

OVERSTRAND MUNISIPALITEIT
ERF 189, BEZUIDENHOUTSTRAAT 26 & ERF 3118,
QUEEN VICTORIASTRAAT 7, STANFORD: AANSOEK
OM ONDERVERDELING, HERSONERING,
KONSOLIDASIE EN VERGUNNINGSGEBRUIK: MNRE
PLAN ACTIVE STAD- EN STREEKSBEPLANNERS
NAMENS HA NADEL & THE BREADMILL CC

Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), vir die volgende aansoeke van toepassing op Erf 189 en Erf 3118, Stanford, naamlik:

Onderverdeling

Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die onderverdeling van 'n gedeelte van Erf 189, Stanford in (2) twee gedeeltes naamlik, Gedeelte A ongeveer 845m² groot en 'n Restant, ongeveer 1138m² groot.

Hersonering

Aansoek ingevolge Artikel 16(2)(a) van die Verordening, om Gedeelte A te hersoneer vanaf Enkel Residensieël (SR1) na Besigheidsone 2: Algemene Besigheid (B2).

Konsolidasie

Aansoek ingevolge Artikel 16(2)(e) van die Verordening, vir die konsolidasie van Gedeelte A met Erf 3118, Stanford, om een gekonsolideerde erf ongeveer 1516m² groot te skep.

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening, van toepassing op die gekonsolideerde Erf 3118, Stanford en Gedeelte A, om residensieële wooneenheede (woonstelle) op grondvloer te akkommodeer.

Volle besonderhede rakende die voorstel hierbo is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) moet bereik voor of op **Vrydag, 11 Oktober 2024**. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr P Roux** by 028 313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

DGI O'Neill
MUNISIPALE BESTUURDER
 Overstrand Munisipaliteit
 Posbus 20, HERMANUS, 7200
Munisipale Kennisgewing Nr.132/2024

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

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 189 and Erf 3118, Stanford, namely:

Subdivision

Application in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 189, Stanford into (2) two portions namely, Portion A, approximately 845m² in extent and a Remainder, approximately 1138m² in extent.

Rezoning

Application in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Residential Zone 1: Single Residential (SR1) to Business Zone 2: General Business (B2).

Consolidation

Application in terms of Section 16(2)(e) of the By-Law for the consolidation of Portion A with Erf 3118, Stanford, to create one consolidated erf approximately 1516m² in extent.

Consent Use

Application in terms of Section 16(2)(o) of the By-Law, applicable to the consolidated Erf 3118, Stanford and Portion A, to accommodate residential units (flats) on ground floor.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 11 October 2024**. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** at 0283138900. The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

DGI O'Neill
MUNICIPAL MANAGER
 Overstrand Municipality
 P O Box 20, HERMANUS, 7200
Municipal Notice No. 132/2024

UMASIPALA WASE-OVERSTRAND
ISIZA ESINGU-ERF 189, 26 BEZUIDENHOUT STREETNO-
ERF 3118, 7 QUEEN VICTORIA STREET, STANFORD:
ISICELO ESIMAYELA NOKWAHLULAHULA, UKUCANDA
KWAKHONA, UYONDELELANISO NOKUVUMELA
UKUSEBENZISA: ABAMNU BAKWAPLAN ACTIVE TOWN
& REGIONAL PLANNERS EGAMENI LIKA HA NADEL & THE
BREADMILL CC

Kukhutshwe isaziso esingemiba yeSoloty lama47 nelama48 loMthethwana oSisihlomelo soMthethwana kaMasipala waseOverstrand ngeZicwangciso ZokuSetyenziswa koMhlaba ku2020 (UMthethwana), osebenza kwezi ziza uErf 189 no-Erf 3118, Stanford, ezisebenza ngokulandelayo:

Ukwahlulahlula

Esi sicelo simayela neSoloty 16(2)(d) loMthethwana wokwahlulahlula osebenza kwiSiza esingu- Erf 189, Stanford ibe (2) zinxalenye ezimbini ezaziwa, ngeNixalenye A, ezingumlinganiselo ozizkwemitha eziyi 845m² neNtsalela, ebungumlinganiselo ozizkwemitha ezili-1138m².

Ukucanda kwakhona

Esi sicelo simayela neSoloty le16(2)(a) loMthethwana ongokucanda kwakhona iNixalenye A yeZowuni Yokuhlala eyaziwa ngeZoni 1-Elungiselele Ukuhlala Abantu: Single Residential (SR1) ibe yiZowuni yoShishino eyaziwa ngeZowuni yoShishino 2: Ushishino LukwaWonkewonkes (B2).

Uyondelelaniso

Esi sicelo singemiba yeSoloty le16(2)(e) noMthethwana wokuyondelelanisa iNixalanye A neSiza u-Erf 3118, Stanford, ukudala uyondelelaniso lwesiza mayela nezikwemitha eziyi1516m² ngokomlinganiselo.

Ukuvumela Ukusebenzisa

Esi sicelo sisebenza ngokwemiba yeSoloty le16(2)(o) loMthethwana kaMasipala, esisebenza kuyondelelaniso lweSiza u-Erf 3118, Stanford neNalanye A, ukulungiselela iyunithi zokuhlala abantu(iiflethi) kumgangatho osezantsi.

