

OVERSTRAND MUNICIPALITY

ERVEN 2037, 2038, 2039 AND 2041, STANFORD: APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF LJ GORLEI AND STANHAVEN HOMEOWNERS' ASSOCIATION

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 Erven 2037, 2038, 2039 and 2041, Stanford, namely:

Subdivision in terms of Section 16(2)(d) of the By-Law for the following subdivisions:

- a portion of Erf 2037, Stanford to create Portion A approximately 515m² in extent; and
- Erf 2038, Stanford to create four (4) portions, namely: Portion B approximately 153m² in extent, Portion C approximately 118m² in extent, Portion D approximately 238m² in extent and Remaining extent of Erf 2038 and Erf 2039, Stanford to create Portion E approximately 13m² in extent.

Rezoning in terms of Section 16(2)(a) of the By-Law for the following rezonings:

- Portion A from Open Space Zone 3: Private Open Space (OS3) to Residential Zone 1: Single Residential (SR1);
- Portion B from Business Zone 3: Local Business (B3) to Private Open Space Zone 3: Private Open Space (OS3);
- Portion C from Business Zone 3: Local Business (B3) to Private Open Space Zone (OS3);
- Portion D from Business Zone 3: General Business (B1) to Transport Zone 2: Road and Parking (TR2);
- Portion E from Private Open Space Zone (OS3) to Transport Zone 2: Road and Parking (TR2); and
- Remaining extent of Erf 2038 from Business Zone 3: Local Business (B3) to Residential Zone 1: Single Residential (SR1).

Consolidation in terms of Section 16(2)(e) of the By-Law for the following consolidations:

- Portion A to be consolidated with the Remaining extent of Erf 2038 to create a single residential erf approximately 908m² in extent;
- Portion B with the Remaining extent of Erf 2037 to create a buffer between the refuse yard and the relocated Erf 2038;
- Portion C with the Remaining extent of Erf 2039 to increase the size of the refuse yard;
- Portion D with Erf 2041 to widen the access road to the residential estate; and
- Portion E with Erf 2041 to widen the existing access road.

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 Stanford Library, Queen Victoria Street, Stanford. Any comments on the proposal must be submitted in writing in accordance with the provisions of Sections 51 and 52 of the By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 028 313 2093 / (e) alida@overstrand.gov.za) on or before **1 December 2023** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr. P. Roux** at 028 313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Notice No: 158/2023

OVERSTRAND MUNISIPALITEIT

ERWE 2037, 2038, 2039 EN 2041, STANFORD: AANSOEK OM ONDERVERDELING, HERSONERING EN KONSOLIDASIE: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS LJ GORLEI EN STANHAVEN HUISEIENAARSVERENIGING

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op Erf 2037, 2038, 2039 en 2041, Stanford, naamlik:

Onderverdeling ingevolge Artikel 16(2)(d) van die Verordening vir die volgende onderverdelings:

- 'n gedeelte van Erf 2037, Stanford om Gedeelte A, ongeveer 515m² groot te skep; en
- Erf 2038, Stanford, om vier (4) gedeeltes te skep, naamlik: Gedeelte B, ongeveer 153m² groot, Gedeelte C, ongeveer 118m² groot, Gedeelte D, ongeveer 238m² groot en die Restant van Erf 2038 en Erf 2039, Stanford om Gedeelte E, ongeveer 13m² groot te skep.

Hersonering ingevolge Artikel 16(2)(a) van die Verordening, vir die volgende hersonerings:

- Gedeelte A vanaf Oopruimte Sone 3: Privaat Oopruimte (OS3) na Residensiële Sone 1: Enkelresidensiële (SR1);
- Gedeelte B vanaf Besigheidsone 3: Plaaslike Besigheid (B3) na Privaat Oopruimte Sone 3: Privaat Oopruimte (OS3);
- Gedeelte C vanaf Besigheidsone 3: Plaaslike Besigheid (B3) na Privaat Oopruimtesone (OS3);
- Gedeelte D vanaf Besigheidsone 3: Algemene Besigheid (B1) na Vervoersone 2: Pad en Parkering (TR2);
- Gedeelte E vanaf Privaat Oopruimtesone (OS3) na Vervoersone 2: Pad en Parkering (TR2); en
- Restant gedeelte van Erf 2038 vanaf Besigheidsone 3: Plaaslike Besigheid (B3) na Residensiële Sone 1: Enkelresidensiële (SR1).

