maintaining the rural village character of Stanford and ensuring that land located within the Urban Edge is utilised responsibly. The density is also lower due to the ample provision of open space and a 25m setback requirement from the R326 in terms of the Environmental Management Overlay Zone (EMOZ). The actual setback is 37m in terms of the definition of "setback" in terms of the Overstrand Municipality Land Use Scheme.

In terms of the OMSDF, only an additional 34.39 hectares of land were included within the Urban Edge to accommodate future growth. This area is less than what would be required to fully meet the projected housing demand for 2031 if development were to occur at very low densities.

To meet the projected housing demand of 953 additional dwellings within the available land included in the Urban Edge, the following average density would be required:

953 dwelling units / 34.39 hectares = 27.71 dwelling units per hectare

The proposed development density of 15.31 du/ha is therefore lower than the theoretical average density required to accommodate the projected housing demand within the current Urban Edge. The development however still represents a responsible and efficient use of land when compared to traditional low density residential development patterns that have historically characterised Stanford.

The reduction in density from the previous proposal further demonstrates that the current application is not driven by maximising yield, but rather by achieving an appropriate and contextually responsive development outcome that aligns with the character of Stanford and the concerns raised during the previous application process.

The proposal therefore contributes towards accommodating future housing demand while remaining sensitive to the existing character of the settlement. At the same time, it demonstrates the importance of utilising land already included within the Urban Edge in a structured and sustainable manner before consideration is given to any further outward expansion of the settlement boundary.

5.2.3 Layout

The layout of the development (**refer to Plan 7: Site Development Plan**) has been carefully designed to respond to the existing agricultural structure of the site, particularly the established vineyard layout surrounding the property. The design approach seeks to respect these historical land use patterns while introducing a structured residential environment. It follows a typology of hamlets within the agricultural setting as it transitions from countryside to the historic town of Stanford.

A main distributor road forms the backbone of the development, running through the centre of the subject property and providing efficient vehicular access to three proposed hamlets. This central road branches into three hamlets (residential clusters) that will be access controlled, thereby ensuring the safety and security of future residents while maintaining a clear and legible internal street hierarchy.

The layout was further informed by the Overstrand Heritage Survey undertaken by Bauman et al. (2009), which emphasises the importance of maintaining a managed urban growth pattern that responds to the historic settlement structure of Stanford.

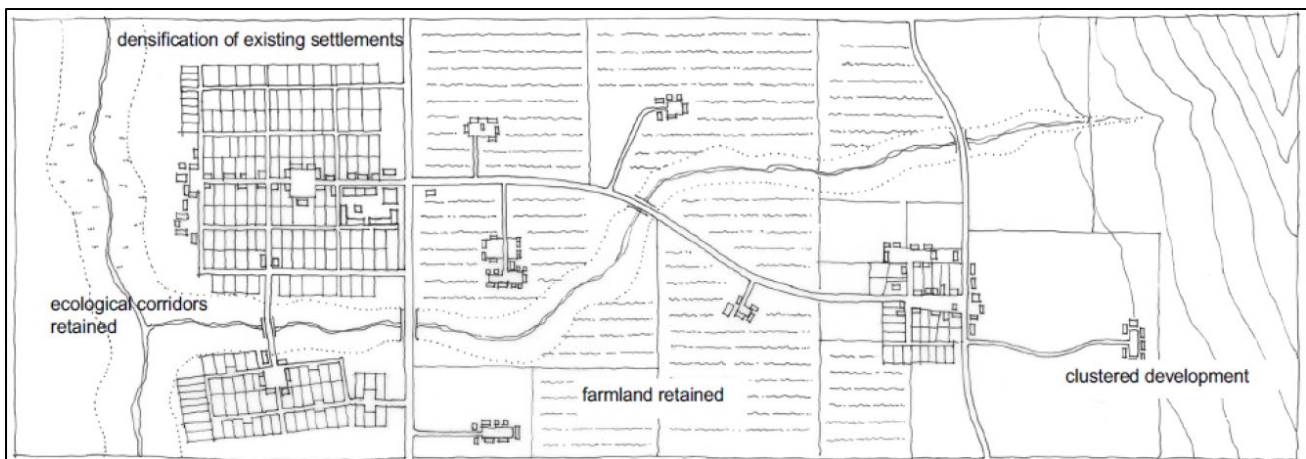


Figure 2: Managed urban growth pattern based on Bauman et al.

The intention is to create hamlets or residential clusters that function as private neighbourhoods, each with its own internal private open spaces, while also providing access to larger landscaped open spaces that remain accessible to the general public. This layered open space structure creates a balance between private and shared environments, encouraging interaction and community while maintaining privacy for residents.

This design approach promotes community interaction, walkability, and a coherent street hierarchy, all of which contribute to the creation of a well-integrated neighbourhood. The

spatial structure also allows for optimal land utilisation and supports a range of erf sizes and housing typologies suited to different household needs.

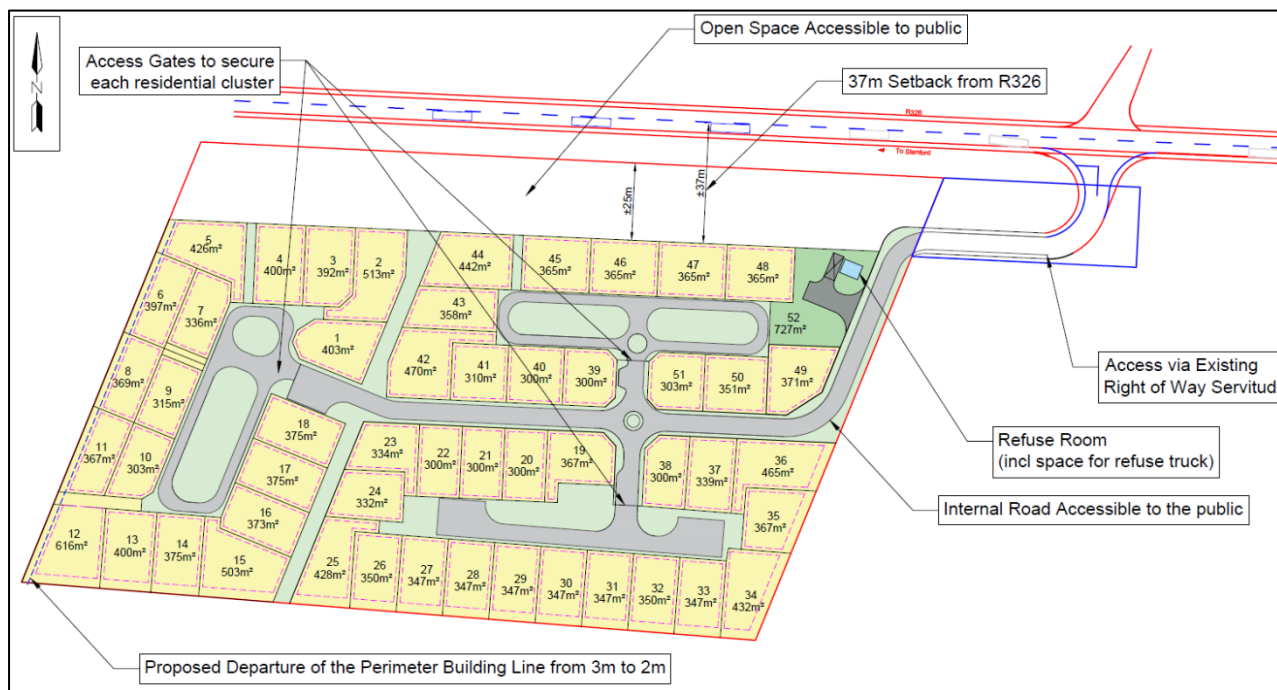


Figure 3: Extract of Plan 7 – Site Development Plan

A defining feature of the development is the incorporation of accessible open spaces that also function as an effective buffer between the residential areas and the R326. These open spaces will be carefully landscaped to provide visual screening, privacy, and noise attenuation for residents, while also allowing for pedestrian connectivity and convenient access towards the Stanford town centre.

The proposed open corridors, together with landscaped green spaces and vegetated buffers, will establish a distinctive rural residential character that reflects the agricultural heritage of the area. At the same time, the design introduces a modern residential environment that emphasises safety, accessibility, and quality of life.

In this manner, the development respects the spatial language and historic character of Stanford while introducing a contemporary residential typology that blends rural charm with modern planning and design principles.

5.2.4 Green, well-being focussed development

The foundation of the proposed development is sustainability, with strong green design principles that prioritise the wellbeing of its residents while reducing the environmental footprint of the development.

A key component of the proposal is the incorporation of renewable energy infrastructure. Solar panels will be installed on the roofs of each dwelling unit as well as on communal buildings within the development. These systems will generate electricity that will feed into a centralised distribution and storage system, from which electricity will be redistributed to the individual dwelling units. Any excess electricity generated within the development that is not consumed on site will be fed back into the municipal grid, thereby contributing to the broader energy network.

The solar panels will form an integral part of the architectural roof design of each dwelling and will be incorporated into the roof structure as far as possible to ensure that the renewable energy systems are both functional and aesthetically integrated with the architectural character of the development.

Stormwater management has also been carefully considered in the design of the development. Stormwater generated on the site will be directed towards the low-lying open space along the R 326 that will function as a detention pond or swale designed to capture and temporarily store runoff. This system will allow for controlled release of stormwater back into the ground.

The internal plumbing systems of each dwelling will be designed to separate grey water from black water. Grey water will be directed to a separate treatment tank where the water will settle and undergo basic treatment before being reused for irrigation purposes within the development. This approach will significantly reduce potable water demand and contribute to more responsible water resource management.

Collectively, these sustainability measures aim to create a resilient and environmentally responsible residential environment that supports modern living while responding to the broader environmental challenges associated with energy security, water scarcity, and climate resilience in the Overstrand region.

5.2.5 Right of Way Servitude Exemption

Servitude 1:

Portion 6 and 8 requires access from the internal road, both portions have a 2m wide panhandle that is proposed to be shared. The 4m wide access will service both properties, with a right of way servitude, which servitude will operate as a shared access servitude, granting both portions the right to traverse the relevant portions of the other portion for the purposes of vehicular and pedestrian movement.

This type of servitude is commonly implemented in residential subdivisions where a single access point serves multiple properties. In such arrangements, each erf functions both as a servient tenement (burdened by the rights of other owners to cross over it) and as a dominant tenement (benefiting from the right to traverse the other portions). The reciprocal nature of the servitude ensures that all owners enjoy permanent, unhindered access via the internal servitude route.

Servitude 2:

Portion 11 is proposed to obtain access over Portion 12 by making use of the panhandle portion of Portion 12. This access will be secured with the registration of a right of way servitude in favour of Portion 11 over the relevant portion of Portion 12.

The purpose of the servitude is to ensure permanent and legal vehicular and pedestrian access to Portion 11 from the internal road network of the development. As Portion 11 does not have direct frontage onto the internal road. The servitude arrangement provides a practical and efficient solution to ensure functional access.

The servitude will be registered against the title deeds of the affected properties to ensure that the right of access remains in perpetuity and is binding on future property owners. In this arrangement, Portion 12 will act as the servient tenement, while Portion 11 will be the dominant tenement benefiting from the right of access.

