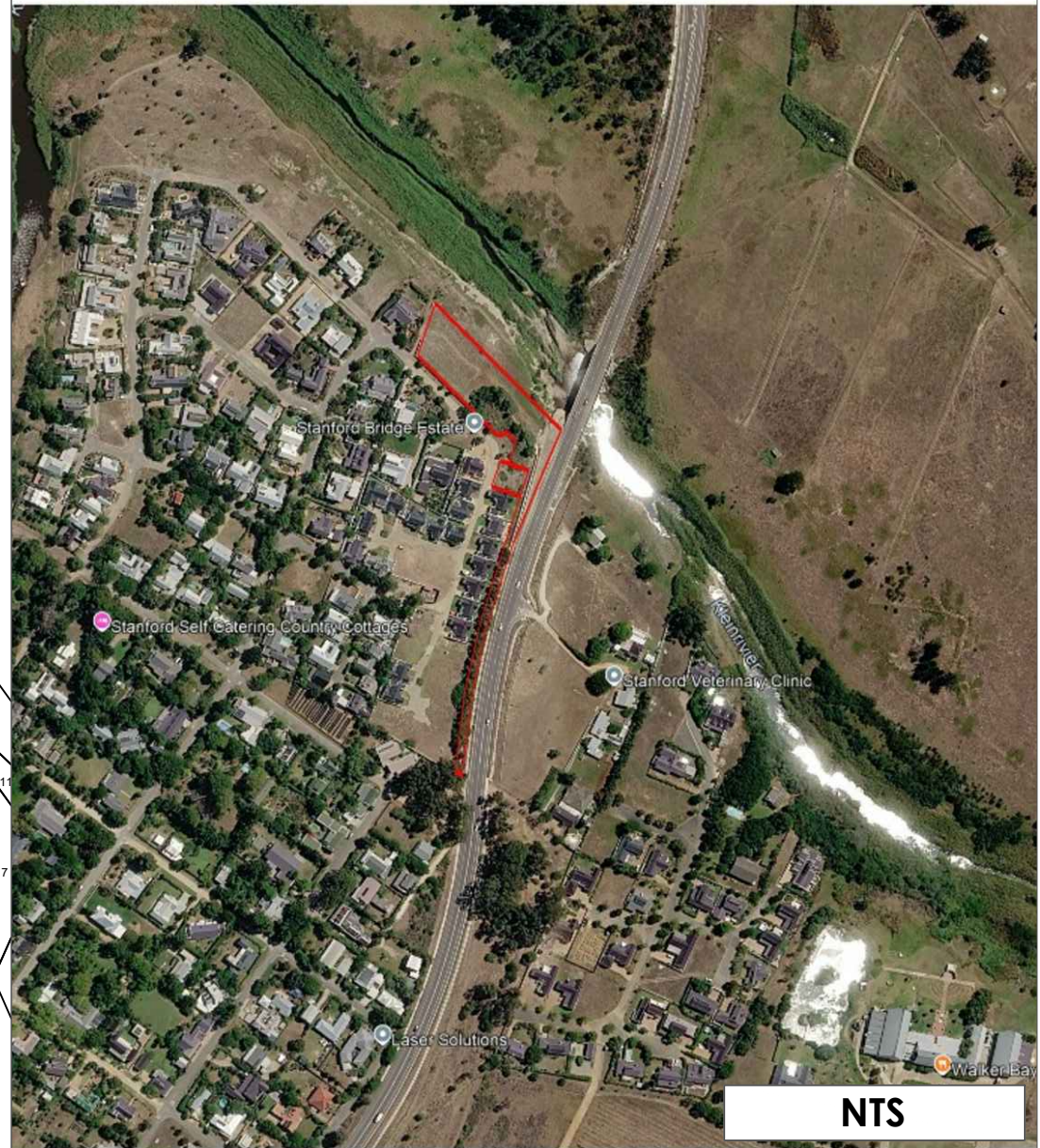
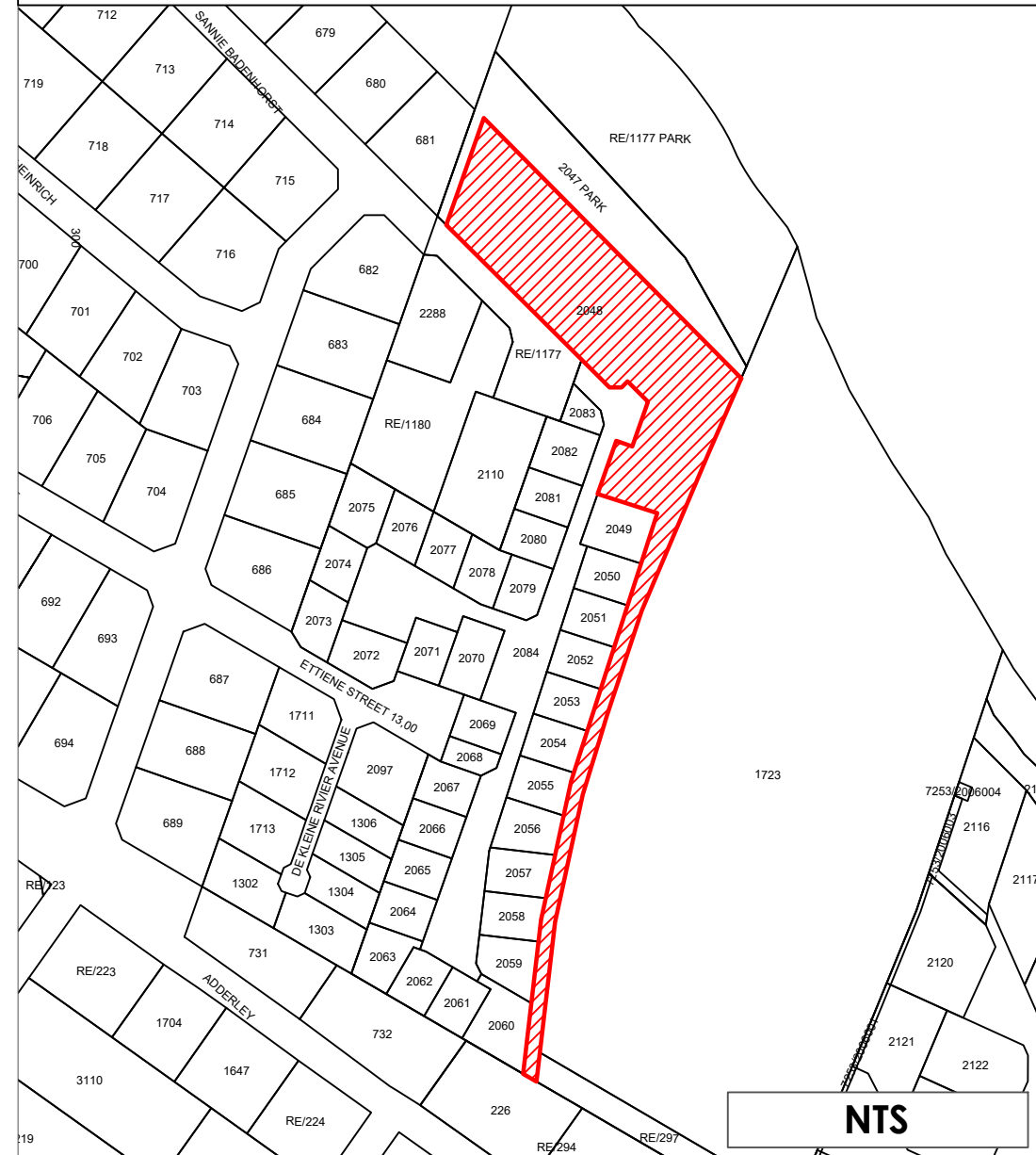