Konsolidasie ingevolge Artikel 16(2)(e) van die Verordening vir die volgende konsolidasies:

- Gedeelte A met die Restant Gedeelte van Erf 2038 te konsolideer, om 'n enkelresidensiële erf van ongeveer 908m² groot te skep;
- Gedeelte B met die Restant Gedeelte van Erf 2037, om 'n buffer tussen die vuilswaai en die hervestigde Erf 2038 te skep;
- Gedeelte C met die Restant gedeelte van Erf 2039, om die grootte van die vuilswaai te vergroot;
- Gedeelte D met Erf 2041, om die toegangspad na die residensiële landgoed te verbreed; en
- Gedeelte E met Erf 2041, om die bestaande toegangspad te verbreed.

Volledige besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoria Straat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028 313 2093 / (e) alida@overstrand.gov.za) voor of op **1 Desember 2023** bereik, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P. Roux** by 028 313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

Munisipale Kennisgewing Nr. 158/2023

UMASIPALA WASE-OVERSTRAND

IZIZA EZINGUVERNEN 2037, 2038, 2039 NO 2041, STANFORD: ISICULO SOKWAHLULA, UKUCANDA AND NOKUYONDELELANISA: ABANUMZANA PLAN ACTIVE ABACWANGCISI BEDLOPHU NENGINGQI EGAMENI LABAKWA LJ GORLEI AND STANHAVEN HOMEOWNERS' ASSOCIATION

Kukhutshwe isaziso ngokwemiba yeSoloty lama47 nela- ma48 nguMasipala waseOverstrand NgoMthethwana ka- Masipala OsisiHlomelo ngeZicwangciso zokuSetyenziswa koMhlaba ku2020 (UMthethwana), ezisebenzisela kule miba ehambelana nezi zilandelayo ISiza esingu 2037, 2038, 2039 no-2041, Stanford, ezibizwa:

Ukwahluhla ngokwemiba yeSoloty le16(2)(d) loMthethwana osebenza kolu lwahlulo:

- Inxalenye esisiza esinguErf 2037, Stanford ukudala Inxalenye A emalunga nezikwemitha ezingama 515m² ngokomlinganiselo,
- neSiza esinguErf 2038, Stanford ukudala iinxalenye ezine(4), ezibizwa: Inxalenye B emalunga nezikwemitha eziyi153m² ubukhulu, iNxalenye C emalunga nezikwemitha eziyi118m² ngokomlinganiselo, Inxalenye D emlinganiselo ozikwemitha ezingama238m² ngokomlinganiselo neNtsalela enguErf2038 neErf2039, eStanford ukwakha iNxalenye E engmlinganiselo ozikwemitha ezi13m² ubukhulu.

Ukucanda kwakhona ngokwemiba yeSoloty le16(2)(a) loMthethwana ongokuncanda kwezi ndawo zilandelayo:

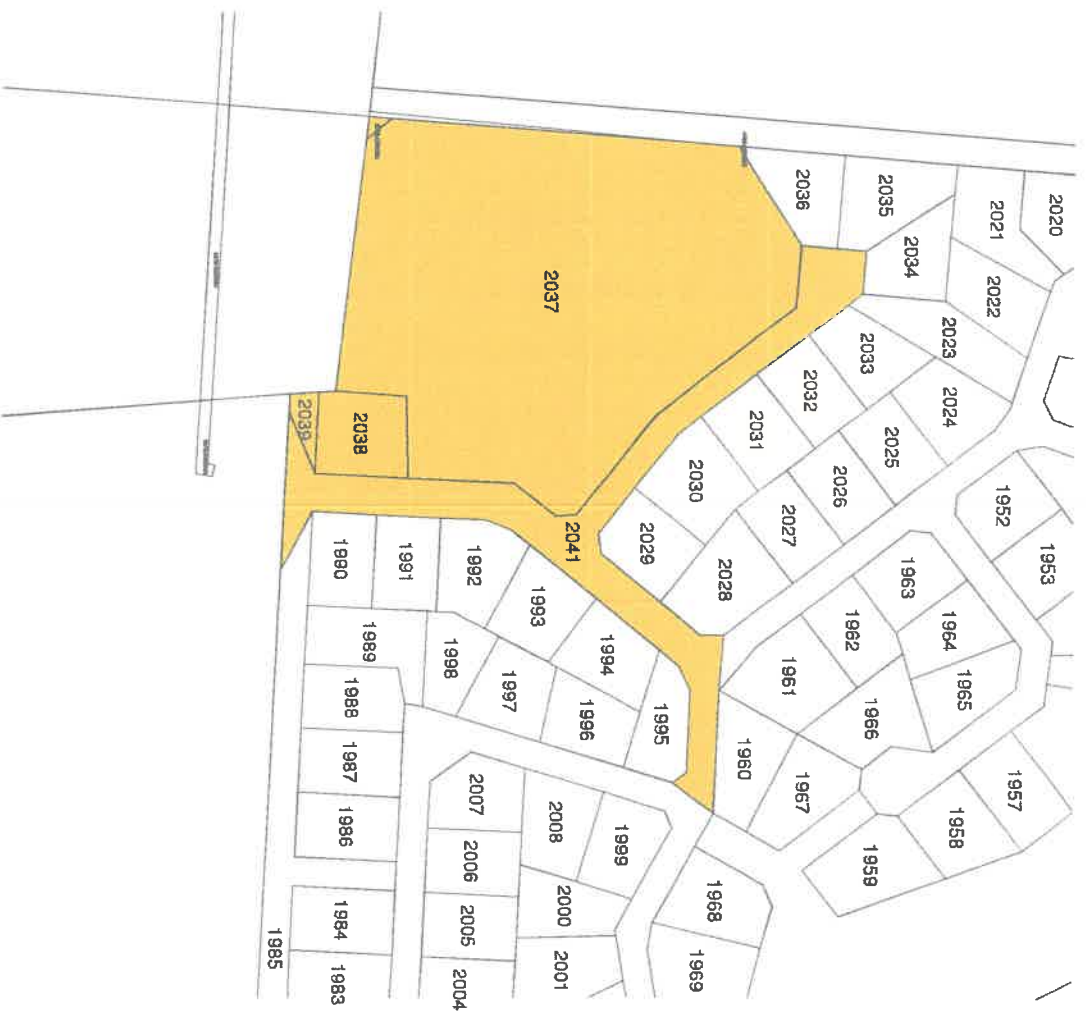
- Inxalenye A ukusuka kwiBala eliseZowuni3: Indawo Elibala Yabucala (OS3)kwiZowuni 1 eHlala Abantu 1: indawo Elungiselelwe Ukuhlala Umntu Omnye (SR1);
- Inxalenye B ukusuka kwiZowuni yoShishino ukuya kwiZowuni 3: Ushishino Lwasekhaya (B3) ukuya kweya-Bala Labucala Elivulelekileyo kwiZowuni 3: Icala laBucala Elivulelekileyo (OS3);
- Inxalenye C ukusuka kuShishino kwiZowuni 3: Ushishino Lwasekhaya (B3) ukuya kwiBala Elivulelekileyo Labucala (OS3);
- Inxalenye D ukusuka kwiZowuni yoShishino 3: Ushishino Jikelele (B1) ukuya kwiZowuni yeZothutho engu-Zowuni 2: indlela nendawo yokuPaka (TR2);
- Inxalenye E ukusuka kwiBala Labucala Elivulelekileyo elingu-Zowuni 3 (OS3) ukuya kwezoThutho kuZowuni 2: indlela nendawo yokuPaka (TR2), ne
- Ntsalela yomlinganiselo weSiza esinguErf 2038 ukusuka kwiZowuni yoShishino uZowuni 3: Ushishino Lwasekhaya (B3) ukuya kwiNdawo Yokuhlala abantu enguZowuni1: Indawo Elungise; ewe Ukuhlala umntu omnye (SR1).