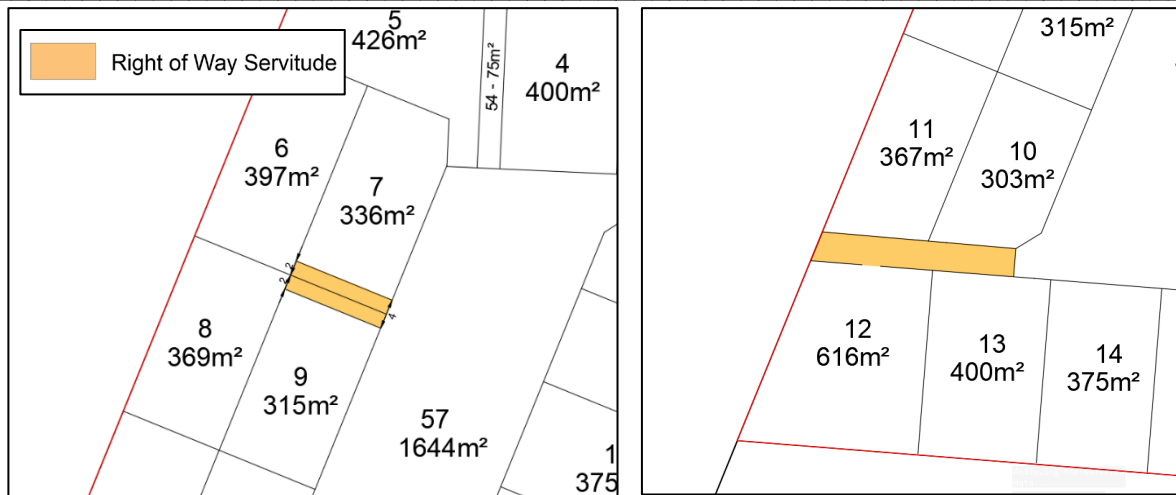


Figure 4: Proposed Right of Way Servitudes

The following approval is required:

- **Exemption of the registration of a right of way servitude** in terms of Section 26(1)(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2.6 Building Line Encroachments

The proposed development aims to enable the creation of functional and practical dwelling units. To achieve this, certain smaller townhouse erven will require a permanent departure from the prescribed perimeter building lines.

- **Permanent departure** in terms of Section 16(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

In terms of the Land Use Scheme, the prescribed perimeter building line for a townhouse development is 3.0 m. It is proposed that the erven located along the western perimeter of the development be subject to a 2.0 m building line instead of the standard 3.0 m setback.

Should the 3.0 m building line be strictly applied, the developable area of the affected erven would be significantly reduced, thereby limiting the ability to design functional and practical dwelling units on these smaller erven.

The figure 5 illustrates the erven that would be affected by the application of the current 3.0 m perimeter building line.

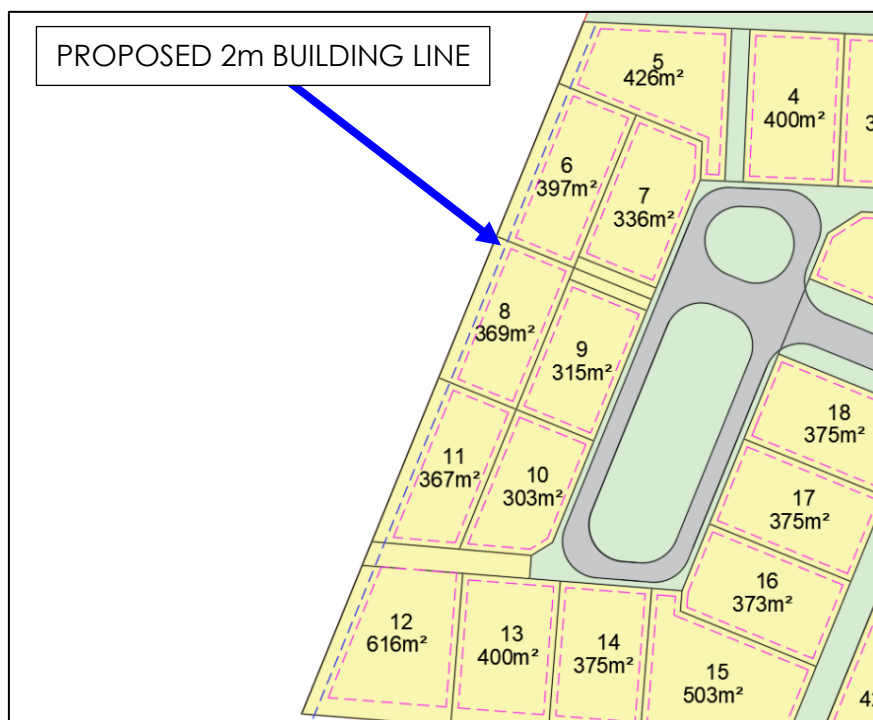


Figure 5: Proposed Departures required

The owners may also want to construct garages that encroach on the 1.0 m side building line of the group housing erven and such encroachments are permissible under the Overstrand Municipality Land Use Scheme (OMLUS), which provides:

“A garage may be constructed at 0 m on one internal side boundary and 0m on the internal rear boundary, provided that the building does not occupy more than 50% of such internal side or rear boundary.”

All garages will comply with this provision, as none will occupy more than 50% of the relevant side or rear boundaries.

5.2.7 Street names

Application is also made in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the approval of the naming of streets and numbering of erven within the development.

The proposed street names and numbers are indicated on the Street Name and Numbering Plan (refer **Plan 6**). The plan has already been circulated to the Overstrand Municipality GIS Department, and their preliminary comments were incorporated into **Plan 6**.

The proposed street names are in keeping with the theme of the surrounding area, containing various water elements. The river and waterfalls in the surrounding area are the motivation for the street names.

The name of the streets also refers to water in different forms. To ensure compliance with the OMLUS the names have no reference to any person or historical figure and forms part of the theme of the development.

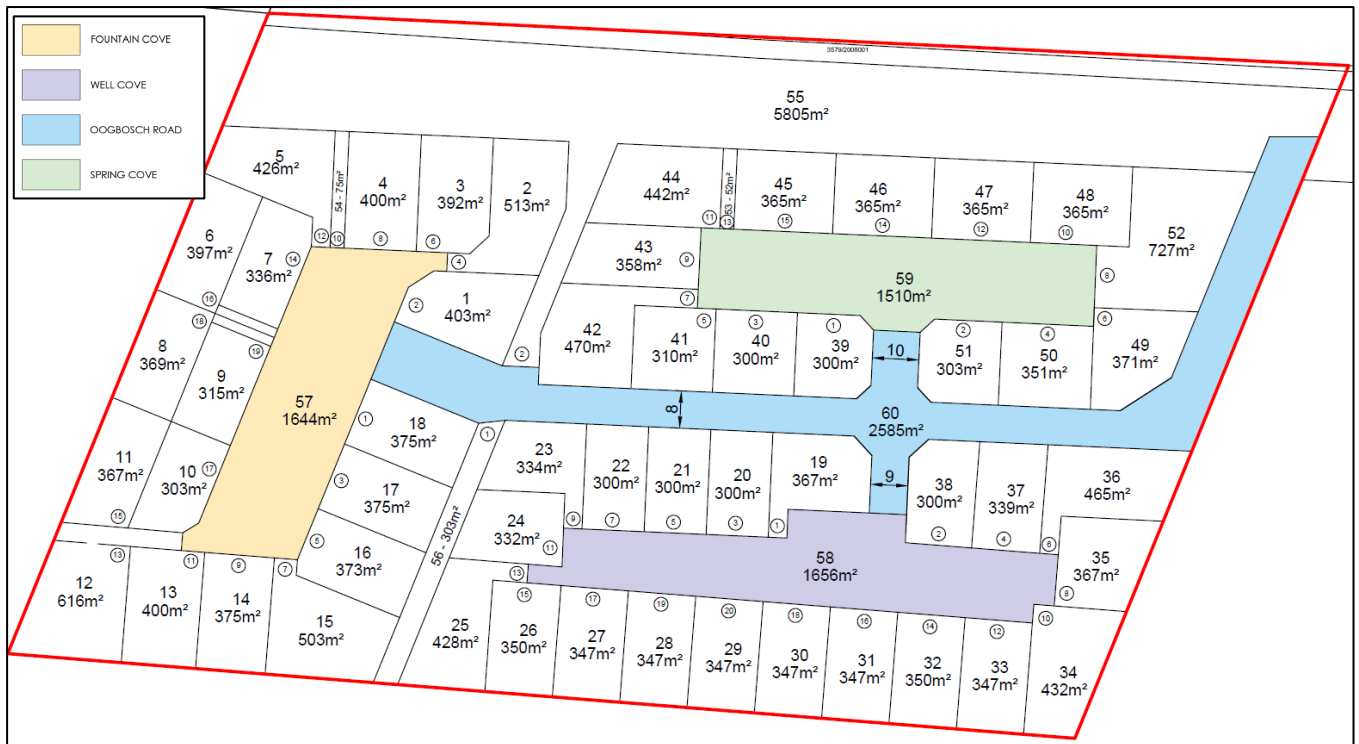


Figure 6: Street name and numbering

Road reserve widths vary throughout the development as a result of the proposed road hierarchy and the creation of larger erven zoned Transport Zone 2: Road and Parking (Private) (Erven 57–59), within which the internal road network will be accommodated. The dimensions of the internal roads were determined by the appointed civil engineers based on the anticipated traffic volumes, vehicle manoeuvring requirements, and the overall functionality of the development. The proposed road network comprises 5.5 m wide two-way carriageways and 3.0 m wide one-way carriageways, which provide an efficient and safe circulation system while minimising the extent of hard surfacing and preserving the landscape character of the development.

- **Allocation of street names** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2.8 Architectural Design Guidelines

The proposed development will include a range of erf options and housing typologies, allowing for flexibility in responding to market demand while maintaining a cohesive architectural character throughout the development. A variety of house designs will be made available to prospective purchasers, which may be adapted within the parameters of the approved Architectural Design Guidelines (refer to **Annexure D**).

The proposed **dwelling units** will range in extent from approximately **120m²** to **220m²** and will consist of fully detached, free-standing units. The development will accommodate both two- and three-bedroom dwellings, with options for single and double garages, as well as single and double storey units.

To ensure a consistent and contextually appropriate built form, all building work within the development will be subject to compliance with a comprehensive set of Architectural Design Guidelines. These guidelines have been prepared to respond to the established Stanford

architectural character, as well as in response to some of the provisions of the Heritage Protection Overlay Zone (HPOZ).

In response to comments received, particular emphasis has been placed on reinforcing a human scale architectural approach. The guidelines encourage the incorporation of design elements associated with the established Stanford village character, including simple building forms, appropriate proportions, and the use of traditional features such as stoeps, articulated façades, and street orientated entrances. Where applicable, the principles contained in the Stanford Style Guidelines will inform the architectural expression of the development.

To further reinforce the traditional village pattern, the guidelines require that garages be set back from the street frontage, thereby reducing the visual dominance of garages within the streetscape. This approach ensures that dwellings, rather than garage doors, define the street edge and contribute to an active and pedestrian friendly environment. This approach is further supported by the proposed zoning parameters, which allow dwellings to be located closer to the street boundary, while requiring garages to be set back sufficiently to accommodate on-site parking. In this regard, garages will be set back a minimum of 5m from the road edge to ensure adequate parking provision and to prevent vehicles from obstructing the street.

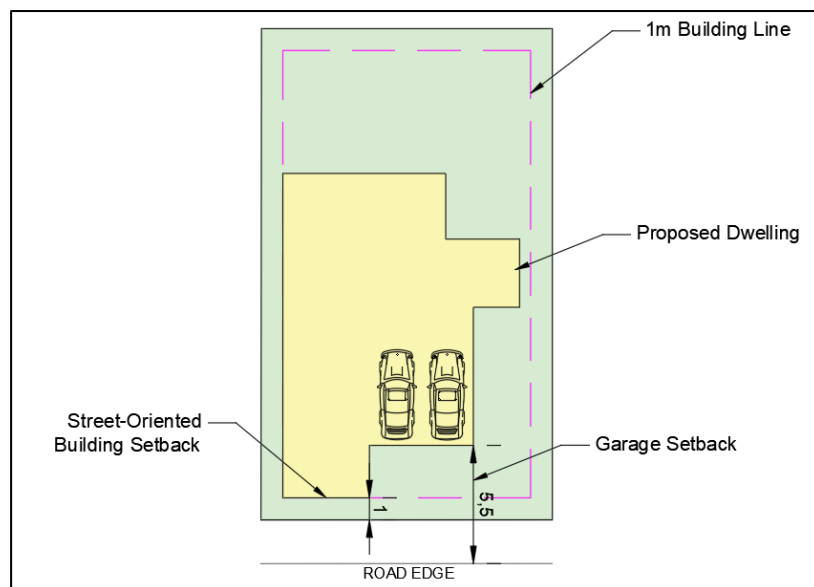


Figure 7: Proposed typical erf layout

The positioning of buildings closer to the street boundary, together with the incorporation of stoeps and active frontages, will enhance the public realm and streetscape quality, while promoting interaction between residents and the street environment. This approach aligns with the objective of creating a walkable, village scale development that is consistent with the character of Stanford.