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<u>UNREGISTERED ERF 2048, SANNIE BADENHORST STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND REZONING: WRAP PROJECT OFFICE ON BEHALF OF DPDEV PTY LTD</u> Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to unregistered Erf 2048, Stanford namely: <u>Subdivision</u> Application in terms of Section 16(2)(d) of the By-Law to subdivide the unregistered Erf 2048, Stanford into two portions, namely Portion A (±428m²) in extent and Remainder (±5812m²) in extent. <u>Rezoning</u> Application in terms of Section 16(2)(a) of the By-Law for the rezoning of proposed Portion A (±428m²) in extent, a portion of unregistered Erf 2048, Stanford from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing. 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 8983. 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>ONGEREGISTREERDE ERF 2048, SANNIE BADENHORSTSTRAAT, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING EN HERSONERING: WRAP PROJECT OFFICE NAMENS DPDEV PTY LTD</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 ongeregisteerde Erf 2048, Stanford naamlik: <u>Onderverdeling</u> Ingevolge Artikel 16(2)(d) van die Verordening om die ongeregisteerde Erf 2048, Stanford in twee gedeeltes te onderverdeel, naamlik Gedeelte A (±428m²) groot en Restant (±5812m²) groot. <u>Hersonering</u> Aansoek ingevolge Artikel 16(2)(a) van die Verordening om die voorgestelde Gedeelte A (±428m²) groot, 'n gedeelte van ongeregisteerde Erf 2048, Stanford vanaf Oopruimtesone 3: Privaat Oopruimte na Algemene Residensiële Sone 1: Dorpsbehuising te hersoneer. 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 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, Mnr P Roux by 028-313 8983. 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 ESINGABHALISWANGA 2048, SANNIE BADENHORST STREET, STANFORD, OVERSTRAND UMMANDLA KAMASIPALA: ISICELO UKWAHLULWA KUNYE SOKUCANDWA NGOKUTSHA: MESSRS WRAP PROJECT OFFICE EGAMENI LE DPDEV PTY LTD</u> Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) izicelo esebenzayo isiza esingabhaliswanga 2048, Stanford esizezi: <u>Ulwahlulo</u> Ukwenziwa kwesicelo ngokweCandelo le-16(2)(d) loMthetho kaMasipala ukwahlula isiza esingabhaliswanga 2048, Stanford sibe zizahlulo ezibini, ezizezi, iSahlulo A (±428m²) ngokobubanzi neNtsalela (±5812m²) ngokobubanzi. <u>Ukutshintshwa kokusetyenziswa komhlaba</u> Isicelo ngokweCandelo le-16 (2) (a) loMthetho kaMasipala ngokubhekiselele kutshintsho lokusetyenziswa komhlaba (rezoning) kwesiqephu esicetywayo esibizwa ngokuba yi-Portion A (esibukhulu obumalunga ne-428m²), esiynxalenye ye-Erf 2048 engabhaliswanga eStanford, ukusuka kwi-Open Space Zone 3 (Indawo eVulekileyo yaBucala) ukuya kwi-General Residential Zone 1 (Indawo yokuhlala yabantu abaninzi/i-Town Housing). Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, 16 Paterson Street, eHermanus kunye neThala leeNcwadi lase Stanford Library, Queen Victoria Street, Stanford nakwiwebhusayithi kamasipala kule linki 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 zohagamshekwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, uMnu P Roux kule nombolo 028-313 8983. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu noMhlaba apho aya kuthiancediswe 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.</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: 185/2026		