Ukuyondelelaniswa ngokwemiba yeSoloty loMthethwana 16(2)(e) loMthethwana osebenza kolu yondelelaniso lulandelayo:

- Inxalenye A iza kuyondelelaniswa neNtsalela yesiza esinguErf 2038 ukudala indawo elungiselelwe ukuhlala umntu omnye kwisiza esingumlinganiselo wezikwemitha eziyi908m² ngokomlinganiselo;
- Inxalenye B neNtsalela engumlinganiselo weSiza esinguErf 2037 ukudala indawo yokugcina izinto ephakathi kweyadi egcina inkunkuma nesiza esifuduselwe kwisiza esinguErf 2038;
- Inxalenye C neNtsalela engumlinganiselo weSiza esinguErf 2039 ukwandisa ubungakanani beyadi ehla inkunkuma;
- Inxalenye D nesiza esinguErf 2041 ukuvula banzi indlela engena kwindawo yokuhlala, ne
- Nixalenye E nesiza esinguErf 2041 ukuvula banzi indlela engena apha neseyikhona.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlole kwiintsuku zaphakathi evelini ukusuka kwixesha eliphakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, 16 Paterson Street, Hermanus, Gansbaai Library, Main Road, Gansbaai naseStanford Library, Queen Victoria Street, Stanford. Naziphi na izimvo ngesi siphakamiso maazingeniswe ngokubhala phantsi ngokwemiba yezibonelelo zeSoloty lama51 nelama52 loMthethwana zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 028 313 2093 / (e) alida@overstrand.gov.za) ngomhla ngaphambi **1 uDisemba 2023** uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi siculo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathu- nyelwa kuMnu. P. Roux kwa 028 313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda afake uluvo lwakhe ngokusemthethweni.

Inothisi kaMasipala Nomb: 158/2023



Plan Active

Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

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Property Description:

**ERVEN 2037, 2038,
2039N & 2041**

STANFORD

Plan Description:

LOCALITY MAP

Scale:

1:15 000

Drawing Nr:

STANF2038L.dwg

Date:

07/2023



**PROPOSED SUBDIVISION, REZONING AND
CONSOLIDATION**

**ERVEN 2037, 2038, 2039 & 2041
STANFORD**

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mrs. L.J. Gorlei, the owner of Erf 2038 Stanford, and Mr. Lynton Westbrook, Chairman of the Board of Trustees of the Stanhaven Homeowners Association, owners of erven 2037, 2039 & 2041 Stanford has instructed the company Plan Active Town and Regional Planners to apply for the relocation of Erf 2038 Stanford, to enlarge Erf 2039 Stanford where the refuse yard is located and to widen the access road, Erf 2041 Stanford. The application will also entail the rezoning of the relocated Erf 2038 Stanford from Business Zone 3 to Residential Zone 1. No additional land use rights will be obtained with this application.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of erven 2037, 2038 and 2039 Stanford;

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of a portions of erven 2037, 2038 and 2039 Stanford;
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of portions of erven 2037, 2038, 2039 & 2041 Stanford;

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTIONS

Erven 2037, 2038, 2039 Stanford are located at the entrance of the Stanhaven Residential Estate, west of Evelyn Street. Erf 2041 Stanford is Evelyn Street, the main access to the Stanhaven residential development. Please refer to the enclosed locality map and aerial photograph below:



The sizes of the subject erven and the Title Deed numbers they are held by are listed as follow:

- Erf 2037 Stanford: 15 259m²: Title Deed Number: T1366/2020
- Erf 2038 Stanford: 908m²: Title Deed Number: T51080/22
- Erf 2039 Stanford: 170m²: Title Deed Number: T27195/10
- Erf 2041 Stanford: 4 478m²: Title Deed Number: T27195/10 (Evelyn Street)

Erven 2037, 2039 & 2041 are owned by the Homeowners' Association and Erf 2038 Stanford is owned by Mrs. Linda J. Gorlei.

3.2 ZONING

Erf 2037 Stanford is zoned Open Space Zone 3: Private Open Space, Erf 2038 Stanford is zoned Business Zone 3: Local Business, Erf 2039 Stanford is zoned Open Space Zone 3: Private Open Space and Erf 241 Stanford is Zoned Transport Zone 2: Private Road. Please refer below to the abstract of the zoning map for easy reference;



Surrounding properties within the housing estate are zoned for single residential purposes.