In addition, the Architectural Design Guidelines will provide clear direction in terms of building composition, materials, roof forms, and colour palettes to ensure a coherent and visually harmonious development. The use of appropriate materials and a restrained architectural expression will assist in integrating the development into its surrounding context.

Overall, the Architectural Design Guidelines are intended to ensure that the development achieves a high-quality architectural outcome that is sensitive to its context, reinforces the character of Stanford, and responds to heritage and urban design considerations, while still allowing for a degree of flexibility for individual homeowners.

- **Approval** of the Architectural Design Guidelines.

5.2.9 Establishment of a Homeowner's association

To ensure the development and residential estate is properly managed, a homeowner's association is required to be established which includes the approval of a homeowners' constitution by the Municipality in terms of Section 31 of the By-Law.

- **Establishment** of an owner's association and approval of constitution in terms of Section 31 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. CHARACTER OF THE ENVIRONMENT

The proposed residential development will be located on the eastern periphery of the Stanford settlement, abutting the R326 to the north, agricultural land to the east and south, and a property zoned for industrial purposes to the west.

A review of the locality and zoning plans (refer to **Plan 1: Locality Plan** and **Plan 2: Status Quo Zoning Plan**) indicates that the vacant subject property is situated adjacent to properties with a range of zoning categories within the broader Stanford settlement. With the recent expansion of the Urban Edge, the subject property has been strategically positioned within the settlement boundary, making it well suited for the proposed residential development.

The subject property is located adjacent to land zoned for industrial- and agricultural purposes, and undeveloped residential properties. A portion of the undeveloped properties to the south of the subject property were also included within the expanded Urban Edge, which suggests that future development proposals are likely to emerge in these areas as the settlement continues to grow.

The development is located approximately 500m from the centre of Stanford, ensuring convenient access to the amenities and services available within the village. These include community facilities such as schools, local businesses, and other supporting services that form part of the established settlement.

The character of the area is of significant importance to the Stanford community, and the planning of the proposed development has taken careful cognisance of this.

Particular attention has been given to aspects such as the surrounding environment, the existing rural village character, visual impact, and the preservation of the tranquillity associated with the Stanford area. These considerations informed the design of the development and will be discussed in greater detail later in this report.

7. TITLE DEED

The title deed of the subject property was perused. Title deed T23937/2016 – Erf 1772, Stanford (refer **Annexure B – Title Deed**), contains no restrictive title deed conditions that prohibits the approval of the proposed applications.

8. ZONING

The following zoning parameters were assessed in conjunction with AGR, GR2, TR2 and OS3, OMLUS zonings as this is a relevant consideration in terms of Section 66 (1)(q) of the OM By-Law: The **current zoning** of the subject property is:

Agricultural Zone 1: Agriculture		
	Use of the property	Current Use
Primary uses	Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.	Undeveloped
Consent uses	Additional Dwelling Units, Agricultural Industry, Animal Care Centre, Aquaculture, Day Care Centre, Farm Shop/Stall, Fertiliser Plant, Guest House, Hotel, Institution, Intensive Animal Farming, Intensive Horticulture, Lodge, Mining, Place of Assembly, Place of Entertainment, Place of Instruction, Plant Nursery, Riding Stables, Service Trade, Tourist Accommodation, Tourist Facilities, Transmission Apparatus, Utility Services, Wellness Centre and 4x4 Trail.	Not applicable



MOTIVATION

The **proposed zonings** of the subject property are:

GENERAL RESIDENTIAL ZONE 1: TOWN HOUSING (GR1)			
	Use of the property	Proposal	Comply/ deviate
Primary use	Town Housing, Private Road and Private Open Space	Town Housing	Applied for and motivated
Consent uses which may be applied for	Crèche, Day Care Centre, Dwelling House in accordance with 6.1.2, Flats, Green House, Home Occupation, Residential Building, Retirement Village and Tourist Accommodation.	N/A	N/A
Development Parameters			
Density	i. The maximum gross density in this zone is 35 units a hectare. ii. A minimum erf size of 3000 m² is applicable for densification.	i. The subject property has an extent of 3,3306ha. The result if the maximum density is applied $3,3306 \times 35$ units = 117 units that may be allowed in terms of the zoning. Only 51 dwelling units are proposed, which equates to a density of 15,31 units per hectare dwelling units per hectare. This is also aligned with the OMSDF as 953 dwelling units are required to be provided by 2031 to meet the housing demand. With the additional 34,39ha included into the Urban Edge it equates to – $34,39 / 953 = 27,71$ units per hectare. To meet the 2031 housing demand a density of 27,71 units per hectare is required.	Comply



MOTIVATION

		ii. The erf has an extent of 33306m ² that meets the minimum requirement of 3000 m ² .	
Coverage	The maximum coverage for all buildings on the land unit is 65%.	None of the proposed buildings will exceed the maximum coverage.	Comply
Height	The maximum height of a building (other than flats), measured from the base level to the top of the structure, is 8,0 m, provided that the maximum height for flats, measured from the base level to the top of the structure, is 9,0 m.	None of the proposed buildings will be higher than 8m.	Comply
Building lines on the <u>perimeter</u> of a town housing development	i. The building line on the perimeter of the property is 3,0 m; and ii. The general building line exemptions of 16.1 apply.	i. An application is being submitted for a departure from the 3 m perimeter building line along the western boundary to 2m, as the affected properties' developable area would be negatively impacted by the 3 m setback.	Comply
Building lines <u>within</u> the town housing site	i. The street building lines on internal roads are 1,0 m, provided that garages must be set back at least 5,0 m from the road kerb; ii. The lateral and rear building line is 1,0 m; iii. A garage may be constructed at 0 m on one internal side boundary and 0 m on the internal rear boundary, provided that the building does not occupy more than 50% of such internal side or rear boundary; and iv. The general building line exemptions of 16.1 apply.	i. Comply ii. Comply iii. Comply iv. Not applicable	Comply
Parking	i. Parking and access shall be provided on the land unit in accordance with 17.1; and ii. Parking may be provided at the group house concerned, or form part of a communal parking or a combination of the	Two parking bays are provided for each property – which may be in the form of garages and parking bays.	Comply



MOTIVATION

	two. window shall be permitted in the wall concerned.		
Internal roads	The minimum internal road reserve width is 8,0m, provided that the Municipality may require a greater road reserve width where it is of the opinion that the vehicular use or length of the road requires a greater road reserve width.	The internal roads proposed are minimum 8.0m wide.	Comply
Site development plans	The Municipality may require that a site development plan be submitted for approval in accordance with 16.3.	Refer to Plan 7 for the SDP.	Comply
Open space provision	The following requirement to the satisfaction of the Municipality is applicable: Communal open space of at least 10% of the whole property must be provided as outdoor recreational/garden areas as one functional space.	A total of 18,72% of the property is provided as Open Space and although it is composed of different areas, it is one functional space.	Comply
OPEN SPACE ZONE 3: PRIVATE OPEN SPACE (OS3)			
	Use of the property	Proposal	Comply
Primary uses	Private Open Space	Private Open Space	Comply
Consent uses	Cemetery, Environmental Facilities, Recreational Facilities, Tourist Accommodation, Tourist Facilities, Transmission Apparatus (Subject to the provisions of chapter 16.10), Urban Agriculture, Utility Services and any other related uses permitted by the Municipality.	N/A	N/A

TRANSPORT ZONE 2: ROAD AND PARKING (TR2 B)			
	Use of the property	Proposal	Comply/ deviate
Primary use	Private Parking and Private Road	Private Parking and Private Road	Comply
Consent uses which may be applied for	Informal Trading (subject to the provisions of Chapter 16.10), Transmission Apparatus (subject to the provisions of Chapter 16.10) or	Not applicable	



MOTIVATION

	any other uses determined by the Municipality, provided that: - such other use does not detract from the transport use as the predominant use; and - the property shall be rezoned if the other use constitutes a significant and permanent change from the primary use and if this land use scheme provides a more suitable alternative.		
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9. NOTIFICATION OF INTEND TO DEVELOP (NID)

Section 38 of the National Heritage Resources Act, contains the following provisions and the proposed development will necessitate a Notice of Intent to Develop to Heritage Western Cape:

"Heritage resources management

38.

(1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as—

a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;

b) the construction of a bridge or similar structure exceeding 50 m in length;

c) any development or other activity which will change the character of a site

*i. **exceeding 5 000 m² in extent;** or*

ii. involving three or more existing erven or subdivisions thereof; or

iii. involving three or more erven or divisions thereof which have been consolidated within the past five years; or

iv. the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;

*d) **the re-zoning of a site exceeding 10 000 m² in extent;** or*

e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority

An NID will was submitted to Heritage Western Cape by Lornay Environmental Consulting. Heritage Western Cape required that a Heritage Impact Assessment (HIA) be conducted to address Section 38(3) of the National Heritage Resources Act (Act 25 of 1999) (NHRA). Refer to **Annexure K**.

10. HERITAGE IMPACT ASSESSMENT & VISUAL IMPACT ASSESSMENT

As indicated in Section 7 above, HWC requested that an HIA be conducted. The property owners duly appointed Cape Cultural Landscapes to conduct the HIA.

The completed HIA will be subject to public participation and then submitted to Heritage Western Cape for consideration.

11. SERVICES

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

11.1 Electricity

An electrical services report was compiled by Driger Consulting, and this report addresses the electricity requirements of the proposed development.

The OM will provide access to their grid to ensure the proposed development has adequate electricity back up should it be required when the solar system may be unable to supply maximum demand (Refer **Annexure E – Electrical Services Report**).

11.2 Water and Sewage

A report compiled by AVDM Consulting Engineers provides clear services information incorporating GLS Consulting's capacity report, which confirmed the availability of bulk water and sewer capacity. The report confirmed that the network capacity, reservoir capacity and the bulk supply all have sufficient capacity to accommodate the proposed development, subject to certain upgrades required. (Refer **Annexure F – GLS Bulk Services Investigation & Refer Annexure G – Civil Services Report**).

11.3 Access, Egress, Parking and Traffic Impacts

Vehicular access and egress to the subject property will be obtained from the R326. The applicant has appointed transport engineers, EFG Engineers, to prepare a Traffic Impact Statement (TIS) (refer to **Annexure H1: Traffic Impact Statement**).

The TIS concluded that the R326 has sufficient capacity to accommodate and absorb the additional traffic generated by the proposed development.

Referring to the Site Development Plan (**Plan 7**), the proposed access point is located across the existing right of way servitude that currently provides access to the subject property. The TIS was submitted to the Western Cape Department of Infrastructure: Roads Branch and they requested that the proposed development should take access opposite the access to Walker Bay Estate and Birkenhead Brewery (Refer **Annexure H2**). This aligns with the proposal to retain the existing access point across the current right of way servitude.

It is important to note that the primary access road into the development will not be gated. This approach ensures that the entrance remains recessive in character and modest in appearance, in line with the Scenic Route Guidelines of the Overstrand Municipality. The absence of a formal gate structure at the main entrance significantly reduces the visual impact of the access point when viewed from the R326, thereby maintaining the open and rural character of the approach to Stanford.

Furthermore, the location of the access point to the side of the property, rather than centrally positioned along the R326, further reduces its visual prominence and reinforces its subordinate role within the broader landscape.

Access control within the development will instead be implemented at a secondary level, where each residential hamlet will have its own access gate. These internal gates are located well within the development and away from the scenic route and public interface. As such, they will not impact on the scenic route guidelines or the visual quality of the R326 corridor. The design of these internal gates will be modest in scale and consistent with the rural character of the development.