Plan 1 - Locality Plan
Erf 2048 - Stanford (Unregistered)



Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street, Hermanus



Project Office
Town Planning & Project Management



ERF 2048 STANFORD (UNREGISTERED)

APPLICATION FOR SUBDIVISION AND REZONING

Application prepared for:

DPDEV PTY LTD

Application prepared by:

WRAP Project Office

PostNet Hermanus Suite 170

Private Bag X16

Hermanus 7200

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Web: www.wrapgroup.co.za

Author

Thian Jansen (PR. PLN. A/2858/2019)

Submitted

July 2026

1. PROPERTY DETAILS

Erf Number	Erf 2048 Stanford (Unregistered)
Extent	6240m ²
Zoning	Open Space Zone 3: Private Open Space

2. EXECUTIVE SUMMARY

Erf 2048 Stanford (Unregistered), hereinafter referred to as the subject property, is situated within the Stanford Bridge Estate in Stanford, as illustrated in **Plan 1: Locality Plan**.

The Stanford Bridge Estate was originally approved during 2004 as a residential estate comprising 34 town housing erven together with the associated private roads and private open spaces. During the approval and registration of the General Plan, only 33 residential erven were created. The remaining approved residential erf was intentionally retained as part of the adjoining private open space and consequently forms part of the current Erf 2048 Stanford (Unregistered), which is zoned **Open Space Zone 3: Private Open Space**.

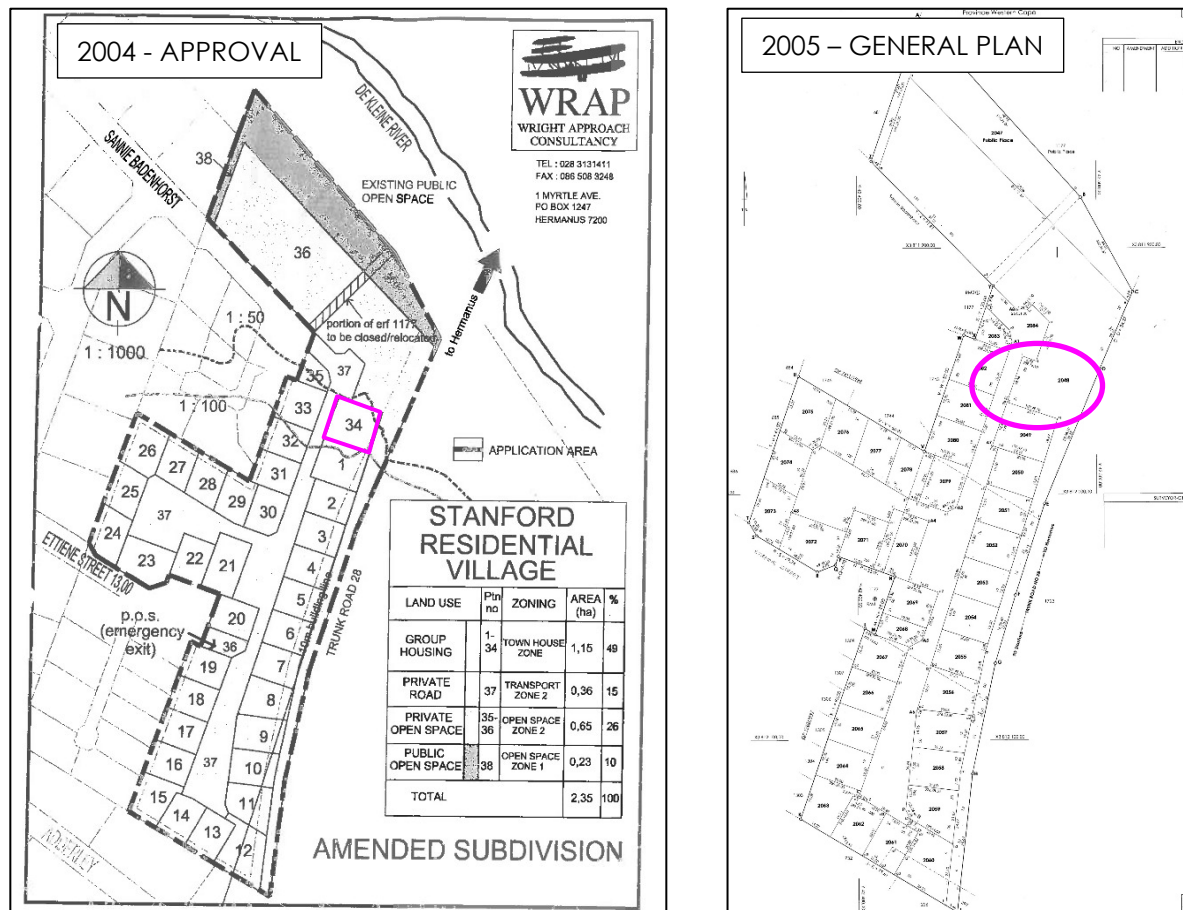


Figure 1: Historic approvals

Figure 1 illustrates the original approved Subdivision Plan and General Plan, identifying the location of the intended 34th residential erf within the larger private open space area.