Iinkcukacha ezipheleleyo mayela nesil siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka kwintsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Naziphina izimvo mazibhalwe phantsi, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, kunye nomdla wakho kwesi sicelo, nezizathu zokuhlomla kwakho, izimvo ezo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye koLwesihlanu, **11 EyeDwarha 2024** Imibuzo ngefowuni ingathunyelwa kuMchwangciso weDolophu, uMnu P Roux kwa-0283138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukubhala nokufunda angaya kwiSebe elifanelekileyo apho igosa likaMasipala liza kumncedisa ukuhlomla ngokusemthethweni.

DGI O'Neill
UMLAWULI OMKHULU
 Overstrand Municipality
 P O Box 20, HERMANUS, 7200
Inothisi kaMasipala Nomb. 132/2024



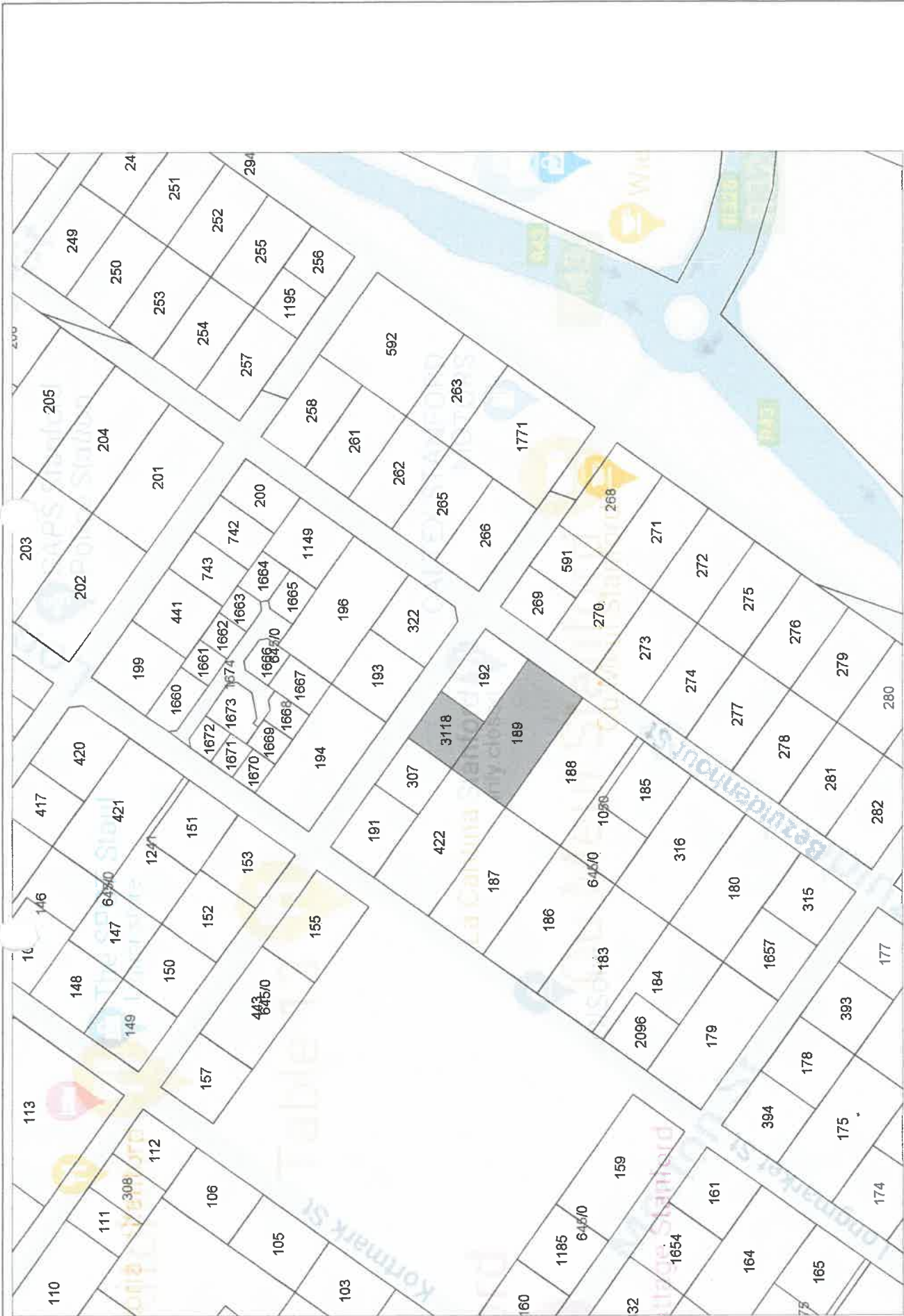
We belong



We care



We serve



Scale: NTS
 Drawing Nr: 189 Stanford.dwg
 Date: 16 Jul 2024

Plan Description:
LOCALITY MAP

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

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

**Stads- en Streksbeplanners
 Town & Regional Planners**



enla 10

Motivation report

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
20 AUG 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP-A Theart (Suld Merkle)