3.3. LAND USE

Erf 2037 Stanford is a private open space that is used as such, Erf 2038 Stanford is vacant, Erf 2039 Stanford is used as a refuse yard for the residential estate and Erf 2041 Stanford is the private main access road of the residential estate

As mentioned above, surrounding land uses within the residential estate consist predominantly of single residential erven.

3.4. PROPOSED DEVELOPMENT

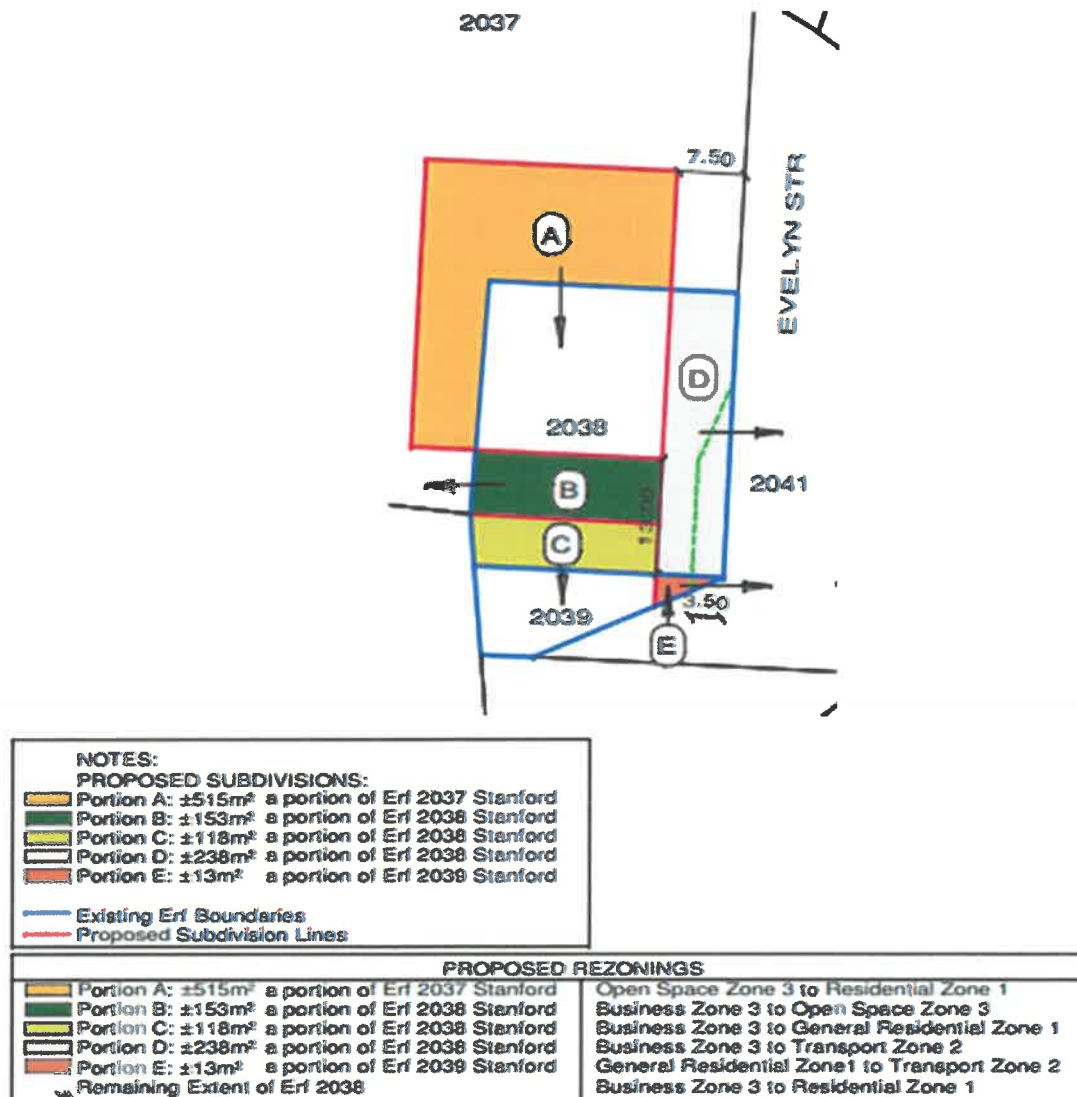
Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of erven 2037, 2038 and 2039 Stanford;
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of a portions of erven 2037, 2038 and 2039 Stanford;
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of portions of erven 2037, 2038, 2039 & 2041 Stanford;