In 2018, the owners submitted a land use application to formalise the originally intended residential erf. The application sought approval to subdivide the proposed residential portion from Erf 2048 Stanford and to rezone the newly created portion from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing, thereby enabling the

registration and development of the final residential erf originally envisaged as part of the estate.

The application was approved by the Overstrand Municipality, but in terms of the applicable municipal planning by-law in force at the time, the approval remained valid for a period of five years. As the subdivision was not registered within the prescribed validity period, the approval subsequently lapsed.

The Overstrand Municipal Planning By-law has since been amended, extending the validity period of land use approvals to ten years. As the previous approval had already expired before these amendments came into effect, a new application is required to obtain the necessary planning approvals.

The owners have accordingly appointed WRAP Project Office to prepare and submit a new land use application. The proposal seeks to give effect to the original planning intent of the Stanford Bridge Estate by creating the outstanding 34th residential erf through the subdivision of a portion of Erf 2048 Stanford and the simultaneous rezoning of the newly created erf to General Residential Zone 1: Town Housing. The remainder of Erf 2048 Stanford will remain zoned Open Space Zone 3: Private Open Space and will continue to fulfil its intended function as private open space within the estate.

3. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

- 3.1 **Subdivision** of Erf 2048, Stanford (unregistered) into Portion A, $\pm 428\text{m}^2$ and the Remainder of Erf 2048, $\pm 5812\text{m}^2$; and
- 3.2 **Rezoning** of Portion A (a portion of Erf 2048, Stanford - unregistered) from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing.

The application proposes the subdivision of Erf 2048, Stanford (Unregistered), measuring 6240m^2 , into two portions, namely Portion A measuring approximately 428m^2 and the Remainder measuring approximately 5812m^2 . Simultaneously, Portion A is proposed to be rezoned from **Open Space Zone 3: Private Open Space** to **General Residential Zone 1: Town Housing** to facilitate the registration and future development of the final residential erf originally envisaged as part of the Stanford Bridge Estate.

Erf 2048, Stanford (unregistered)	6240m^2
Proposed Erf 2048, Stanford (unregistered)	$\pm 5812\text{m}^2$
Proposed Portion A (A portion of Erf 2048 Stanford)	$\pm 428\text{m}^2$

The proposal should not be viewed as an expansion of the estate or as an intensification of development beyond what was originally approved. Rather, it seeks to implement the outstanding residential erf that has formed part of the approved planning concept since the establishment of the Stanford Bridge Estate.

When the estate was originally approved, provision was made for a total of 34 residential erven together with the associated internal roads and private open spaces. During the implementation of the approved General Plan, only 33 residential erven were approved, while the remaining residential erf was intentionally retained as part of the adjoining private open space. Consequently, Erf 2048 Stanford has continued to accommodate both the private open space and the land originally intended to accommodate the final residential erf.

The current application is therefore not a new development proposal in principle, but rather a resubmission of substantially the same application to obtain a fresh approval. No material changes have occurred that alter the planning merits of the proposal, and the application continues to give effect to the original layout and development concept approved for the estate.

The proposed subdivision will simply separate the residential component from the larger private open space erf. The remainder of Erf 2048 Stanford will remain zoned Open Space Zone 3: Private Open Space, ensuring that the estate retains its intended open space network and associated environmental and amenity functions. The proposal therefore does not compromise the purpose or functionality of the remaining private open space.