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

ERVEN 189 AND 3118

STANFORD

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

FILE NO. Erven 189 G
3118 - Stanford
SCAN NO.
STF 189
COLLABORATOR NO.
2105061

1. BACKGROUND

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

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

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

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

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

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

2. APPLICATION DETAILS

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

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



3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

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



3.2 ZONING

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

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

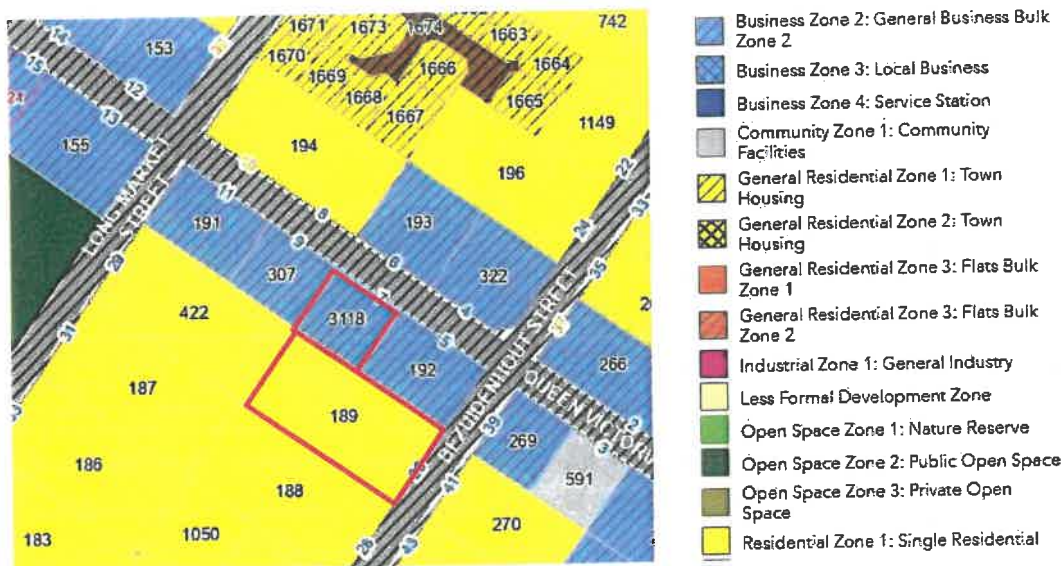


Motivation report

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

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

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



3.3 LAND USE

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

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

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

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

3.4 PROPOSAL

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



Motivation report

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

3.4.1. Proposed Subdivision

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



Motivation report

The detail of the subdivision can be tabled as follows:

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

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

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

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

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





3.4.2. Proposed Rezoning of Portion A

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

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

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

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



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

3.4.3 Proposed Consolidation

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

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

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

3.4.4 Proposed Consent Use

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

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

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



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

Ground Floor:

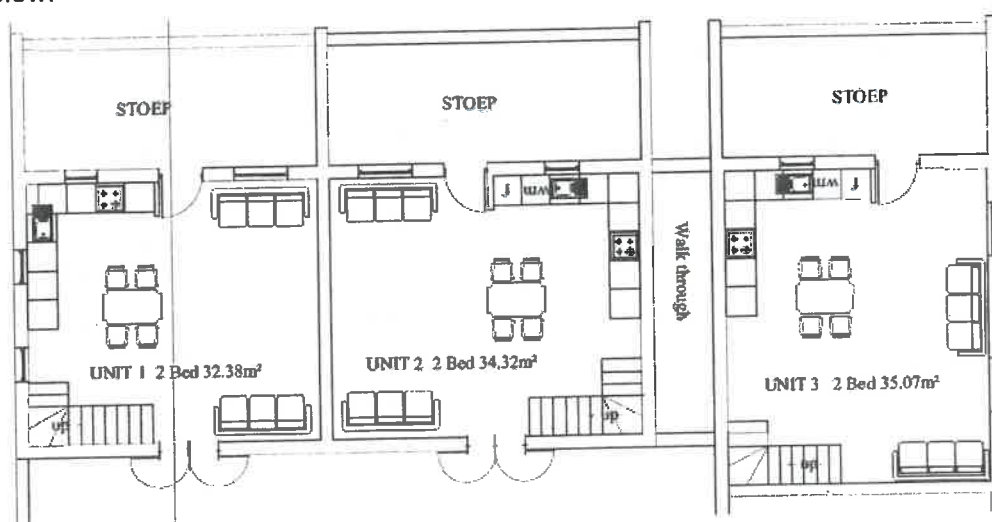
- South-West Facing Stoep: An inviting outdoor space perfect for relaxation and socializing.
- Open Plan Kitchen, Dining Room, Living Room, and Staircase: A spacious and modern layout that promotes a seamless flow between the kitchen, dining area, and living room, enhancing the living experience. The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

First Floor:

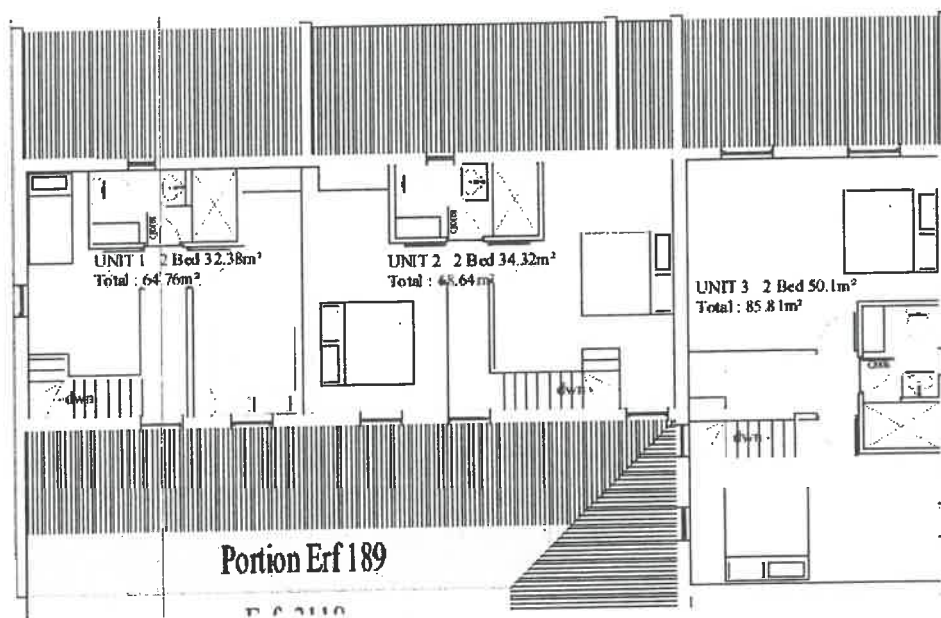
- Two Bedrooms: Comfortable and well-designed bedrooms that provide ample space for residents.
- Shared Bathroom: A modern and functional bathroom accessible to both bedrooms.