Mrs. Gorlei purchased Erf 2038 Stanford in order to erect a dwelling on the property. The zoning of Erf 2038 Stanford is Business Zone 3 and therefore it would be required that the property be rezoned. As discussions progressed with the Homeowners' Association the positioning of Erf 2038 was discussed in relation to Erf 2039 Stanford (refuse yard). It was agreed by all parties that it would be best to relocate Erf 2038 Stanford and enlarge Erf 2039 Stanford. The future plan of the Homeowners' Association was also to widen the current access road to make provision for better access to the housing estate. Instead of submitting 3 separate applications the respective owners decided to deal with the proposals simultaneously.

The proposed relocation of Erf 2038 Stanford, the enlargement of Erf 2039 Stanford and the widening of the private road can be described with reference to the enclosed subdivision and consolidation plan and the abstract below. We have indicated the current configuration of the subject erven on the right, the proposed subdivisions and consolidations in the centre and the final erf configurations on the right.

Abstract of plan:



It is firstly proposed that the remaining extent of Erf 2038 Stanford excluding proposed Portions B, C and D be rezoned from Business Zone 3 to Residential Zone 1. A portion of Erf 2037 Stanford, indicated as portion A that is $\pm 515\text{m}^2$ in extent will be subdivided and rezoned from Open Space Zone 3 to Residential Zone 1 and consolidated with the remaining extent to create a single residential erf that will be $\pm 908\text{m}$ in extent, *the same size as the original Erf 2038 Stanford*.

Portion B that is $\pm 153\text{m}^2$ in extent will be subdivided from Erf 2038 Stanford, rezoned from Business Zone 3 to Open Space Zone 3 and consolidated with the remaining

extent of Erf 2037 Stanford to create a buffer between the refuse yard and the relocated Erf 2038 Stanford.

Portion C is $\pm 118\text{m}^2$ in extent and will be subdivided from Erf 2038 Stanford, rezoned from Business Zone 3 to Open Space Zone 3 and consolidated with the remaining extent of Erf 2039 Stanford in order to increase the size of the refuse yard.

Portion D, that is $\pm 238\text{m}^2$ in extent will be subdivided from Erf 2038 Stanford, rezoned from Business Zone 3 to Transport Zone 2 and consolidated with Erf 2041 Stanford in order to widen the access road to the residential estate.

Portion E, that is $\pm 13\text{m}^2$ in extent will be subdivided from Erf 2039 Stanford, rezoned from Open Space Zone 3 to Transport Zone 2 and consolidated with Erf 2041 Stanford also to widen the existing access road.

The total proposed erf sizes after subdivision, rezoning and consolidation have taken place are tabled as follow:

Erf Number	<u>Original Size (m²)</u>	<u>Proposed Size ($\pm\text{m}^2$)</u>
2037	15 259	14 897
2038	908	908
2039	170	275
2041	4 478	4 729

The reasons for the proposed subdivisions, rezoning and consolidations are:

- To relocate Erf 2038 Stanford that will be used as a single residential erf;
- To increase the size of Erf 2039 Stanford that is the refuse yard that will also enhance accessibility;
- To create an open space buffer between the newly created "Erf 2038" Stanford and "Erf 2039" Stanford;
- To widen the access road to the residential estate to make provision for a visitor's lane.

3.5. CHARACTER OF THE ENVIRONMENT

The application constitutes the relocation of Erf 2038 Stanford that is not far from its original position, the creation of a buffer between erven 2038 & 2039 Stanford, the increase in size of Erf 2039 Stanford (refuse yard) and the widening of the access road to make provision for a visitor's lane. The proposals do not have an impact on the character of the environment. The proposal will not change the primary land uses and the intended land use of Erf 2038 Stanford that it was sold for. The proposed subdivisions, rezonings and consolidations will not have a negative impact on the neighbouring properties or residential character of the area.