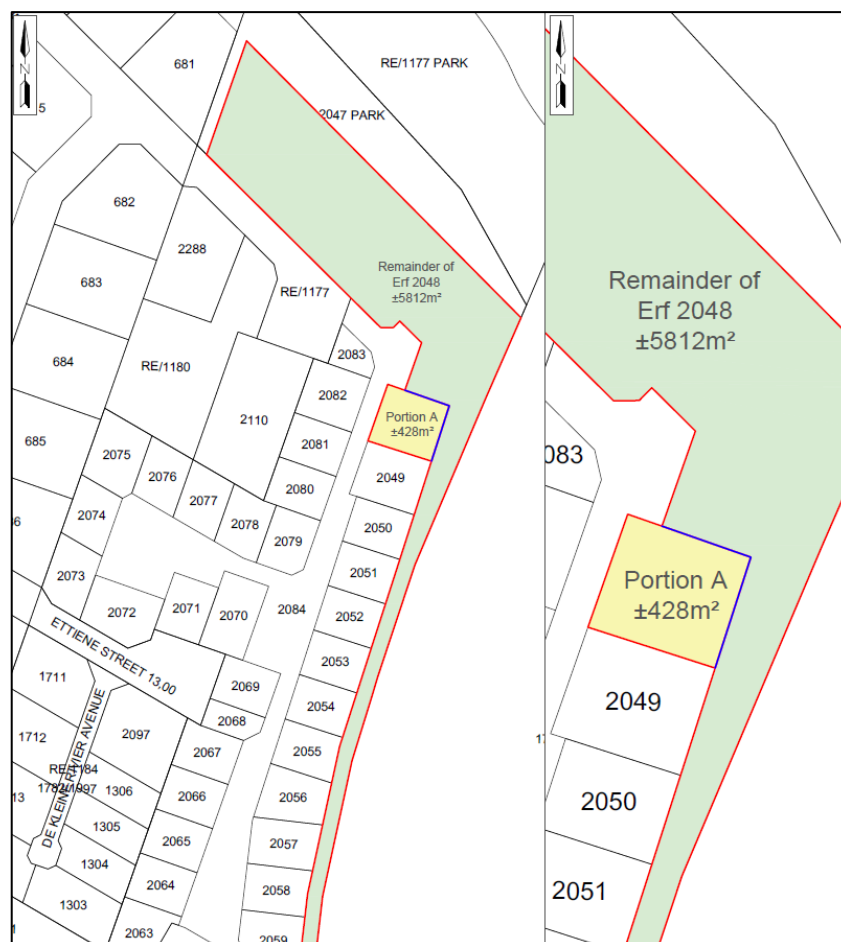


Figure 2: Proposed Subdivision

The proposed rezoning of Portion A to General Residential Zone 1: Town Housing is a logical consequence of the subdivision, as the land has always been intended for residential development. The proposed zoning is entirely compatible with the surrounding pattern of development, with the proposed erf being enclosed by existing residential erven forming

part of the Stanford Bridge Estate. The application therefore completes the existing urban form rather than introducing a new or incompatible land use.

Importantly, the proposal does not create an additional residential opportunity beyond that originally approved for the estate in 2004. Instead, it gives effect to the outstanding 34th residential erf that has been contemplated since the original approval of the development. The application is accordingly considered to represent the orderly completion of the estate, aligns with the historic planning intent for the property, and supports the efficient use of land within an established residential environment.

4. PLANNING ASSESSMENT

4.1. ZONING

As discussed above, the subject property is currently zoned Open Space Zone 3: Private Open Space in terms of the Overstrand Municipal Land Use Scheme, 2020.

The application proposes the rezoning of Portion A from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing. The proposed rezoning will facilitate the registration and future development of the outstanding 34th residential erf originally approved as part of the Stanford Bridge Estate.

The remainder of Erf 2048 Stanford will retain its existing Open Space Zone 3: Private Open Space zoning and will continue to fulfil its intended function as private open space serving the estate.

4.2. ENGINEERING SERVICES

The availability and adequacy of engineering services is a relevant consideration in terms of Section 42(1)(c)(v) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA).

The Stanford Bridge Estate is an established residential development that is already serviced by the necessary municipal engineering infrastructure, including potable water, sewerage, electricity, roads and stormwater systems.

The proposal seeks to create a residential erf that has formed part of the approved development concept for the estate since its inception. Consequently, the application does not represent an expansion of the estate beyond its originally approved development rights but rather gives effect to the outstanding residential opportunity that was always envisaged.

During the assessment of the previous application, the relevant municipal engineering departments confirmed that the proposal would not have a significant impact on the existing municipal water supply, sewerage network, roads, stormwater infrastructure or bulk services, subject to the normal requirements applicable to new service connections and any relevant bulk infrastructure contributions.

The proposed residential erf will connect to the existing municipal engineering service networks in the same manner as the other residential erven within the estate. It is therefore not anticipated that the proposal will result in any material increase in demand on the existing engineering infrastructure beyond what was originally planned and approved for the development.

Accordingly, it is submitted that adequate engineering services are available to accommodate the proposal and that the application is acceptable from an engineering services perspective.

Access, Egress and Parking

Access to the proposed Portion A will be obtained from the existing internal road network serving the Stanford Bridge Estate. No new public road infrastructure is required, and the proposal will utilise the existing access arrangements originally designed to accommodate the 34 residential erven within the estate.

4.3. POLICIES AND REGULATIONS

The proposal is not in conflict with the provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Municipal Spatial Development Framework, 2020.

The application does not introduce a new development area or expand the urban footprint of Stanford. Instead, it gives effect to the outstanding residential erf originally contemplated as part of the approved Stanford Bridge Estate, thereby completing the approved development in an orderly and logical manner.

Furthermore, the creation of the final residential erf will contribute, albeit modestly, to the supply of residential land within Stanford. Given the continued demand for residential properties within the town, the proposal represents an efficient use of land within an established residential estate without compromising the existing open space network or the character of the surrounding area.

4.4. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) sets out five development principles that must guide all spatial planning, land use management and development applications. The principles applicable to this proposal are considered below.

Spatial Justice

The proposal promotes spatial justice by giving effect to a residential development opportunity that has formed part of the approved Stanford Bridge Estate since its inception. The application does not prejudice neighbouring properties or restrict access to land or opportunities. Instead, it facilitates the orderly completion of the estate in accordance with its original approved planning concept.