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

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



Ground Floor



First Floor

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

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

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

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



Motivation report

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

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

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



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

Flat A:

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

Flat B:

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



Motivation report

view and additional living area.

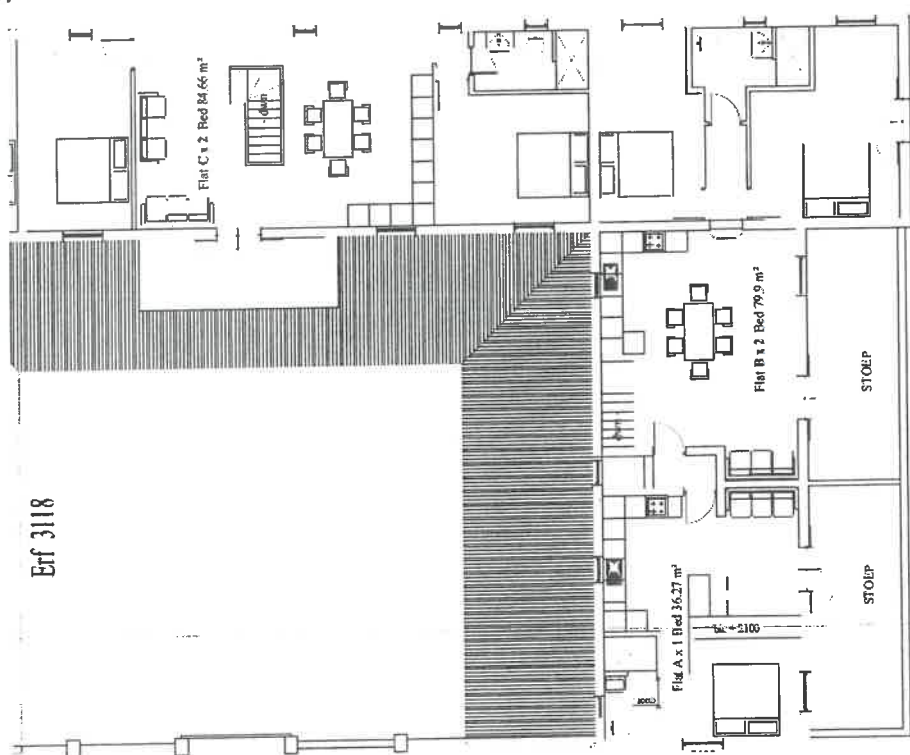
- Two Bedrooms: Comfortable and well-designed bedrooms that provide ample space for residents.
- Bathroom: A functional and modern bathroom.

Flat C:

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

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

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



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

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

3.5 ACCESS AND TRAFFIC

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

Parking Schedule Requirements:

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

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



Motivation report

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

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

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

3.6 SERVICES

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

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

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

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



Motivation report

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

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

3.7 TITLE DEED

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

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

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

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

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



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

Overstrand Growth Management Strategy (2010)

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

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

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

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

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



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

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

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

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

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



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

3.10 PLANNING PRINCIPLES

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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



Motivation report

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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