While detailed architectural design of the entrance elements at each hamlet will be addressed at a later stage, it is envisaged that all entrance features will reflect the character of a rural farming settlement, making use of simple, understated materials and forms. Elaborate or ornamental gateway structures that are not in keeping with the local context will be avoided.

In terms of parking provision, two parking bays will be provided per erf, as required in terms of the Overstrand Municipality Land Use Scheme (OMLUS). The parking configuration may consist of either a double garage or a single garage with an additional covered or uncovered parking bay.

11.4 Stormwater

The services report compiled by AVDM Consulting Engineers addresses the stormwater management of the development (refer **Annexure G – Civil Services Report**).

The proposed development is proposed to partly incorporate the principles of Sustainable Urban Drainage Systems (SUDS) as part of its overall stormwater and landscape design approach. SUDS aim to manage stormwater runoff in a manner that mimics natural hydrological processes, rather than relying solely on conventional piped systems.

The primary objective of SUDS is to reduce runoff volumes and flow rates, improve water quality, encourage infiltration, and enhance ecological and visual amenity. These principles are particularly relevant in the context of the Overstrand area, where sustainable water management is a key planning consideration. It should be noted that SUDS measures will be implemented where feasible, with conventional piped systems utilised where required.

Integration with the Development

SUDS principles have been integrated into both the site planning and detailed design of the development. Stormwater management is not treated as a standalone engineering function but is incorporated into the broader landscape and open space network.

As indicated in the Landscape Development Plan, stormwater will be directed towards low lying detention areas and landscaped open spaces, where it can be temporarily stored, attenuated, and reused where feasible. These areas will form part of the green infrastructure of the development and will contribute to both environmental performance and visual quality.

Key SUDS Measures

The following SUDS measures are incorporated into the development:

- **Detention and attenuation areas**

Stormwater runoff will be directed to detention ponds and landscaped low points within the development. As there is no formal stormwater system currently available in the area, stormwater will be managed on site. These measures will reduce peak flow rates and mitigate potential downstream flooding impacts.

- **Infiltration and groundwater recharge**

The design promotes infiltration by directing stormwater into permeable landscaped areas rather than conventional hard drainage systems. This supports groundwater recharge and reduces reliance on municipal stormwater infrastructure.

- **Water quality improvement**

Vegetated systems such as planted swales, landscaped corridors, and detention areas will assist in filtering pollutants from stormwater runoff before it is released or reused, thereby improving overall water quality.

- **Integration with landscaping**

Stormwater management features are fully integrated into the landscape design through the use of indigenous planting, wetland vegetation, and green corridors, ensuring that these systems contribute positively to both the ecological and visual quality of the development.

- **Reduction of hardened surfaces**

The development promotes the use of permeable and semi permeable surfaces where possible, thereby reducing runoff volumes and enhancing infiltration.

12. ENVIRONMENTAL CONSIDERATIONS

Lornay Environmental Consulting (Pty) Ltd was appointed to assess whether the proposed residential development complies with the provisions of the Regulations promulgated in terms of the National Environmental Management Act (NEMA).

Lornay Environmental Consulting submitted a request for clarification to the Western Cape Department of Environmental Affairs and Development Planning (DEADP) regarding the applicability of the NEMA Environmental Impact Assessment (EIA) Regulations.

The outcome of this submission confirmed that the proposed development does not trigger any listed activities in terms of the NEMA EIA Regulations and that Environmental Authorisation is therefore not required for the proposed development. (refer **Annexure I – Environmental Clarification**)

13. LANDSCAPING

A comprehensive Landscape Development Plan (LDP) was prepared by Megan Anderson Landscape Architects (refer to **Annexure J**).

The landscape design forms an integral component of the proposed development and has been carefully structured to enhance the visual quality, environmental performance, and overall liveability of the development. The approach to landscaping is aligned with the broader planning objectives of creating a well-integrated, environmentally sensitive, and contextually appropriate residential environment within the Stanford area.

The Landscape Development Plan places a strong emphasis on the use of indigenous vegetation, which is consistent with the environmental characteristics of the Overberg region. A variety of locally appropriate plant species, including trees, shrubs, and groundcovers, have been specified to ensure that the development integrates seamlessly with the surrounding natural landscape, while also reducing long term water demand and maintenance requirements.

A key feature of the landscape design is the incorporation of functional open spaces distributed throughout the development. These include informal recreational areas such as “kick about” lawns, landscaped green corridors, and tree lined streets.

Collectively, these elements promote outdoor activity, social interaction, and community wellbeing. The inclusion of seating areas and pedestrian pathways further enhances the usability and accessibility of these spaces.

The landscape framework also promotes visual permeability and connectivity. Landscaping elements are used to soften the interface between built form and open space, while tree planting along internal streets contributes to a cohesive and visually appealing streetscape. Landscaped buffers are proposed along the perimeter of the development, particularly adjacent to the R326, where a setback combined with a visually permeable fence between the erven and the open space and planting will create a softened edge and maintain the scenic quality of this important route.

In addition, the proposal includes the provision of publicly accessible pedestrian and cycling pathways within the setback area along the R326. These pathways are designed to enhance east west movement and improve non-motorised transport connectivity. The pathways will function as both a mobility corridor and a landscaped buffer, thereby improving safety for pedestrians and cyclists while contributing to the overall spatial integration of the development with the broader Stanford area.



Figure 8: Proposed landscaping and pedestrian footpaths in the setback promoting east west movement

The Landscape Development Plan further reinforces the cluster-based layout of the development through the strategic placement of planting, open spaces, and circulation routes. Landscaping therefore serves both a functional and aesthetic role by defining spaces, guiding movement, and enhancing the overall sense of place.

In summary, the proposed landscaping approach contributes significantly to the success of the development by:

- Enhancing the visual integration of the development within the surrounding landscape;
- Promoting environmental sustainability through indigenous planting and water sensitive design;
- Providing functional and accessible open spaces that support community interaction and wellbeing; and



- Reinforcing the rural residential character associated with Stanford.

The Landscape Development Plan therefore supports the overall planning and design objectives of the proposed development and ensures that the site will be developed in a manner that is both environmentally responsible and visually appropriate.

14. NEED AND DESIRABILITY

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

14.1 Need

The need for the proposed residential development stems from the owners' vision to proactively respond to future housing demand as identified in the Overstrand Municipality Spatial Development Framework (OMSDF). While housing demand may not currently be critical, the OMSDF forecasts a significant increase in housing requirements in the coming years.

Waiting until housing demand becomes a pressing issue is neither practical nor sustainable. A proactive and forward-looking planning approach is therefore required to ensure that sufficient development opportunities are available to accommodate future growth.

The proposed development represents an important step in this process by securing the necessary land use rights to enable residential development on the subject property. In doing so, the development will contribute towards addressing the anticipated housing demand while supporting the long term and sustainable growth of Stanford.

14.2 Desirability

The need for this land use application arises from the requirement to address all relevant land use considerations and to ensure that the property can accommodate the development objectives set out by the owners. To realise these objectives, approval must be obtained for the rezoning, subdivision, and any other related land use applications affecting the property.

Socio-economic impact	The proposed development offers several positive socio-economic benefits for the Stanford area and the broader Overstrand region. These benefits relate to employment creation, economic stimulation, housing provision, infrastructure improvements, and enhanced community wellbeing. Job Creation The proposed development will create a range of employment opportunities, particularly during the construction phase. This will include opportunities for local contractors, skilled and semi-skilled labourers, as well as suppliers of building materials and related services. By stimulating activity within the local construction sector, the project will contribute to supporting local livelihoods and economic participation within the community.
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In addition, once the development is completed, ongoing maintenance and operational requirements may create longer term employment opportunities associated with estate management, landscaping, and other supporting services.

Economic Growth

The introduction of additional residential units is expected to contribute positively to the local economy. As new residents settle in the area, expenditure within the local retail, hospitality, and service sectors is likely to increase. This additional demand will support existing businesses in Stanford and may also create opportunities for new commercial activity within the village.

The increase in economic activity will contribute to the overall economic vitality of Stanford and the surrounding Overstrand region.

Housing Provision

The development directly contributes towards addressing the identified need for additional housing within the Overstrand region. The proposal will introduce 51 new dwelling units to the local housing market, thereby assisting in accommodating the projected growth identified in the OMSDF.

By providing additional housing opportunities, the development supports population growth and contributes towards maintaining a balanced and sustainable community. The proposed housing typology is also expected to appeal to a range of residents, including families, professionals, and individuals seeking a high-quality residential environment within the Stanford area.

Infrastructure Improvements

The development will require the provision and upgrading of supporting infrastructure. These improvements will not only serve the development itself but will also contribute to strengthening the overall service network within the area.

Investment in infrastructure improves service reliability and capacity, which supports the long-term sustainability of the settlement and may facilitate future development in areas that have been included within the expanded Urban Edge.

Enhanced Security and Services

The proposed development will incorporate access control and security measures, creating a safe and well managed residential environment at each hamlet. These security features may also have a positive influence on the surrounding area by contributing to improved safety and a greater sense of security within the broader neighbourhood.



MOTIVATION

	A well-managed residential environment contributes positively to the overall wellbeing of residents and enhances the attractiveness of the Stanford area as a place to live. Increased Property Values The introduction of a well-designed and carefully planned residential development has the potential to positively influence property values in the surrounding area. High quality residential developments often contribute to improved perceptions of an area and encourage investment in surrounding properties. This uplift in property values can benefit existing property owners while also promoting continued maintenance and investment in the neighbourhood, thereby contributing to the long-term stability and attractiveness of the Stanford community.
Compatibility with surrounding uses	As outlined in Section 6, the proposed development demonstrates a strong alignment with the surrounding land uses and ensures that it integrates seamlessly with the existing urban fabric. The proposal builds on the prevailing character of the area, reinforcing the pattern of responsible and context-sensitive development. The layout and design have been carefully considered to reflect and respond to the existing uses and environmental context, promoting both harmony and long-term sustainability. This integrated approach supports a coherent and connected community, reinforcing the area's identity while accommodating responsible growth.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	The proposed development is not expected to have any negative impact on the safety, health, or wellbeing of the surrounding community. On the contrary, the development incorporates several design and planning measures that will contribute positively to the quality of life of both future residents and the surrounding Stanford community. From a safety perspective, the development will include controlled access points and internal security measures that will ensure a safe residential environment for residents. Well-designed internal roads, adequate lighting, and clear pedestrian movement routes will further enhance safety within the development. The presence of an organised and managed residential environment may also contribute positively to the surrounding area by improving passive surveillance and overall neighbourhood stability. In terms of health and wellbeing, the development incorporates a number of design elements that promote a healthy and sustainable lifestyle. These include the provision of functional

	open spaces, landscaped areas, and pedestrian friendly environments that encourage outdoor activity, walking, and social interaction. Access to green spaces has been widely recognised as an important contributor to physical and mental wellbeing. Environmental sustainability measures incorporated into the development, such as renewable energy generation through solar panels, stormwater management systems, and the reuse of grey water for irrigation, further support a healthier living environment. The use of indigenous landscaping will also contribute to the preservation of the local ecological character and reduce water consumption. The development's proximity to the Stanford town centre, approximately 500m away, also allows residents convenient access to existing amenities such as schools, shops, and community services. This proximity promotes walkability and reduces dependence on motorised transport, further supporting a healthier and more sustainable living environment. Overall, the proposed development has been carefully planned to create a safe, sustainable, and well-integrated residential environment that supports the wellbeing of both residents and the broader Stanford community.
Impact on heritage	Refer Section 8.
Impact on the biophysical environment	Refer Section 10.
Traffic impacts, parking, access and other transport related considerations	Refer to Section 9.

14.3 Impact on views, sunlight and character of the area

While the proposed development represents a transition from agricultural land to residential use, it is not anticipated that this change will detract from the existing qualities of the surrounding area. The subject property is located within the Urban Edge as identified in the OMSDF and is therefore earmarked for future urban development. The development has been designed with careful consideration of the surrounding rural and village character of Stanford. The following aspects have been addressed to ensure minimal impact on surrounding properties and the broader landscape.