Spatial Sustainability and Efficiency

The proposal promotes the sustainable and efficient use of land by utilising land within an existing residential estate that has already been planned and provided with the necessary engineering infrastructure. The application does not require the extension of the urban edge or the establishment of new municipal infrastructure however rather makes use of existing services and road networks. Furthermore, the proposal does not introduce additional development rights beyond those originally approved for the estate, thereby representing an efficient use of existing urban land and infrastructure.

Spatial Resilience

The proposal contributes to a resilient urban environment by completing the original development layout of the Stanford Bridge Estate in a manner that provides certainty for future land administration and development. The creation of the outstanding residential erf will allow the estate to be implemented as originally intended while retaining the remaining private open space for its intended purpose.

Good Administration

The proposal promotes good administration by following the statutory planning processes prescribed by SPLUMA, the Land Use Planning Act, 2014, and the Overstrand Municipal Planning By-law. Although a substantially similar application was previously approved by the Municipality, that approval lapsed before implementation. The current application therefore seeks to regularise the planning position through a new approval, providing legal certainty and enabling the final residential erf to be registered in accordance with the original approved development concept.

The proposal is therefore considered to be consistent with the development principles contained in Chapter 2 of SPLUMA and promotes orderly, efficient and sustainable spatial development within the Stanford Bridge Estate.

5. 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 is outlined in the table below:

Socio-economic impact	The proposal will have a positive socio-economic impact by facilitating the creation of the outstanding residential erf originally envisaged as part of the Stanford Bridge Estate. Although modest in scale, the proposal will contribute to the supply of residential land within Stanford and provide an additional housing opportunity within an established residential area. The application also supports the efficient utilisation of land that has already been planned for residential development.
Compatibility with surrounding uses	The proposed rezoning is compatible with the surrounding pattern of development. Portion A is surrounded by existing residential erven within the Stanford Bridge Estate and was originally intended to accommodate a residential dwelling. The proposal therefore completes the existing residential layout without introducing a land use that is incompatible with the character or function of the surrounding area.
Impact on the external engineering services	The subject properties are already serviced by the existing municipal engineering infrastructure, including potable water, electricity, sewerage, and stormwater systems. As no additional development rights, floor area, or land use intensity are proposed, the application will not increase the demand on these services. The proposal is therefore not expected to have any adverse impact on the capacity or operation of the existing engineering services.
Impact on safety, health and wellbeing of the surrounding community	The proposal is not expected to have any adverse impact on the safety, health or wellbeing of the surrounding community. The application seeks only to facilitate a residential erf within an established residential estate and does not involve land uses that would generate noise, pollution, nuisance or other adverse impacts on neighbouring properties.

Impact on heritage	The subject property is not situated within the proclaimed Historic Core of Stanford. The proposal therefore does not impact on the historic village core or any identified heritage resources. Furthermore, the application seeks to implement the original approved layout of the Stanford Bridge Estate and is not expected to have a detrimental impact on the cultural or historical character of the surrounding area.
Impact on the biophysical environment	The proposal is not expected to have a significant impact on the biophysical environment. The application is located within an established residential estate and does not involve the expansion of the urban footprint or the development of previously undisturbed land beyond that originally approved. The remainder of Erf 2048 Stanford will remain zoned Open Space Zone 3: Private Open Space, thereby retaining the majority of the existing open space within the estate.
Traffic impacts, parking, access and other transport related considerations	The proposal is not anticipated to generate significant additional traffic. Access to the proposed erf will be obtained from the existing internal road network serving the Stanford Bridge Estate, which was originally designed to accommodate the approved residential layout. Adequate on-site parking will be provided at the building plan stage in accordance with the requirements of the Overstrand Municipal Land Use Scheme, 2020. The proposal is therefore not expected to adversely affect the operation of the surrounding road network or create any transport-related concerns.

Impact on views, sunlight and character of the area

The proposed subdivision and rezoning are not anticipated to have a material impact on views, access to sunlight or the character of the surrounding area. The application seeks only to facilitate the creation of the outstanding residential erf originally approved as part of the Stanford Bridge Estate and does not authorise any building work as part of this application.

Any future dwelling on Portion A will be subject to the development parameters contained in the Overstrand Municipal Land Use Scheme, 2020, as well as the architectural and design controls applicable to the Stanford Bridge Estate. This will ensure that future development remains compatible with the established built form and character of the estate.

Furthermore, the proposed residential erf is surrounded by existing residential properties and forms part of the original approved layout of the estate. The proposal therefore completes the existing pattern of development rather than introducing a new or incompatible land use.

Accordingly, the application is not expected to adversely affect neighbouring properties in terms of views, access to sunlight or visual amenity and is considered to be compatible with the established character of the Stanford Bridge Estate and the surrounding residential area.

6. CONCLUSION

The proposed subdivision of Erf 2048, Stanford (Unregistered) and the simultaneous rezoning of Portion A from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing represent the logical completion of the Stanford Bridge Estate in accordance with its original approved development concept.

The application does not seek to expand the estate, increase the originally approved residential yield, or introduce a land use that is incompatible with the surrounding area. Instead, it facilitates the registration of the outstanding 34th residential erf that has formed part of the approved planning concept since the establishment of the estate.