4. **RECOMMENDATION**

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

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

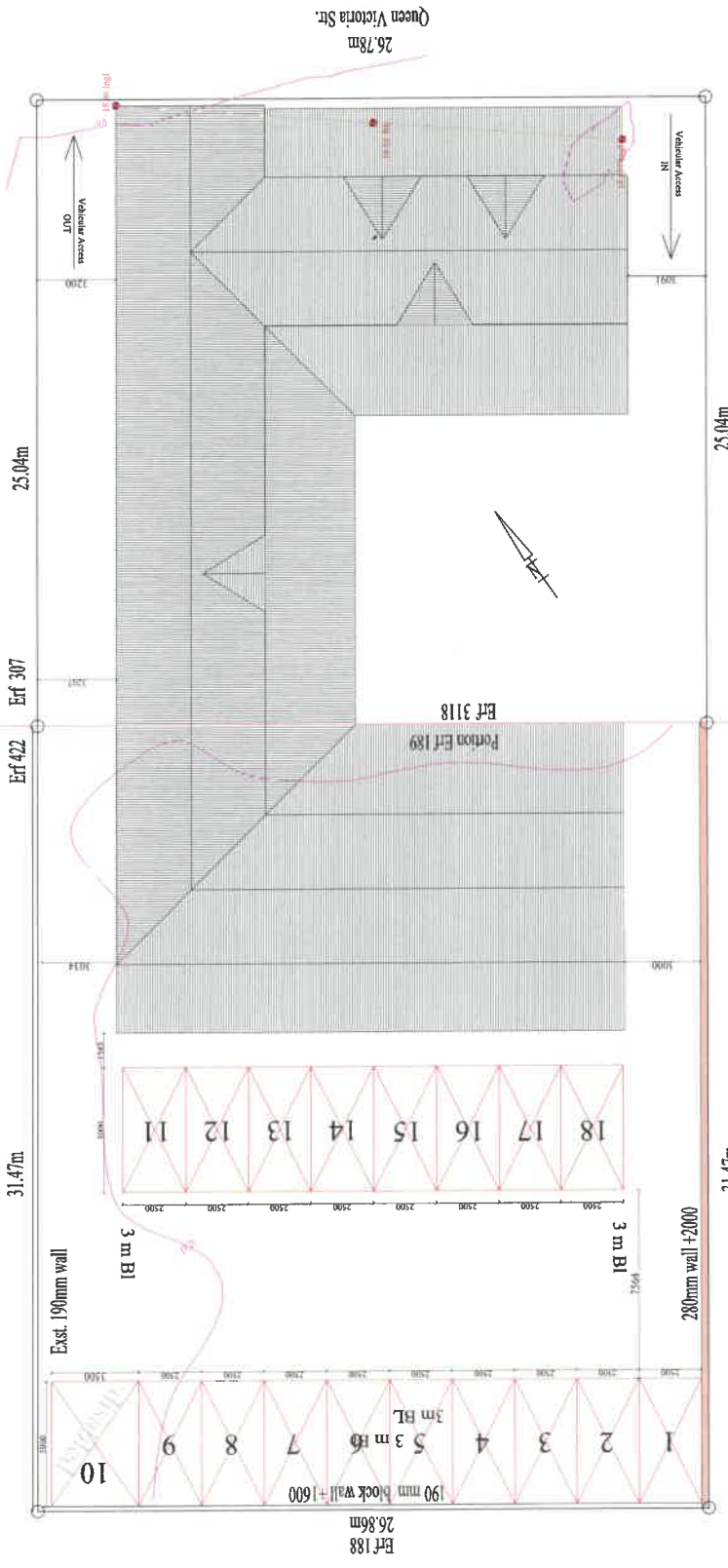


2020, as well as national legislation such as the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), and the Land Use Planning Act, 2014 (LUPA). This adherence ensures transparency, legality, and the legitimacy of the consolidation process.

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

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





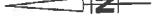
PARKING:
 1 No. 4 Bed Plot : 1,3 sp.
 2 No. 3 Bed Plot : 2,0 sp.
 3 No. 2 Bed Units: 6,0 sp.
 4,527 sp


GLA 156,8 m² @ 40m²
 4,527 sp

Total Parking : 1177 sp = 18 spaces
 Parking bays 5000 x 2500.
 Disabled : Bay required 3500 x 5000

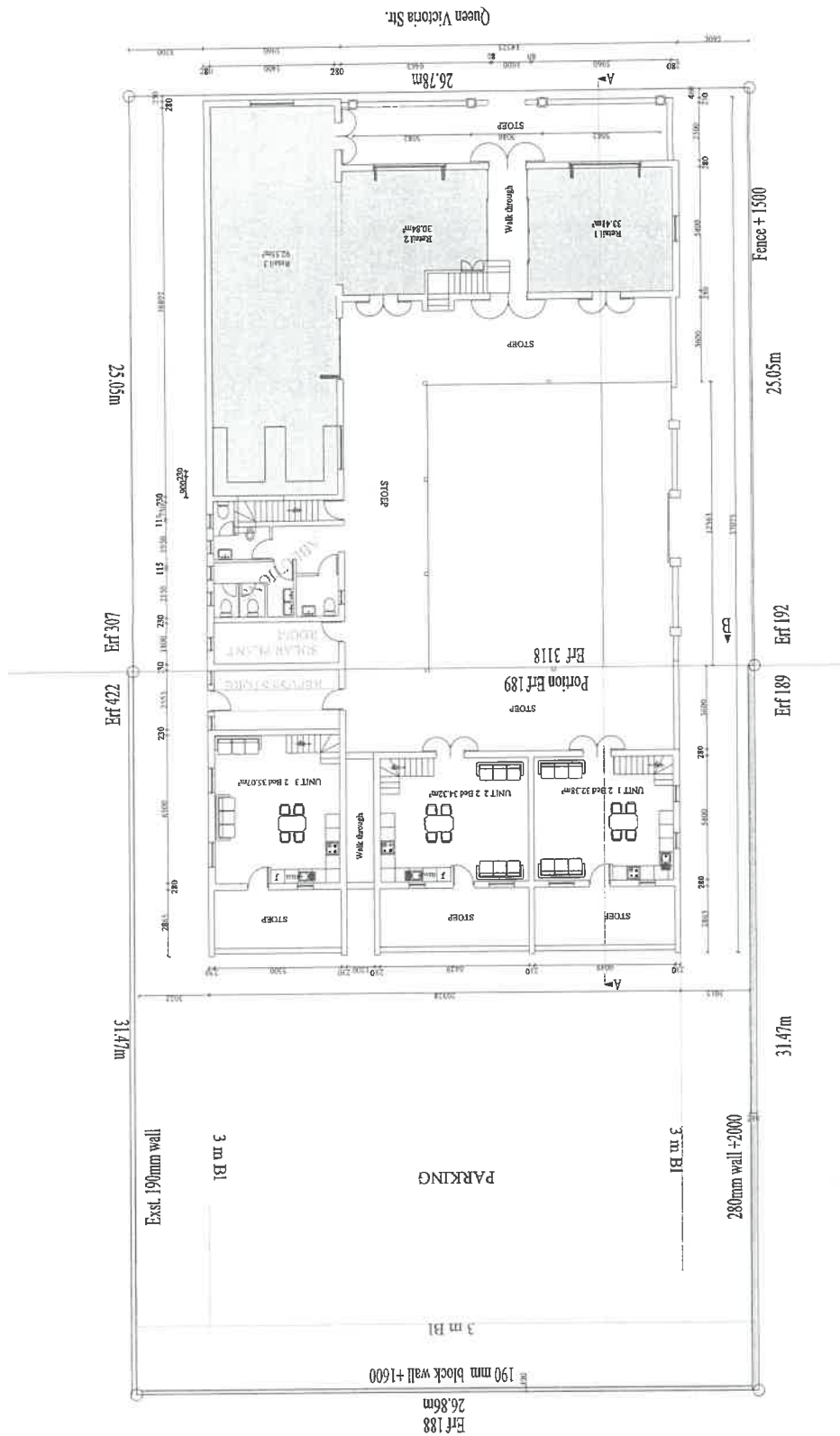
CONCEPT STAGE
 Proposed retail/residential development
 Erf 3119 / portion erf 189 Stanford
 Client Mr.D.Tedder
 Site & Parking Plan 1:100
 Drawing : 3118 P_03
 J.C.Biernecki SACAP T1490 June 2024
 Cell : 0725461567
 Mail : jambiernacki01@gmail.com