3.6. POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The proposed relocation and change of use of Erf 2038 Stanford, the increase in size of Erf 2039 Stanford and the widening of the entrance to make provision for a visitor's lane will be beneficial to the housing estate. No additional erven are proposed that will put additional strain on municipal services and traffic flow.

3.7. IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1. PROVISION OF SERVICES

Provision has been made for all services with the development of the Stanhaven Residential Estate and no additional services will be required. The impact on services would therefore remain the same.

3.7.2. TRAFFIC IMPACT AND ACCESS

The Access Point to the Stanhaven Residential Estate will remain at the exact position with the exception of the access being widened towards the western side to make provision for a visitor's lane. The road reserve at the entrance will increase by 7.5m to make provision for a visitor's lane that will be approximately 3.5m. The visitor's lane will be beneficial to residents and visitors accessing Stanhaven Residential Estate. No new access points are proposed. The relocation of Erf 2038 Stanford and the change

of use from local business to single residential will have less of an impact on traffic. The same would be the case with the increase in size of the refuse yard at the entrance.

3.8. OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.8.1. HERITAGE VALUE

The relocation of Erf 2038 Stanford, the increase in size of Erf 2039 Stanford and the widening of the entrance to the residential estate will have no impact on the heritage value of the area.

The subject properties are not associated with any important persons or groups or important events and activities.

In the light of the above mentioned it is evident that the application will not hinder any future land use applications on the subject erven. The proposed application will not have a negative impact on the heritage value of the subject properties or the greater area of Stanford.

3.8.2. IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed application does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.9. FORWARD PLANNING AND LAND USE DOCUMENTS

The proposed application constitutes the relocation of Erf 2038 Stanford, the increase in size of Erf 2039 Stanford and the widening of the entrance, Erf 2041 Stanford, to the residential estate. The proposals are in line with the ***Overstrand Spatial Development Framework (2020)*** and the Overstrand Municipal Growth Management Strategy (OMGMS, 2010) and can be supported.

3.10. PLANNING PRINCIPLES

The planning principles of spatial justice and sustainability are not applicable to this application.

Spatial justice refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poorest of the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning. Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas. The principle of spatial justice is not applicable to this application.

Spatial sustainability essentially refers to a sustainable form of development. A part of this means promoting less resource consuming development typologies that promote compaction, pedestrianisation and mixed-use urban environments which allow for the development of a functional public transport system and space economy. A spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl. The principle of spatial sustainability is not applicable to this application.

Efficiency: The proposed relocation and change of use of Erf 2038 Stanford, the increase in size of Erf 2039 Stanford and the widening of the entrance to make provision for a visitor's lane will be beneficial to the housing estate. Space within the Stanhaven Residential Estate will be utilised more efficiently.

Spatial resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies

and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). The principle of spatial resilience is not applicable to this application.

Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- Erf 2038 Stanford will be utilised for the intended purpose it was sold for;
- The increased in size will make the refuse yard more easily accessible;
- The relocation of Erf 2038 Stanford will create an open space buffer between the residential erf and the refuse yard;
- The road widening to make provision for a visitor's lane will be beneficial to the owners, currently making use of the same access to the residential estate;
- The proposed application is compatible with the existing built character of the area;
- All services already exist, and no additional services will not be required;
- The proposals will not have a negative impact on the current character and land values of the surrounding erven;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

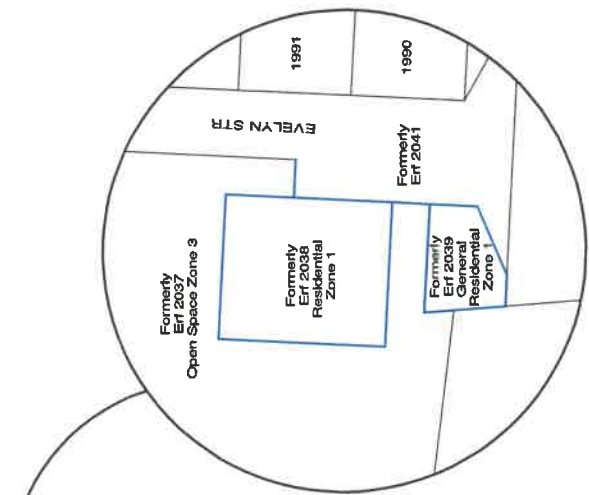
With regards to the above mentioned it would be appreciated if the application would be considered favourably.