Views

The layout of the development has been sensitively designed to retain the visual character of the area and to respond to the historic agricultural landscape that previously characterised the property. Building heights will remain within the permissible limits of the OMLUS, thereby

preventing the obstruction of important view corridors from neighbouring properties. The inclusion of landscaped open spaces and green corridors will soften the visual impact of the built environment and maintain a sense of openness across the site.

The proposed open space areas along the R326 will also function as visual buffers between the residential development and the surrounding road environment, thereby preserving the rural approach to Stanford and reducing the visual prominence of the development when viewed from the surrounding area.

Architectural Design and Materials

The architectural design of the residential units will be guided by an architectural language that reflects the character of the Overberg region and the established Stanford vernacular. While the development will incorporate contemporary design elements, these will be carefully balanced with traditional architectural features characteristic of the Stanford village environment.

Materials, colours and textures will be selected to complement the surrounding landscape and built environment. The use of natural tones, simple building forms and appropriate roof structures will assist in integrating the development with its surroundings and ensure that the development maintains a visually cohesive and contextually appropriate appearance.

Visual Screening and Buffers

Landscaping will play an important role in integrating the development into the surrounding environment. Indigenous trees and shrubs will be planted throughout the development to create natural visual buffers between the residential units, internal roads and surrounding properties.

Particular attention will be given to the landscaping along the perimeter of the development, especially along the R326 and the adjoining agricultural land. These landscaped areas will soften the visual transition between the built environment and the surrounding rural landscape. Refer to Section 12 above for a detailed review and feedback on the landscape plan and proposal.

Building Heights and Density

The development adopts a balanced approach to building height and density to ensure compatibility with the surrounding built environment. Buildings will be limited to a maximum height of two storeys and will comply with the height restrictions prescribed in the OMLUS.

The proposed residential density remains moderate and appropriate for the location on the edge of the Stanford settlement. This approach ensures that the development does not visually dominate the surrounding landscape and maintains a scale that is consistent with the village character of Stanford.

View Corridors and Open Spaces

The layout of the proposed development incorporates a network of open spaces and landscaped corridors that promote visual permeability across the site, particularly in relation to the R326, which is recognised as a scenic route and gateway to Stanford.

In response to concerns regarding the potential visual intrusion of development within a relatively flat and open landscape, the design has incorporated a setback of approximately 25m along the R326, which serves as a transitional buffer between the road and the built form. This setback area has been intentionally designed to maintain open views towards Stanford and the surrounding landscape, thereby preserving the visual qualities associated with the approach to the town.

As indicated in the Section 12 which discussed the Landscape Development Plan (refer to **Annexure J**), this setback area will not be treated as a solid landscaped barrier, but rather as a visually permeable corridor. The planting strategy within this area focuses on low growing indigenous vegetation, wetland planting, and selectively spaced trees, ensuring that views across the site remain largely unobstructed while still achieving ecological and aesthetic benefits.

The landscape design further incorporates pedestrian and cycling pathways within this setback, which will function as both a mobility corridor and a social space. This approach not only enhances east-west connectivity but also reinforces the concept of the site as a permeable and accessible landscape, rather than a visually closed development.

Importantly, the proposed landscaping avoids the use of visually impermeable walls, dense hedging, or inappropriate structures along the scenic route. Boundary treatments will consist of visually permeable fencing on the boundary between the erven and the open space combined with soft landscaping, ensuring compliance with the scenic route guidelines of the Overstrand Municipality.

The open space network within the development extends beyond the road interface and is structured to create a series of interconnected green spaces and corridors. These spaces serve both recreational and environmental functions, encouraging pedestrian movement, outdoor activity, and social interaction, while also contributing to biodiversity and ecological continuity.

With this approach, the development responds sensitively to its role as part of the gateway to Stanford, ensuring that the visual character of the area is not diminished, but rather enhanced through careful landscape design and spatial structuring. The integration of open space, controlled planting, and public accessibility ensures that the development maintains a balance between development and landscape, consistent with the intent of the scenic route guidelines.

Nighttime Lighting

Careful consideration will be given to nighttime lighting to minimise light pollution and protect the rural nighttime character of the Stanford area. Lighting within the development will consist primarily of downward facing, shielded fixtures designed to limit unnecessary light spill beyond the development boundaries.

This approach will ensure that lighting remains functional and safe for residents while preserving the natural nighttime ambience of the surrounding rural environment.

Overall, the visual impact of the proposed development has been carefully considered through a combination of sensitive layout planning, appropriate architectural design and the



incorporation of extensive landscaping. These measures ensure that the development integrates harmoniously with the surrounding environment and reinforces the existing character of Stanford.

Sunlight

The proposed development complies with the development parameters of the OMLUS, and it is therefore not anticipated that the development will have any significant impact on access to sunlight for surrounding properties.

Buildings will be limited to a maximum height of 8m and two storeys, in accordance with the applicable zoning parameters. Given that no additional departures from the allowable height restrictions are proposed, the potential for overshadowing or loss of sunlight to neighbouring properties is expected to be minimal.

The layout has been designed to optimise the orientation and spacing of the residential units. Adequate separation distances between buildings will allow for sufficient natural light penetration into habitable rooms, internal courtyards and communal open spaces within the development.

Open space areas and landscaped corridors have also been positioned to maximise exposure to sunlight throughout the day. These sunlit areas will provide valuable outdoor recreational spaces for residents while contributing to the overall amenity and environmental quality of the development.

With careful layout design and compliance with the prescribed development parameters, the proposed development will ensure that access to sunlight is maintained both within the development and in relation to surrounding properties.

Character of the Area

The proposed development has been designed to align with the established character of Stanford while responding to its location on the eastern edge of the settlement. The planning of the development was informed by the owners' development brief, the surrounding spatial context and the guidance provided in the Overstrand Heritage Survey.

The layout adopts a cluster-based hamlet development pattern that reflects the traditional village scale associated with Stanford. Hamlets or residential clusters are organised around shared open spaces and pedestrian friendly streets, creating a neighbourhood environment that promotes community interaction and a human scale public realm.

The development also incorporates elements that reference the agricultural heritage of the site, including landscaped green corridors and the retention of rural spatial qualities through the use of open spaces and planted buffers.

Architecturally, the development will incorporate design elements that reflect the Overberg and Stanford vernacular, ensuring that the buildings remain compatible with the existing architectural character of the village. Indigenous landscaping will further reinforce the visual continuity between the development and the surrounding rural landscape.



Pedestrian connectivity and walkability have also been prioritised within the layout, allowing residents to easily access open spaces and connect with the broader Stanford settlement, which is located approximately 500 m from the site.

Sustainability measures, including solar energy generation, water reuse systems and environmentally responsible landscaping, further contribute to a development approach that is responsive to both the environmental context and the long-term wellbeing of the community.

In summary, the proposed development has been carefully designed to respect and reinforce the character of Stanford. Through its scale, layout, architecture and landscape design, the development offers a contextually appropriate extension of the existing settlement while maintaining the unique rural village identity that defines Stanford.

14.4 Economic impact

The proposed development will have both short term and long-term economic benefits for the surrounding Stanford area and the broader Overstrand Municipality.

In the short term, once the necessary approvals have been obtained, the construction phase of the development will commence. This phase will generate employment opportunities within the local construction sector, including work for contractors, skilled and semi-skilled labourers, and suppliers of building materials and services. The construction phase will therefore provide a direct economic stimulus to the local economy while also providing income opportunities to residents of Stanford and the surrounding municipal area.

In the longer term, the development will contribute to the municipal economy through the payment of property rates and municipal service charges. These contributions will assist the Overstrand Municipality in maintaining and upgrading infrastructure and municipal services within the broader municipal area.

Based on a conservative estimate of three people per dwelling unit, the proposed development of 51 residential units will introduce approximately 153 additional residents to Stanford. The presence of these additional residents will contribute to increased local economic activity, as residents will make use of local businesses and services such as grocery stores, restaurants, fuel stations, repair services, and other retail and service outlets within the Stanford area. This increased spending will provide ongoing support to the local economy and existing businesses.

This level of private sector investment represents a significant economic injection into the Stanford area and demonstrates confidence in the long-term growth and sustainability of the settlement.

The development will also generate additional basic municipal service charges payable to the Overstrand Municipality as well as annual property rates.

In addition to these ongoing municipal revenues, the development will also contribute significantly towards municipal infrastructure through the payment of bulk services levies to be used to upgrade the bulk water and sewer networks in order to accommodate the proposed development as well as other future developments in the area as well as the upgrading and



improvement of other municipal services within the Stanford area. Serving the larger Stanford community.

The proposed development will therefore not only generate direct private investment and employment opportunities but will also make a meaningful financial contribution towards municipal infrastructure and services.

These contributions will assist the Overstrand Municipality in supporting sustainable growth and improving service delivery within Stanford and the surrounding areas.

15. COMPLIANCE WITH POLICIES AND REGULATIONS

15.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within this zone.

15.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Scenic Route

The subject property is located adjacent to the R326, which has been identified as a Route of Regional Scenic Significance. The applicant acknowledges the importance of this scenic route and is mindful of the need to ensure that the proposed development does not negatively impact the scenic and visual qualities associated with this corridor.

To ensure compliance, the Heritage Protection Overlay Zone (HPOZ) includes guidelines aimed at protecting scenic corridors and ensuring that new developments do not detract from the visual quality of the surrounding landscape. The relevant provisions contained in Section 8.2.6 are addressed below.

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	The subject property is located on the southern side of the R326, while the mountain range lies to the north of Stanford. The proposed development will therefore not obstruct views of the mountains from the scenic route. Furthermore, building heights will comply with the applicable development parameters, ensuring that the scenic qualities of the route are maintained.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	The application will be circulated to the relevant municipal departments and heritage bodies as part of the statutory commenting process. The Overstrand Heritage and Aesthetics Committee as well as the Stanford Heritage Committee will therefore be afforded the opportunity to review and comment on the proposal during the public participation and authority commenting period.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	The subject property is relatively flat and does not contain any ridge lines or steep slopes. The proposed development therefore complies with this guideline.

8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	The development has been designed to comply with the applicable zoning parameters and development controls of the Overstrand Municipality Land Use Scheme. Building heights will be limited and the overall scale of development has been carefully considered to ensure that the proposal remains compatible with the surrounding rural landscape and the village character of Stanford.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	The subject property forms part of the land that was incorporated into the Urban Edge through the 2020 revision of the OMSDF. The development is located approximately 500 m from the centre of Stanford and therefore forms a logical extension of the existing settlement. While the development may not directly connect to the historic core of the village, it forms part of the planned urban expansion area identified in the Spatial Development Framework.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	Due to the relatively flat topography of the subject property, contour alignment is not a significant design constraint. Landscaping will however play an important role in integrating the development into the surrounding landscape with the use of indigenous vegetation and landscaped open spaces.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	The relatively flat nature of the site means that minimal earthworks will be required to establish building platforms. The proposed development will therefore not require elevated structures or significant alterations to the natural landform.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	The proposed development remains within the prescribed coverage limits of the applicable zoning. The layout incorporates a network of functional and walkable open spaces and landscaped corridors that will visually connect the development with the surrounding environment.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	The layout of the development draws inspiration from the traditional grid pattern associated with Stanford. Architectural guidelines will ensure that the buildings incorporate elements of the Overberg and Stanford architectural styles, thereby maintaining visual continuity with the character of the village.

8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	The proposed access roads will be designed and constructed in accordance with the engineering standards of the Overstrand Municipality. Due to the relatively flat nature of the site, minimal cutting and filling will be required, ensuring that the road network integrates sensitively with the existing topography.
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In conclusion, the proposed development has been carefully planned to ensure compliance with the provisions of the **Heritage Protection Overlay Zone** relating to scenic routes. The design of the development, including its scale, layout, landscaping, and architectural approach, ensures that the scenic character of the **R326 corridor** will be preserved while allowing for appropriate and sustainable development within the designated Urban Edge of Stanford.

Significant landscape

Although a portion of the subject property lies within this significant landscape area, it is anticipated that the proposed development will not negatively impact the objectives of the HPOZ. The site has already been incorporated into the Urban Edge through the OMSDF, indicating that the area has been earmarked for future urban development. Nevertheless, it remains important that the heritage and landscape qualities associated with the HPOZ are carefully considered and respected.