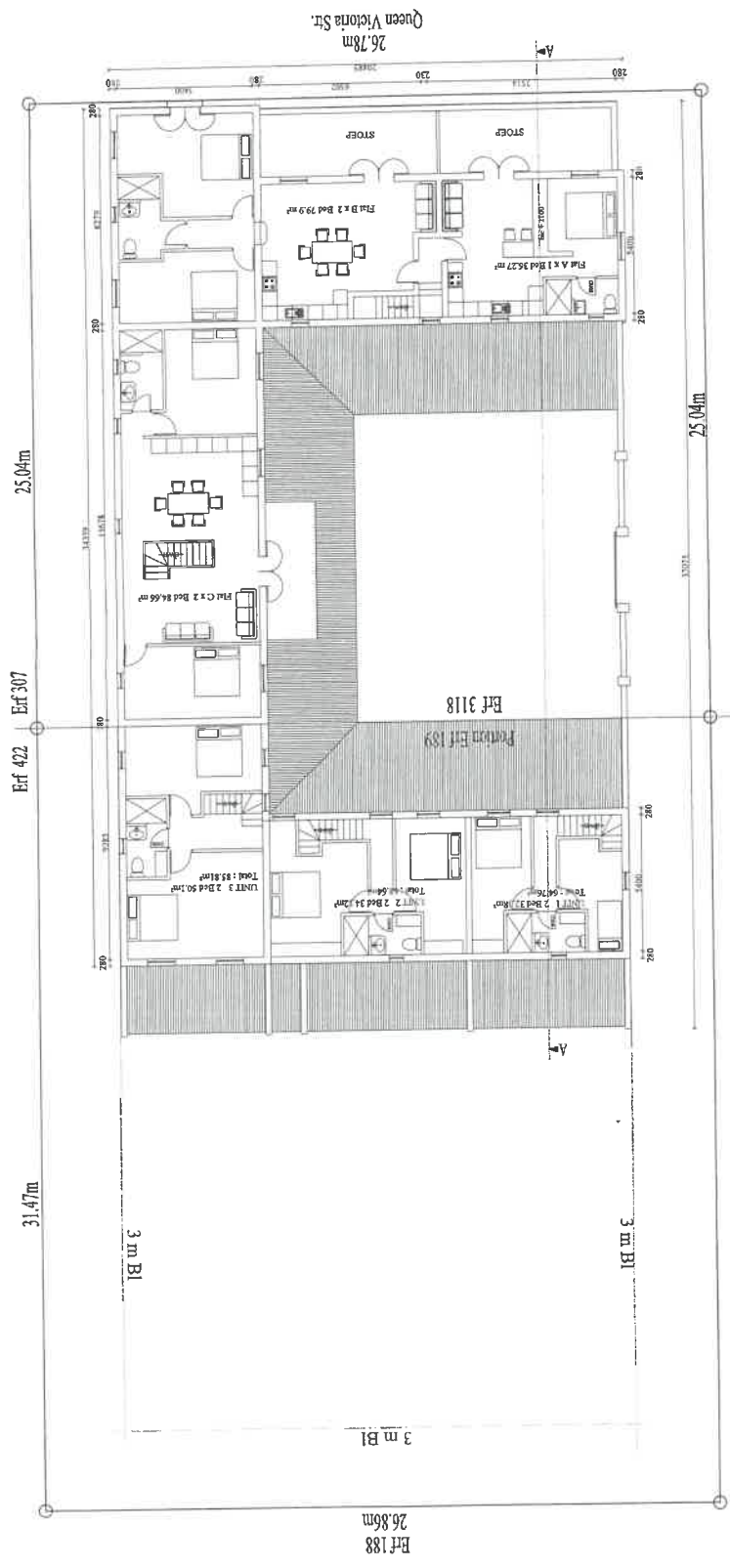


Project	
PROPOSED SUBDIVISION ERF 189 STANFORD	
Client	
Architect	
Notes	
Constants	Y 0.00 X 0.00
Height Datum	System
Project No	Drawing No
	ST1189
Scale	1:300
Date	April 2024
 LAND SURVEYING CONSULTANTS PO Box 2245, Harare, 7200 3 College Rd, Harare, 7200 Tel: 020-313236 Fax: 020-313237	