The proposal makes efficient use of land within an established residential environment, utilises existing municipal engineering infrastructure, and retains the remainder of Erf 2048 Stanford as private open space, thereby preserving the open space network serving the estate. Furthermore, the application is compatible with the surrounding pattern of residential development, will not adversely impact neighbouring properties or the environment, and is not expected to place an unreasonable demand on municipal engineering services or the surrounding road network.

The proposal is consistent with the development principles contained in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), accords with the applicable planning policy framework, and promotes orderly, efficient and sustainable land use management.

It is further noted that the Overstrand Municipality previously approved a substantially similar application for the subdivision and rezoning of the subject property. While that approval lapsed before implementation, the planning merits of the proposal remain unchanged, and the current application seeks to give effect to the same planning intention originally accepted by the Municipality.

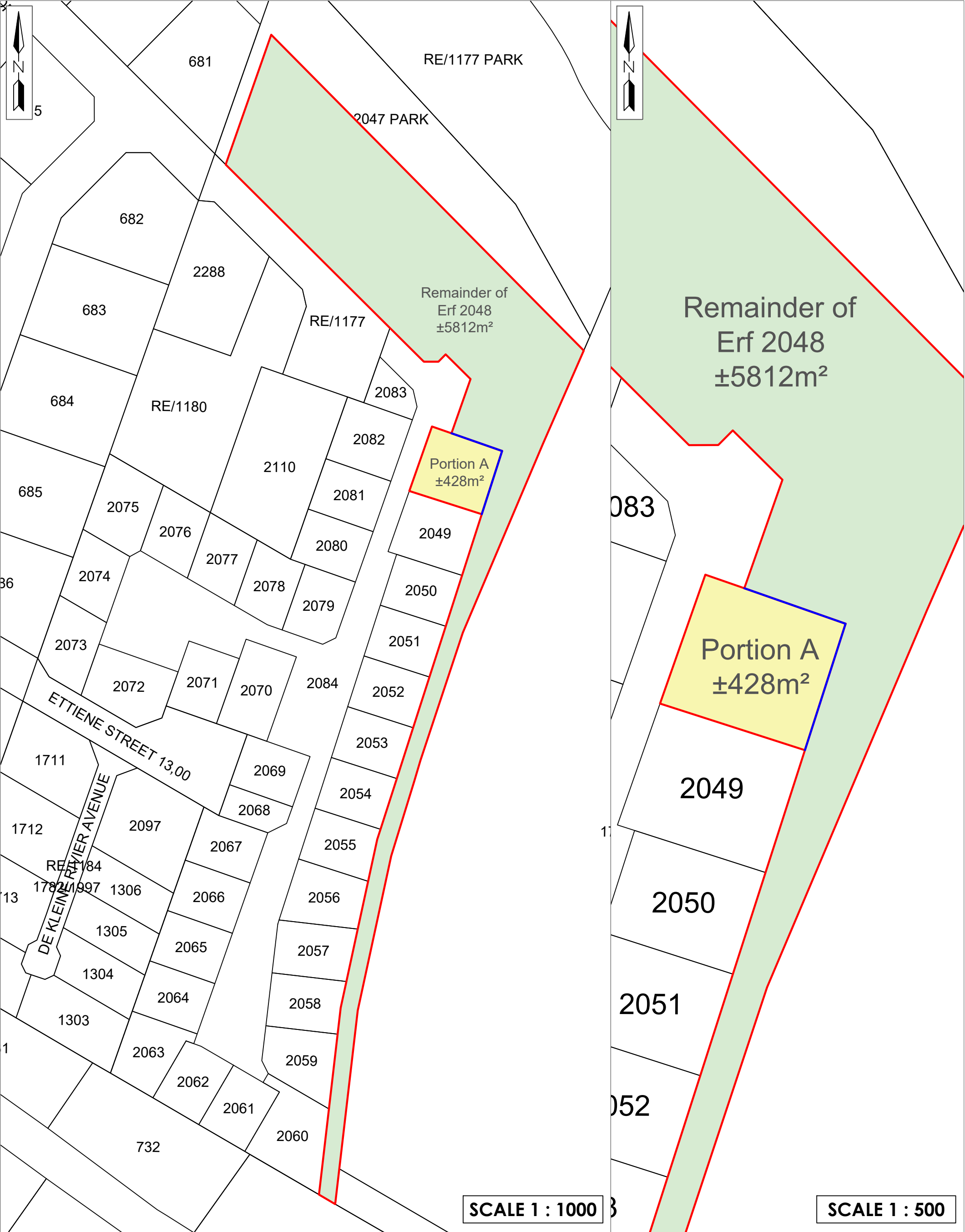
It is therefore respectfully submitted that the application is desirable from a planning perspective and will result in a positive planning outcome by completing the original Stanford Bridge Estate as intended, while providing an additional residential opportunity within an established and serviced residential environment.

Accordingly, it is respectfully recommended that the application for the subdivision of Erf 2048, Stanford (Unregistered) into Portion A and the Remainder, together with the rezoning of Portion A from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing, be approved, subject to such reasonable conditions as the Overstrand Municipality may deem appropriate.