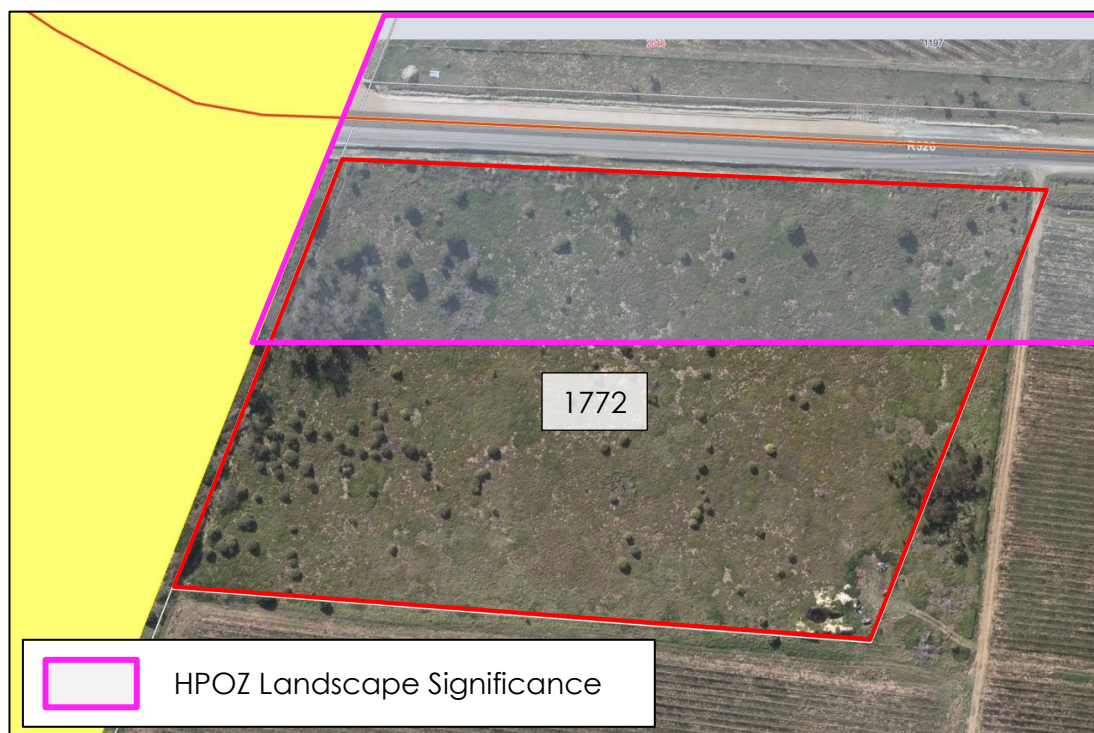


Figure 9: HPOZ Landscape Significance

To ensure that the application can be properly assessed in terms of the Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020, compliance with the relevant provisions of the regulations must be demonstrated. Section 20 – 22 states the following -



"20 The Overstrand Municipality By-Law on Municipal Planning, 2020, will apply in respect of all applications, processes and decisions contemplated in these regulations.

21 In considering an application for written consent in order to undertake an activity in terms of the Heritage Protection Overlay Zone, the Municipality may require from an applicant whatever information it deems necessary in order for an informed decision to be made regarding the application.

22 This could include, inter alia:

- 22.1 statements of significance;*
- 22.2 heritage research;*
- 22.3 photographs, including contextual photographs;*
- 22.4 results of public consultation;*
- 22.5 impact assessments; and*
- 22.6 comment from affected and interested bodies."*

Statements of Significance

The heritage significance of the subject property itself is considered to be limited. The property historically formed part of the agricultural landscape surrounding Stanford and does not contain any known heritage structures or cultural resources of high significance. The inclusion of the property within the Urban Edge further indicates that the area has been identified for future development as part of the planned expansion of the Stanford settlement.

Despite the relatively limited heritage significance of the site, the proposed development has been designed with sensitivity to the surrounding landscape and scenic qualities of the area. Measures incorporated into the design include the provision of a 37 m setback along the R326 scenic route and the introduction of landscaped green boundaries that will function as a living edge to soften the visual impact of the development. These interventions will assist in maintaining the scenic quality of the route and reducing the visual impact of the development when viewed from the R326.

Heritage Research

The relevant heritage research has been undertaken in accordance with the requirements set out by Heritage Western Cape (HWC). The findings and supporting documentation of the Heritage Impact Assessment will be submitted to Heritage Western Cape.

Photographs, Including Contextual Photograph

No photographs were included, the locality plan – Plan 1 includes an aerial map. Further photographs will be included in the HIA and VIA.

Results of Public Consultation

Regarding this application an extensive public participation process will be held. If any comments are received with regard to the heritage aspect it will be addressed accordingly.

Impact Assessments

Refer to Section 12 of this motivational report.

Comment From Affected and Interested Bodies

This application will be circulated to affected and interested bodies for comment.

Stanford Heritage Committee

The application will be circulated to the Stanford Heritage Committee for comments. It is of importance to note that heritage is of great importance to the applicants.

16. SPATIAL PLANNING POLICIES

The consistency of the proposed development with the applicable spatial development policies is illustrated below. The spatial planning policies that are particularly relevant to the submitted proposal include the following:

- Provincial Spatial Development Framework (PSDF)
- Overstrand Municipal Spatial Development Framework (OMSDF)

PSDF
The Provincial Spatial Development Framework (PSDF) is the product of a provincial inter departmental and inter-governmental collaboration under the guidance of an inter departmental steering committee, with participation from the private sector, academia, and non-governmental organisations. This participatory process resulted in the development of a shared spatial vision intended to guide spatial development patterns in both urban and rural areas across the Western Cape Province. Throughout the PSDF, the importance of developing integrated and sustainable settlements is emphasised as a key objective. The PSDF also provides a settlement agenda that addresses the full spectrum of settlements in the Western Cape, irrespective of their size, ranging from metropolitan Cape Town to smaller towns and rural settlements such as Stanford.
OMSDF
The Municipal Spatial Development Framework (OMSDF) forms a sectoral component of the Integrated Development Plan (IDP) and, in terms of the Municipal Systems Act (MSA), provides strategic spatial guidance to inform land use management and development decisions within the municipal area. The purpose of the OMSDF is to guide the creation of integrated, sustainable and habitable regions, towns and residential environments.

Both the PSDF and OMSDF serve as guiding frameworks that must be interpreted at a local level. National policies, such as the National Development Plan and the National Spatial Development Framework, provide broader policy direction regarding human settlements, infrastructure and economic development. By aligning the proposed development with provincial and municipal spatial policies, the proposal inherently supports the objectives of the higher order national policy framework.

16.1 Spatial Planning Policies

16.1.1 PSDF

To ensure that the proposed residential development aligns with the PSDF, the proposal has been evaluated against the relevant provincial settlement policy objectives, as outlined:

Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns	The proposed development is located on the southern side of the R326 and forms part of the area recently incorporated into the Stanford Urban Edge. The development has been carefully designed to integrate with the existing settlement pattern of Stanford while respecting the surrounding landscape and rural character. The layout incorporates landscaped open spaces, pedestrian connectivity and architectural elements that reflect the Overberg and Stanford vernacular, thereby reinforcing the sense of place associated with the settlement.
Improve accessibility at all scales	The subject property enjoys good accessibility to the Stanford town centre, located approximately 500m from the site. The development will therefore allow residents convenient access to existing amenities, schools, and local businesses within the village. In addition, the site has direct access to the regional road network via the R326, providing efficient connectivity to nearby centres such as Hermanus and, more broadly, to Cape Town.
Promote an appropriate land use mix and density in settlements	The proposed development primarily consists of residential land uses, supported by internal open spaces and communal facilities designed to promote community interaction and wellbeing. The layout incorporates landscaped open spaces. The proposed density is moderate and appropriate for the location on the edge of the Stanford settlement, ensuring efficient land use while maintaining the rural village character of the area.
Ensure effective and equitable social services and facilities	Hermanus has been identified in the PSDF as a regional service centre providing a wide range of social, economic and administrative services. The subject property benefits from good road connectivity between Stanford and Hermanus, which ensures that residents will have convenient access to regional facilities and services. Recent upgrades to the regional road network further strengthen accessibility between Stanford and Hermanus.

16.1.2 OMSDF

The OMSDF is informed by national, provincial and municipal planning legislation, policies and plans, including SPLUMA, LUPA, the Municipal Planning By-Law, the PSDF and the IDP. The framework provides spatial guidance regarding appropriate development patterns; land uses and the direction of urban growth within the Overstrand Municipal area.

The OMSDF was developed through consultation with various government departments and the public and therefore represents a shared spatial vision for the municipality. Development proposals within the municipal area should therefore seek to align with the spatial objectives and growth strategies identified in the framework.

The proposed residential development has been evaluated against the OMSDF to ensure that the policy requirements are addressed. One of the key issues identified in the OMSDF is the increasing pressure to provide adequate housing opportunities in response to projected population growth, including within the Stanford settlement. The following was identified within the OMSDF, p90:

*"A survey in terms of the availability of vacant land was undertaken in 2019. A total of 225 vacant residential erven were identified. A total amount of 2 828 additional people will need to be accommodated from 2019 to 2031, based on the aforementioned population total. Based on an average household size of 2.6 persons per household, this amounts to a total requirement of **1 088 additional dwelling units by 2031.**"*

The projected population increase is based on the growth trends identified in Table 2.7 (p25) of the OMSDF. The proposed development will introduce 51 additional dwelling units within the Stanford area, thereby contributing towards addressing the projected housing demand.

This equates to approximately 5.35% of the estimated additional dwelling units required within the Stanford area as identified in the OMSDF. Importantly, these dwelling units are proposed within land that was recently incorporated into the Urban Edge, as discussed in Section 3 of this report (refer Figure 1).

The proposed development therefore aligns with the spatial objectives of the OMSDF by facilitating residential development within the designated Urban Edge and by contributing towards addressing the projected housing demand within the Stanford area.

In this regard, the application will assist the Overstrand Municipality in proactively responding to future housing demand while ensuring that residential development occurs in a structured and sustainable manner within the Stanford settlement.

17. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) establishes five development principles that must guide spatial planning, land use management, and development decisions. These principles are considered fundamental and must be taken into account by municipalities when evaluating development applications.

Spatial Justice

Spatial justice seeks to redress the spatial inequalities created by historical planning systems and to ensure that development contributes to more equitable and inclusive spatial patterns.

The proposed residential development does not perpetuate apartheid spatial development patterns or reinforce spatial exclusion. Instead, the development supports the continued growth of the Stanford settlement within the designated Urban Edge, thereby promoting more compact and integrated settlement patterns.

The subject property is located approximately 500m from the centre of Stanford, allowing future residents convenient access to existing amenities, services, and economic opportunities within the village. This proximity supports a more integrated spatial structure and reduces reliance on long distance travel to access daily services.

In addition, the development introduces new residential opportunities within Stanford, contributing to the diversification of the housing market and supporting population growth within the existing settlement rather than encouraging outward sprawl into remote rural areas.

Spatial Sustainability

Spatial sustainability refers to the promotion of land use patterns that are environmentally responsible, economically viable, and capable of supporting long term settlement sustainability.

The proposed development promotes spatial sustainability by making use of land that has already been incorporated into the Urban Edge through the Overstrand Municipality Spatial Development Framework. The development therefore occurs within an area identified for future urban expansion and does not result in the fragmentation of surrounding agricultural land.

Furthermore, the development incorporates a number of sustainability measures that contribute to the long-term viability of the settlement. These include renewable energy generation through solar systems, water management measures such as grey water reuse, and the incorporation of indigenous landscaping. These measures support responsible resource management while improving the environmental performance of the development.

From an economic perspective, the development will contribute to the long-term sustainability of the Stanford settlement by expanding the local tax base, generating municipal revenue through property rates and service charges, and supporting local economic activity through increased spending within the village.