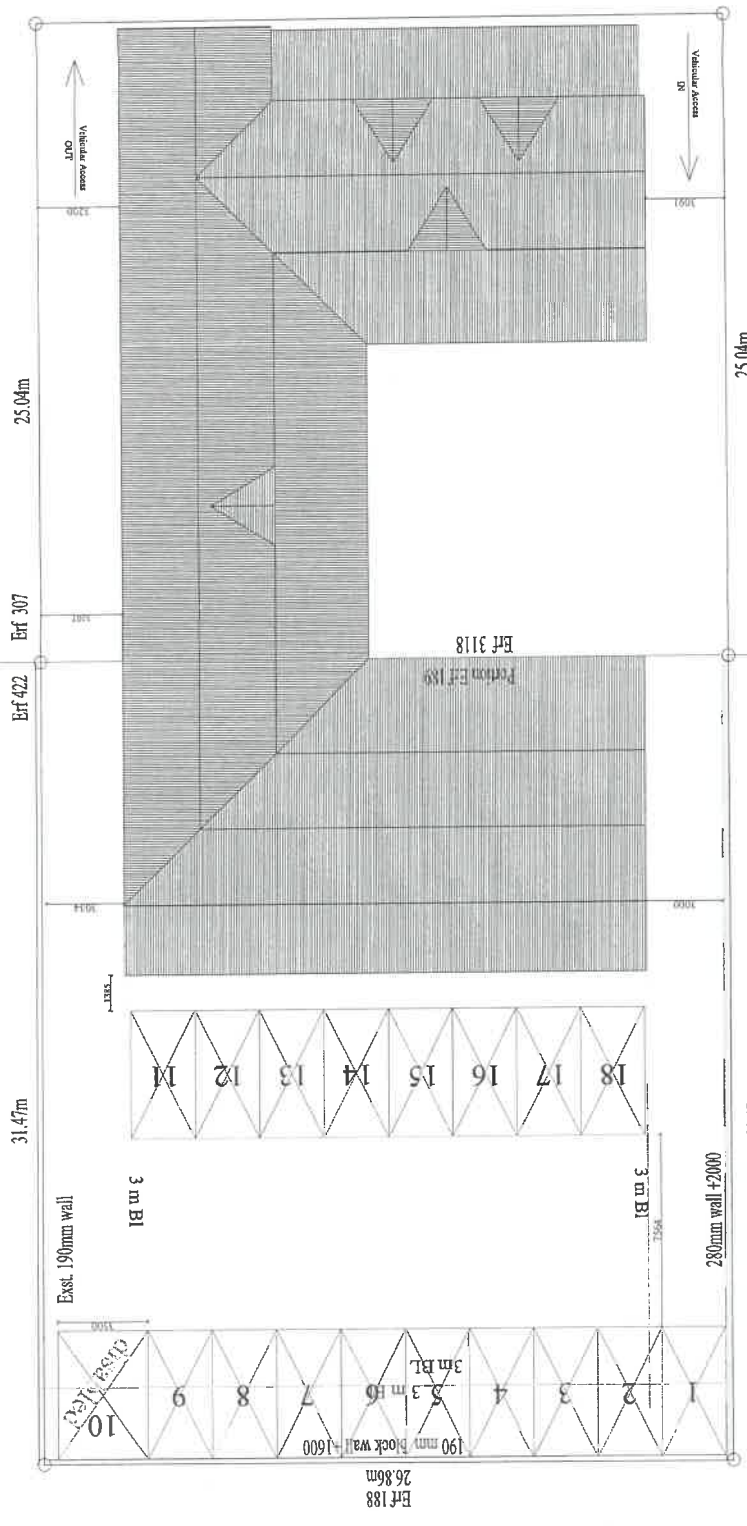




CONCEPT STAGE
 Proposed retail/residential development
 Erf 3119/ portion erf 189 Stanford
 Client: Mr.D.Tedder
 Ground Floor Plan 1:100
 Drawing : 3118_P_01
 J.C.Biermeck SACAP T1490 June 2024
 Cell : 0725461567
 Mail : janbiernest01@gmail.com



CONCEPT STAGE
 Proposed retail/residential development
 Erf 3119/ portion erf 189 Sunford
 Client: Mr. D. Tedder
 First Floor Plan 1:100
 Drawing : 3118 P_02
 J.C.Biemadd SACAP T1490 June 2024
 Cell : 0725461567
 Mail : janbiemadd101@gmail.com