NOTES:
PROPOSED SUBDIVISIONS:
 Portion A: ±515m² a portion of Erf 2037 Stanford
 Portion B: ±153m² a portion of Erf 2038 Stanford
 Portion C: ±118m² a portion of Erf 2038 Stanford
 Portion D: ±238m² a portion of Erf 2038 Stanford
 Portion E: ±13m² a portion of Erf 2039 Stanford

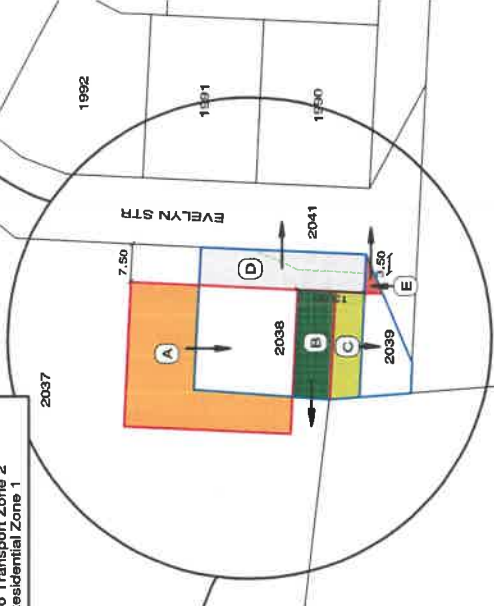
Existing Erf Boundaries
 Proposed Subdivision Lines

PROPOSED REZONINGS
 Open Space Zone 3 to Residential Zone 1
 Business Zone 3 to Open Space Zone 3
 Business Zone 3 to Open Space Zone 3
 Business Zone 3 to Transport Zone 2
 Open Space Zone 3 to Transport Zone 2
 Business Zone 3 to Residential Zone 1

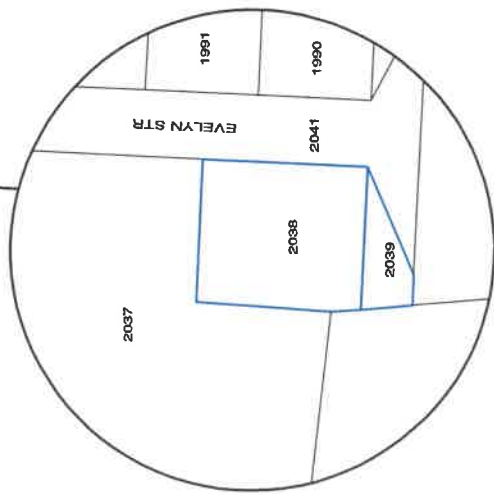
NOTES:
PROPOSED CONSOLIDATIONS:
 Remainder Erf 2037 + Portion B
 Remainder Erf 2038 + Portion A
 Remainder Erf 2039 + Portion C
 Erf 2041 + Portions D and E
PORTAL SIZES AFTER REZONING AND CONSOLIDATION:
 Erf 2037: ±14 897m²
 Erf 2038: ±908m²
 Erf 2039: ±275m²
 Erf 2041: ±4 728m²



Erven After Subdivision
 Rezoning and Consolidation



Proposed Subdivisions
 Rezoning & Consolidations



Before Subdivisions,
 Rezoning & Consolidations



	Scale: 1:1000 Drawing Nr: stan2038s.dwg Date: 7/2023
Property Description: ERVEN 2037, 2038, 2039 & 2041 STANFORD	Plan Description: PROPOSED SUBDIVISIONS & CONSOLIDATIONS
All distances approximate and subject to survey. COPYRIGHT RESERVED	PIA ⁿ Stads- en Streeksbeplanners Town & Regional Planners