Efficiency

The principle of efficiency promotes the optimal use of land, infrastructure, and resources in order to support sustainable settlement development. The proposed development represents an efficient use of land located within the designated Urban Edge of Stanford. By introducing a cluster based residential layout with appropriate density levels, the development ensures that land is utilised effectively while still maintaining the rural village character associated with Stanford.

The development will also make efficient use of existing and planned infrastructure networks. The subject property has direct access to the R326 regional route, providing efficient connectivity to the Stanford town centre and nearby settlements such as Hermanus. The provision of internal infrastructure, including roads, stormwater management systems, and engineering services, will further support efficient functioning of the development. The integration of sustainable technologies, such as solar energy generation and water reuse systems, also contributes to the efficient utilisation of natural resources.

Spatial Resilience

Spatial resilience refers to the ability of settlements to adapt to environmental, social and economic change while maintaining their functionality and sustainability. The proposed development contributes to the spatial resilience of the Stanford settlement by supporting controlled and structured urban growth within the Urban Edge. By providing additional residential opportunities within a planned expansion area, the development helps ensure that the settlement can accommodate future population growth in a sustainable manner.



The development also incorporates design and infrastructure measures that contribute to long term resilience. These include renewable energy systems, sustainable water management practices, and the incorporation of open spaces that contribute to environmental quality and community wellbeing.

By aligning with the policies and spatial strategies identified in the PSDF and OMSDF, the development supports a resilient spatial structure that can accommodate future growth while maintaining the character and functionality of the Stanford settlement.

Good Administration

The principle of good administration requires that spatial planning and land use management systems be implemented in a transparent, accountable, and efficient manner.

The Overstrand Municipality has established clear procedures for the evaluation of land use applications in terms of the Municipal Planning By-Law and the requirements of SPLUMA. The current application will be processed in accordance with these procedures and will include a comprehensive public participation process, during which interested and affected parties will be given the opportunity to review and comment on the proposal.

The application will also be circulated to the relevant municipal departments and external authorities for technical input. This process ensures that the Municipality is able to make an informed decision based on all relevant planning, environmental and heritage considerations. Through this transparent and participatory process, the principle of good administration is upheld, ensuring that the application is evaluated in a fair and responsible manner.



CONCLUSION AND RECOMMENDATION

18. CONCLUSION

Following the promulgation of the revised Overstrand Municipal Spatial Development Framework (OMSDF) in 2020, the owners appointed a professional team to investigate the highest and best use of the subject property within the framework of the spatial policies applicable to the Stanford area. The investigations confirmed that residential development represents the most appropriate and logical land use for the property, particularly given that the OMSDF clearly identifies the need to accommodate future residential growth within areas incorporated into the Urban Edge.

To ensure that the development proposal is properly informed and feasible, WRAP Project Office was appointed to coordinate the planning process and manage the multidisciplinary professional team responsible for the various specialist studies and technical investigations required for the application.

The outcome of these investigations demonstrates that the proposed development is aligned with the spatial planning frameworks, legislation and policies applicable to the Overstrand Municipality. The OMSDF specifically identifies new urban development areas around Stanford to accommodate future growth, and the subject property forms part of this planned urban expansion area.

The proposed land uses are compatible with the surrounding environment and are not considered to be out of context with the broader settlement pattern of Stanford. Careful consideration has been given to the layout, scale and design of the development to ensure that it does not negatively impact important aspects such as scenic views, sunlight access or the established rural village character of the area. Measures such as landscaped open spaces, indigenous planting, and appropriate building heights have been incorporated to ensure that the development integrates sensitively with the surrounding landscape.

From a broader planning perspective, the development represents a proactive response to the projected housing demand identified in the OMSDF. By introducing 51 additional dwelling units, the proposal contributes meaningfully towards addressing the anticipated growth in the Stanford area while ensuring that development occurs within the designated Urban Edge rather than expanding into surrounding agricultural land.

The development will also provide several socio-economic benefits to the Stanford community and the broader Overstrand region. These benefits include employment opportunities during the construction phase, increased municipal revenue through property rates and service charges, and increased economic activity within the local economy as new residents make use of local businesses and services.

Over time, once developed, the proposed residential development will form part of the natural expansion of the Stanford settlement and will contribute positively to the continued vitality of the town. By attracting new residents and families to the area, the development will support local businesses, strengthen the local community and contribute to the long-term sustainability of Stanford as an attractive and vibrant Overberg village.

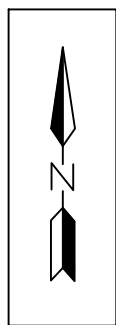
CONCLUSION AND RECOMMENDATION

In light of the above considerations, it is respectfully submitted that the proposed rezoning, subdivision and related land use applications are appropriate, desirable and consistent with the applicable spatial planning policies and legislative framework. The proposal therefore warrants favourable consideration by the Overstrand Municipality.

19. RECOMMENDATION

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

- 19.1 Rezoning** of the Erf 1772 Stanford from Agricultural Zone 1 – Agriculture (AGR1) to Subdivisional Area Zone (SA) in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 19.2 Subdivision** of the Consolidated Erf 1772 Stanford into fifty-one (51) General Residential Zone 1: Town Housing (GR1) erven, five (5) Open Space Zone 2: Private Open Space (OS3) erven and four (4) Transport Zone 2: Road and Parking (TR2) erven in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 19.3 Exemption of the registration of a right of way servitude** over Erven 7 and 9 in favour of Erven 6 and 8 in terms of Section 26(1)(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 19.4 Exemption of the registration of a right of way servitude** over Erf 12 in favour of Erf 11 in terms of Section 26(1)(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 19.5 Permanent departure** from building lines in terms of Section 16(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 19.6 Allocation of street names** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 19.7 Approval** of the Architectural Design Guidelines.



RIGHT
OF
WAY

Plan 4 - Subdivision Plan
Erf 1772 Stanford

1	403m ²	31	347m ²
2	513m ²	32	350m ²
3	392m ²	33	347m ²
4	400m ²	34	432m ²
5	426m ²	35	367m ²
6	397m ²	36	465m ²
7	336m ²	37	339m ²
8	369m ²	38	300m ²
9	315m ²	39	300m ²
10	303m ²	40	300m ²
11	367m ²	41	310m ²
12	616m ²	42	470m ²
13	400m ²	43	358m ²
14	375m ²	44	442m ²
15	503m ²	45	365m ²
16	373m ²	46	365m ²
17	375m ²	47	365m ²
18	375m ²	48	365m ²
19	367m ²	49	371m ²
20	300m ²	50	351m ²
21	300m ²	51	303m ²
22	300m ²	52	727m ²
23	334m ²	53	52m ²
24	332m ²	54	75m ²
25	428m ²	55	5805m ²
26	350m ²	56	303m ²
27	347m ²	57	1644m ²
28	347m ²	58	1656m ²
29	347m ²	59	1510m ²
30	347m ²	60	2585m ²

Plan prepared by: Thian Jansen
Date: 04/03/2026 & Number: 19/139(V3)

All distances are approximate
and subject to a survey

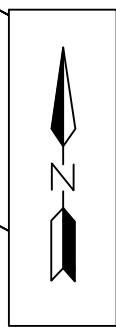
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200

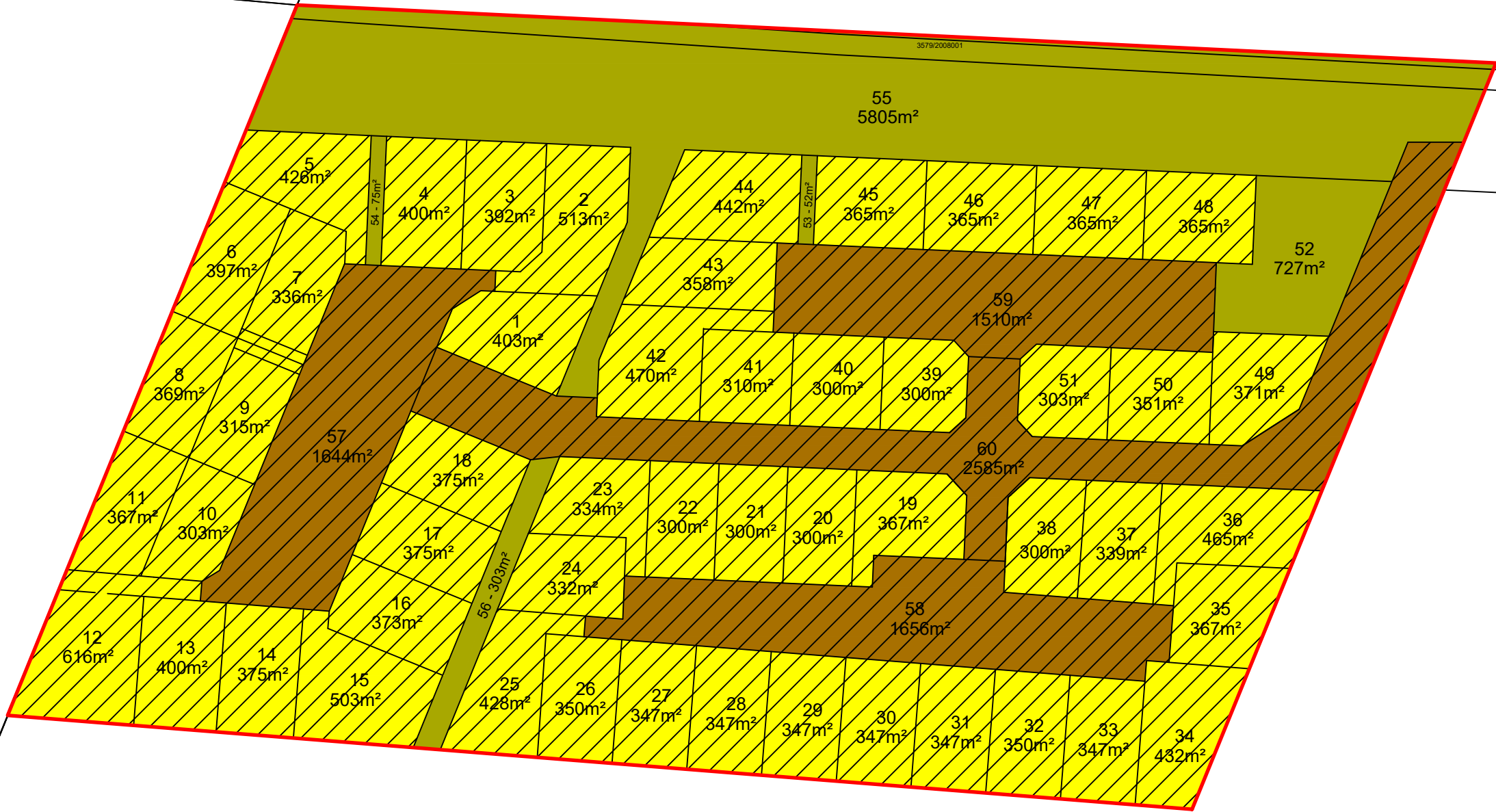


Scale 1 : 1000



Scale 1 : 1000

Plan 5 - Subdivision Plan
(Zoning)



PROPOSED ZONING					
	General Residential Zone 1: Town Housing		Open Space Zone 3: Private Open Space		Transport Zone 2: Road and Parking (Private)
<u>General Residential Zone 1: Town Housing</u>		<u>Open Space Zone 3: Private Open Space</u>		<u>Transport Zone 2: Road and Parking (Private)</u>	
Total area of residential properties = 19 676 m²		Total area of open spaces = 6235 m²		Total area of road network = 7395 m²	
Total land area = 33 306 m²		Total land area = 33 306 m²		Total land area = 33 306 m²	
<u>Percentage of Residential Properties</u>		<u>Percentage of Open Spaces</u>		<u>Percentage of Road Network</u>	
19 676 x 100 / 33 306 = 59,07%		6235 x 100 / 33 306 = 18,73%		7395 x 100 / 33 306 = 22,20%	