Queen Victoria Str.
26.78m

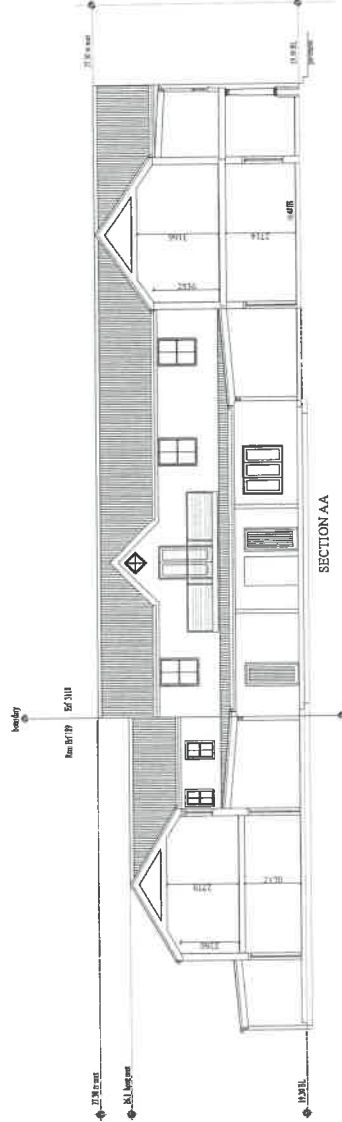
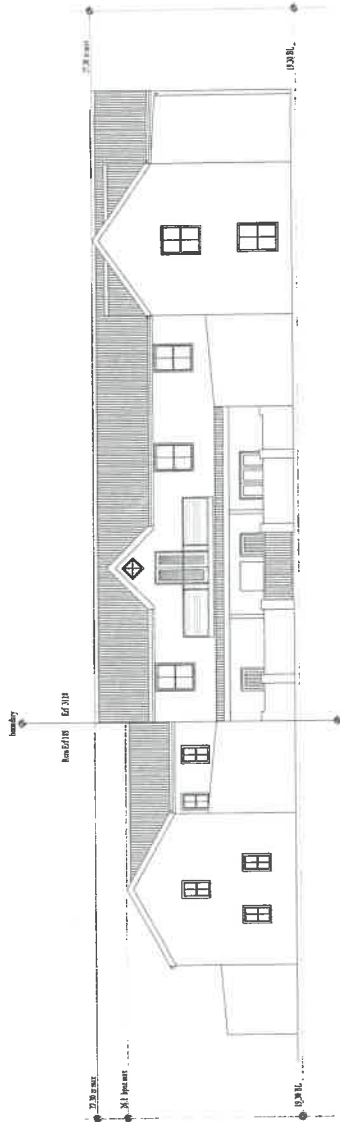
PARKING:
 No. of Bays: 18 sp.
 No. of Bed Units: 6.0 sp.
 No. of Bed Units: 6.0 sp.
 GFA 156.8 m² @ 442/100m²
 @ 5.27 sp

Total Parking: 17.77 sp = 18 spaces
Parking bays: 5000 x 2500.
Disabled: 1 Bay required 3:100 x 3000

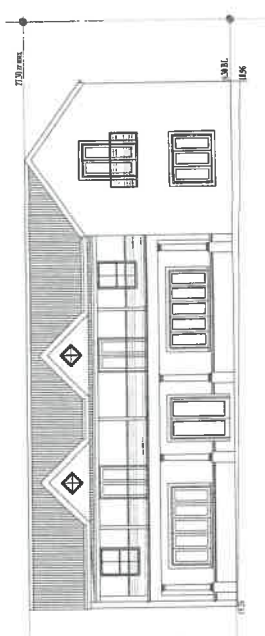
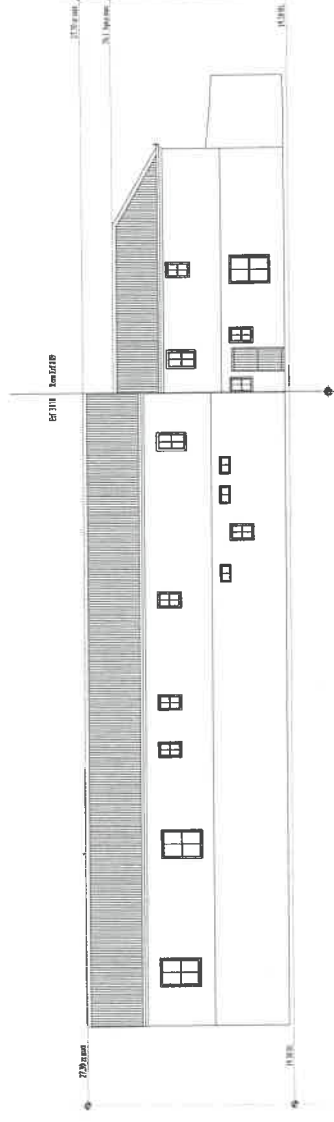
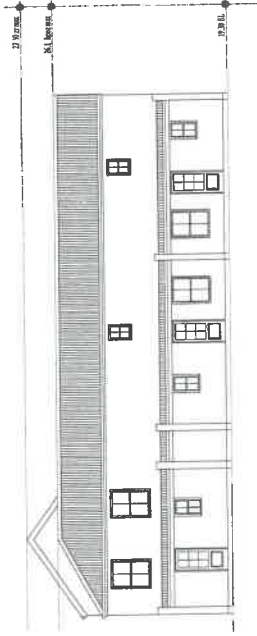
CONCEPT STAGE
 Proposed retail/residential development
 Erf 3119/ portion erf 189 Stamford
 Client Mr.D.Tedder
 Site & Parking Plan 1:100
 Drawing: 3118 P_03
 J.C.Biermaek SACAP T1490 June 2024
 Cell: 0725461567
 Mail: janbiermaek01@gmail.com



LOCATION PLAN



SECTION AA



CONCEPT STAGE
Proposed retail/residential development
Erf 3119 portion erf 189 Stanford
Client: Mr. D. Tedder
Section & Elevations 1:100
Drawing : 3118 P_04
J.C. Biermaekel SACAP T1490 - June 2024
Cell : 0725461567
Mail : janbiermaekel@gmail.com