7. RECOMMENDATION

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

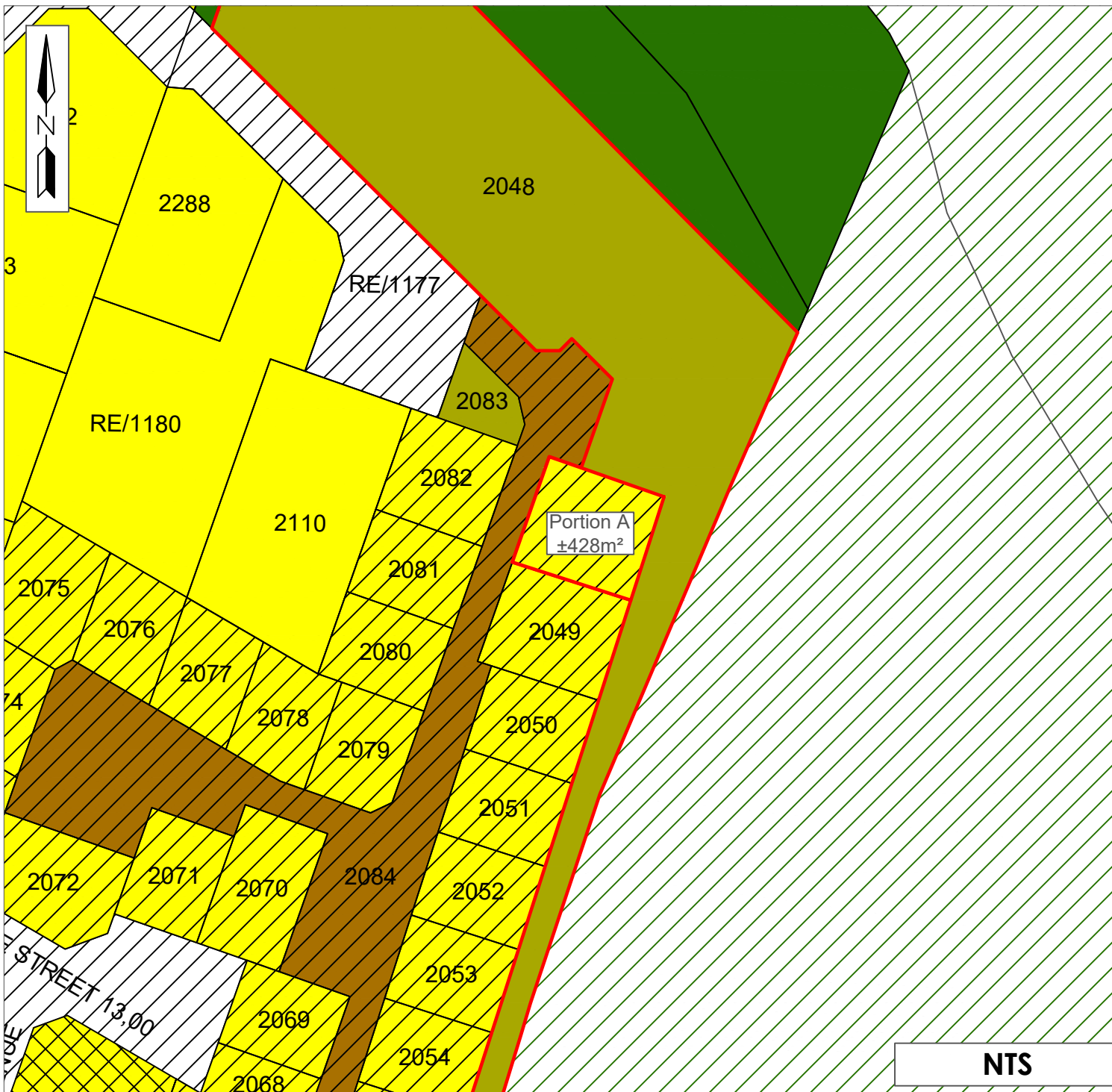
- 7.1 **Subdivision** of Erf 2048, Stanford (unregistered) into Portion A, ±428m² and the Remainder of Erf 2048, ±5812m² in terms of Section 16(2)(d) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020; and
- 7.2 **Rezoning** of Portion A (a portion of Erf 2048, Stanford - unregistered) from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing in terms of Section 16(2)(a) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.



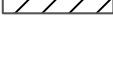
Plan 3: Proposed Subdivision Plan Erf 2048 - Stanford (Unregistered)		Plan prepared by: Thian Jansen on 28/07/2026	
Erf 2048 - Stanford (Unregistered) = ±6240m²		Plan Number - 26/106	
<u>Proposed Subdivision</u>		All distances are approximate and subject to a survey	
Remainder of Erf 2048 = ±5812m²		Tel: 028 313 1411	
Portion A = ±428m²		Email: admin@wrapgroup.co.za	
		Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200	



Project Office
Town Planning & Project Management



Plan 4: Proposed Zoning Plan

-  Residential Zone 1: Single Residential
-  General Residential Zone 1: Town Housing
-  General Residential Zone 2: Town Housing
-  Open Space Zone 3: Private Open Space
-  Open Space Zone 2: Public Open Space
-  Agricultural Zone 1: Agriculture
-  Transport Zone 2: Road and Parking (Private)
-  Transport Zone 2: Road and Parking (Public)

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

NTS