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

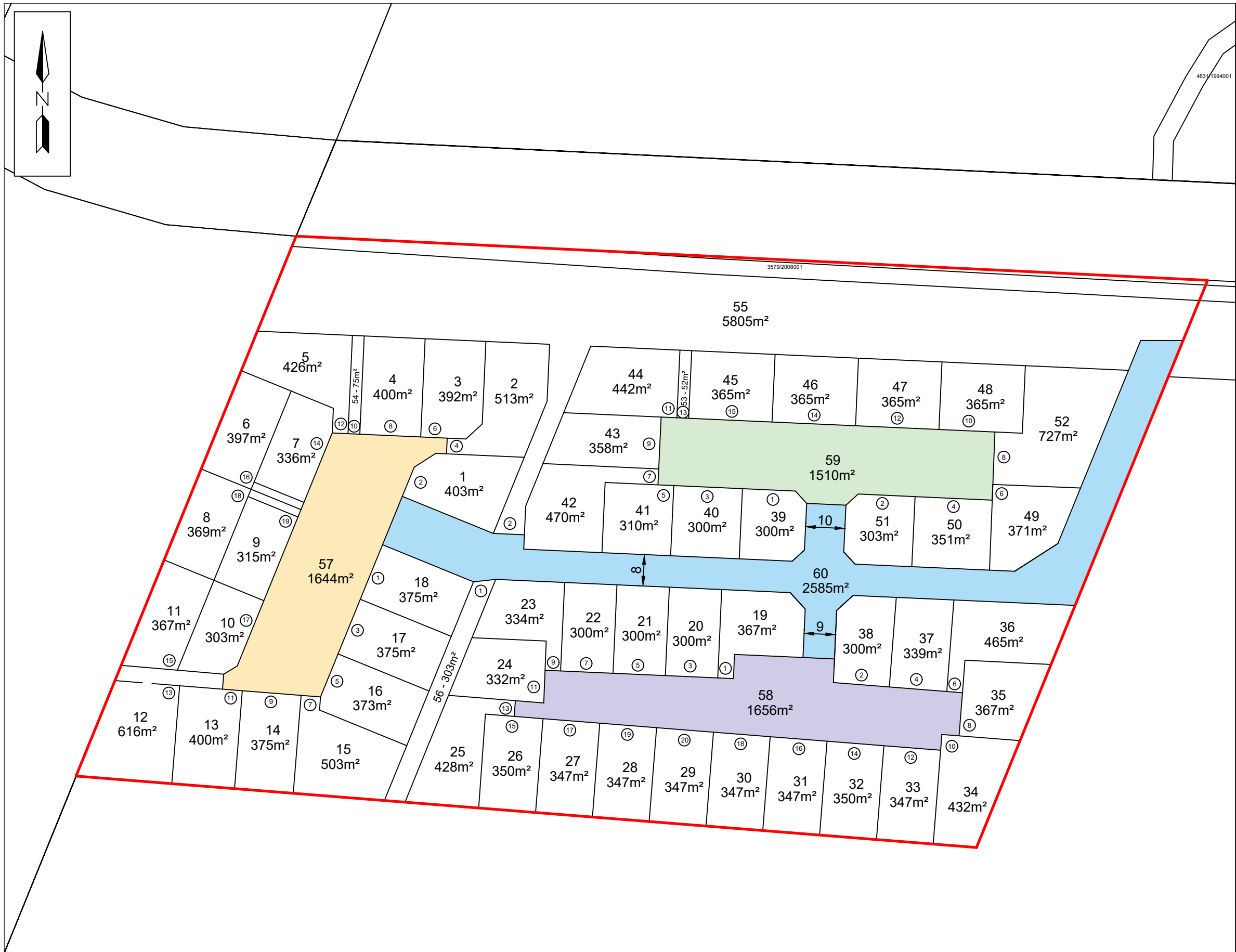
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Unit B, Standard House, Corner of Royal and Dirkie Uys
Street Hermanus, 7200



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Plan 6 - Street Name and Numbering

Street Names

- FOUNTAIN COVE
- WELL COVE
- OOGBOSCH ROAD
- SPRING COVE

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

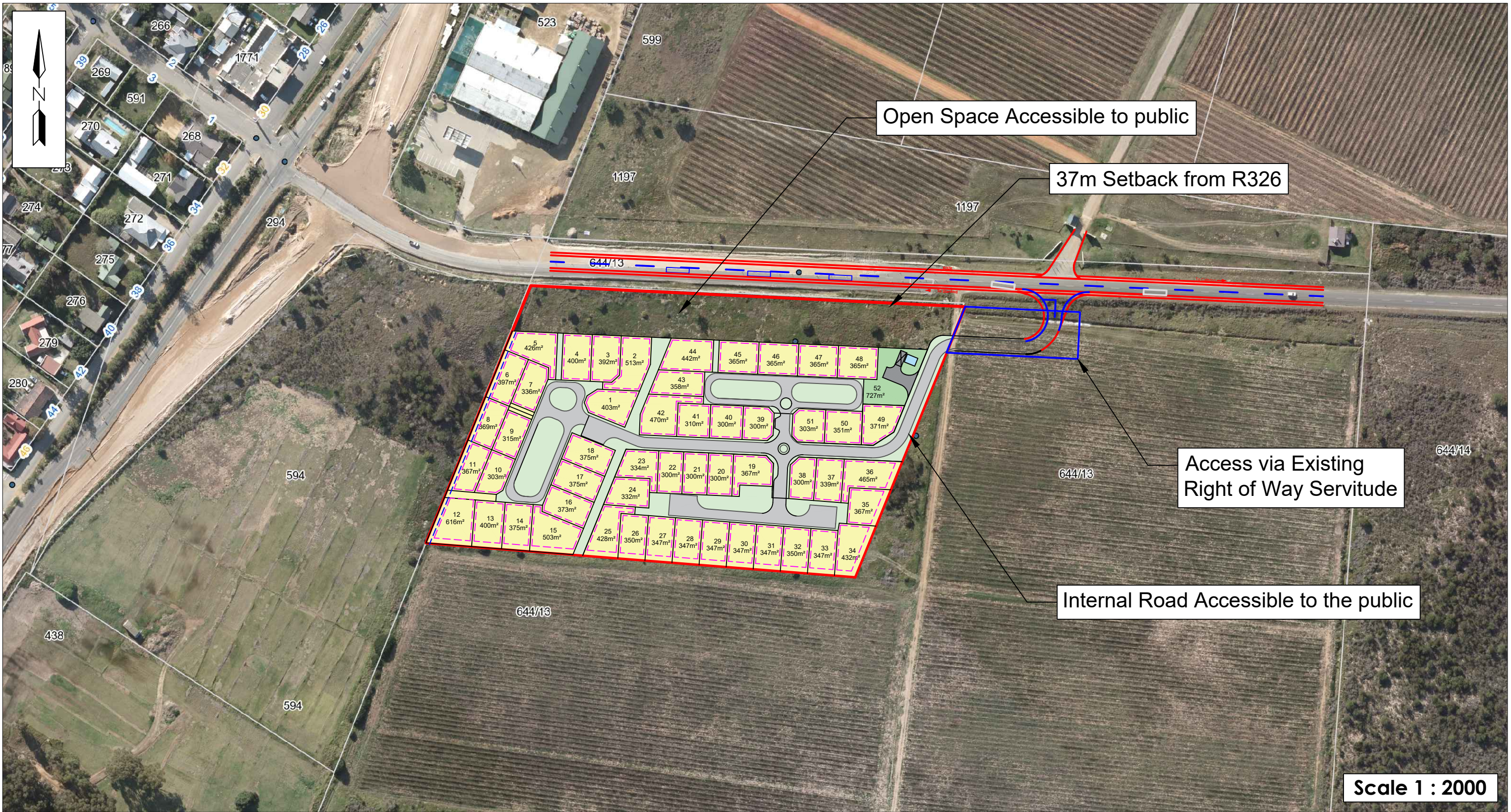
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Scale 1 : 1000



Plan 7 - Site Development Plan

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

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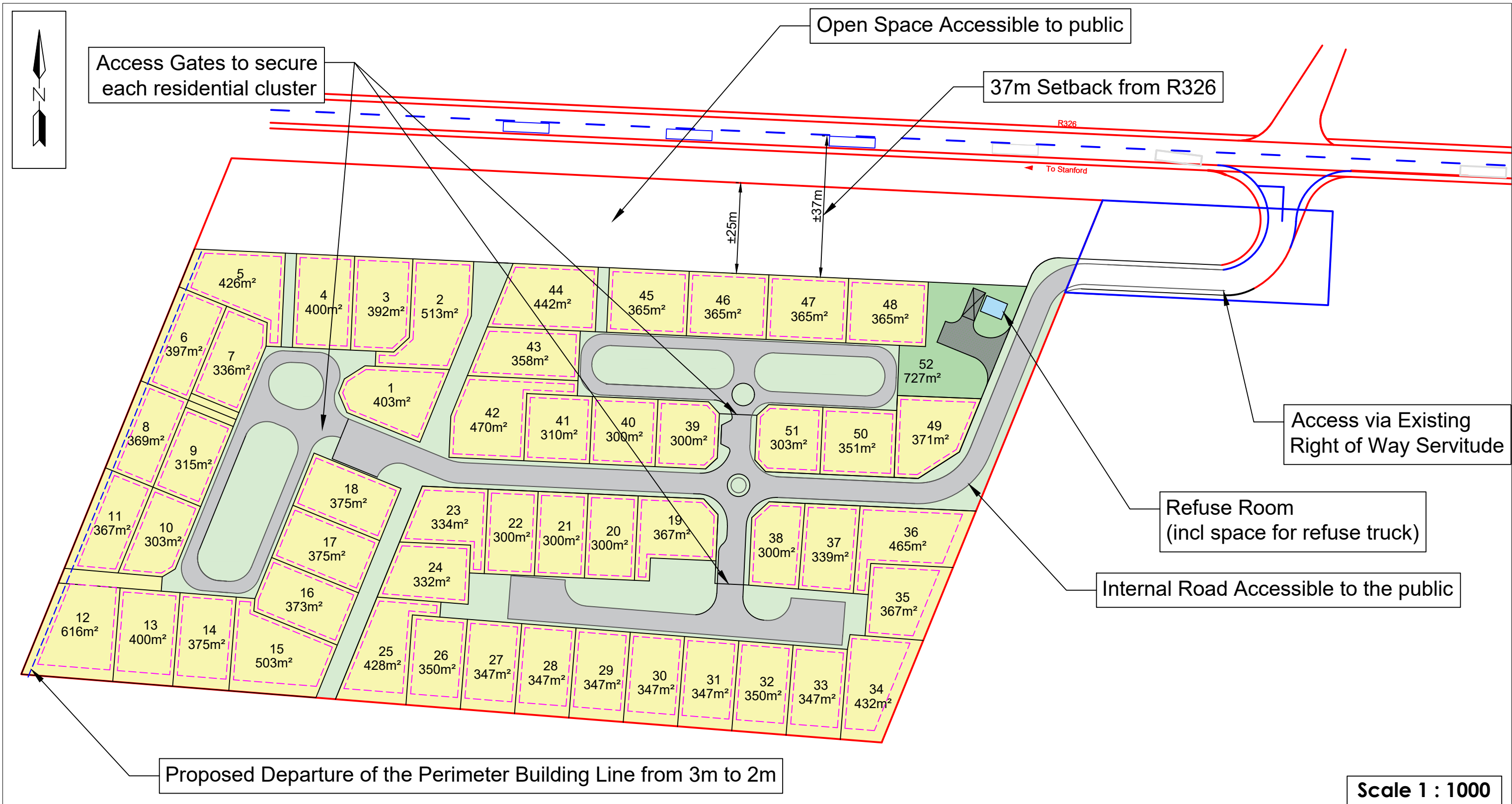


Project Office
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Perimeter Building Lines
3m side and rear perimeter building lines

Internal Building Lines
1m side, rear and street building lines





Plan prepared by: Thian Jansen All distances are approximate and subject to a survey Tel: 028 313 1411 Email: admin@wrapgroup.co.za Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200		 Project Office Town Planning & Project Management