

ERF 1771, 28 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP PROJECT OFFICE ON BEHALF OF STANFORD GROCER (PTY) LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:

- **consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a bottle store on the premises; and
- **amendment of the site development plan** in terms of Section 16(2)(l) of the By-Law, to accommodate a bottle store and new shop on the property.

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 at the Stanford Library, Queen Victoria Street, Stanford. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 12 July 2024**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **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.

ERF 1771, DANEELSTRAAT 28, STANFORD, OVERSTRAND MUNISIPALITEIT: AANSOEK OM VERGUNNINGSGEBRUIK EN WYSIGING VAN DIE TERREINONTWIKKELINGSPLAN: MNRS WRAP PROJECT OFFICE NAMENS STANFORD GROCER (EDMS) BPK

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

- **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, om 'n bottelstoor op die perseel te akkommodeer; en
- **wysiging van die terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening, om 'n bottelstoor en nuwe winkel op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Stanford Biblioteek. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 12 Julie 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **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.

ISIZA 1771, 28 DANEEL STREET, STANFORD, UMASIPALA WASE OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME KUNYE NOLUNGISO LWESICWANGCISO SOPHUHLISO LWESIZA: WRAP PROJECT OFFICE EGAMENI LIKA STANFORD GROCER (PTY) LTD

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) sokuba isicelo sifunyenwe soku kulandelayo:

- **imvume youkusetyenziswa** ngokweCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela indawo ethengisa utywala kwipropati; kwaye
- **ukuguqulwa kwesicwangciso sophuhliso lwesiza** ngokungqinelana neCandelo 16(2)(l) loMthetho kaMasipala wevenkile ethengisa utywala kunye nevenkile entsha kwipropati.

Inkcukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxsha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: IziCwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus nakwiThala leencwadi laseStanford, kwiSitalato iQueen Victoria, eStanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi wama- uLwesihlanu, **12 uJulayi 2024** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngomnxeba ingenziwa kuMnu. P Roux kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limcedise ukuze abhale ngokusesikweni izimvo zakhe.

1. Locality Plan Erf 1771 - Stanford

Plan prepared by: Veronica Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



Scale 1 : 1000



1. ABBREVIATIONS

| | |
|---------------|---|
| OM | Overstrand Municipality |
| OMLUS | Overstrand Municipality Land Use Scheme, 2020 |
| BY-LAW | Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 |
| LUPA | Western Cape Land Use Planning Act, 2014. |
| MSDF | Overstrand Spatial Development Framework, 2020 |

2. PROPERTY DETAILS

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|-------------------|--|
| Consultant | WRAP Project Office |
| Erf Number | Erf 1771, Stanford |
| Extent | 2380m ² |
| Zoning | Business Zone 2: General Business (B2) |

3. BACKGROUND AND INTENT

Erf 1771 Stanford, hereafter referred to as the subject property (Refer to **Plan 1** for the locality), is owned by Stanford Grocer (Pty) Ltd, who purchased the subject property to enhance and improve it into a functional and feasible business premises. This business will attract businesses, customers and will create employment opportunities for the community. The property owners appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

The subject property is zoned Business Zone 2: General Business Bulk Zone 2 and have been operating as a small grocery store and service station for several years. The owners bought the property in 2023 with the intention to uplift and increase the commercial value of the property by converting the two existing dwelling units on the property and only focussing on the commercial spaces. The property owners have identified an opportunity in the area by providing more retail space and they also have an intention to open a bottle store. The intent of the owners is to provide the residents of Stanford additional access to several services and new retail experiences.

To achieve the property owners' vision, the following is being applied for:

- Consent Use for a bottle store; and
- Amendment of the Site Development Plan (SDP),





4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT

- 4.1. **Consent Use** for a Bottle Store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 4.2. **Amendment of the Site Development Plan (SDP)** to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposal is to apply for a consent use to allow a bottle store and for the amendment of the SDP to allow new shops. This proposal will afford the residents of Stanford the opportunity to support businesses in their community, rather than commuting to Hermanus or other nearby towns.

The property owners have identified the property as one with potential to be able to accommodate several businesses. The proposal is to attract more people to invest and support Stanford rather than spending their money in other surrounding towns.

Stanford is known as a small village that is steadily seeing an increase in population over the past few years. More and more people resort to work from home while being able to relocate to a smaller town like Stanford. With the rising fuel prices, it may become unfeasible for residents of Stanford to drive to neighbouring towns to do their shopping, therefore, leading to residents opting to support local businesses.

As mentioned earlier, the property owners' vision is to satisfy a need of the residents of the entire Stanford, that is essentially the core strategy for any new business. The application for a consent use (to accommodate a bottle store) and the amendment of the site development plan (to accommodate the proposed shops and bottle store) are related as the entire property will be focussed on commercial activities.

As previously mentioned, the proposed bottle store will be one of several businesses on the subject property. These businesses include a well-known service station (Caltex), an existing OK Minimarket and other proposed shops open for other business opportunities. These are all allowed as a primary use within the zoning parameters applicable to this property, except the bottle store for which a consent use is required.

According to the OMLUS a "bottle store" is defined as:

'...an establishment where the main purpose is the retail sale of alcoholic beverages for off-site consumption.'

A bottle store is allowed in terms of the existing zoning with the consent of the local municipality. It is important to note that no on-site consumption of alcohol, sold by the bottle store, will be allowed. The property owners have indicated that the property will be monitored by a security company meaning that any vagrant or unwelcome characters can be dealt with.





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The property owners have also appointed local architects to ensure the proposed new and renovated structures consider the heritage nature of the area. The main objective remains that practicality prevails in terms of commercial space.

The bottle store will not be a freestanding bottle store; however, the building will be shared by a proposed coffee shop and general shop (refer to **Annexure D – Proposed Building Plans**). The proposed plans also indicate that access to the proposed shops and bottle store will be obtained from Queen Victoria Street. The existing access to the Caltex service station and OK Minimarket will remain untouched.

5. APPLICATION

Considering the above, the application is made for the following:

- 5.1 Consent Use** for a bottle store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 Amendment of the Site Development Plan (SDP)** to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The subject property is located within the Stanford Central Business District (CBD). The subject property is surrounded by business- and residential zoned properties. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

7. TITLE DEED

The title deed of the subject property was perused (T30468/2023, refer **Annexure B**) and it contains no restrictive conditions.

8. ZONING

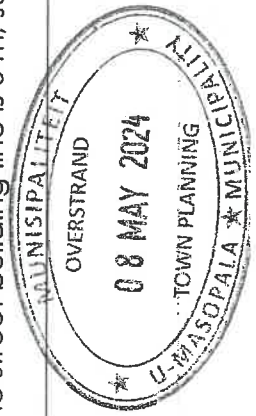
The following zoning parameters were assessed in conjunction with the B2 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

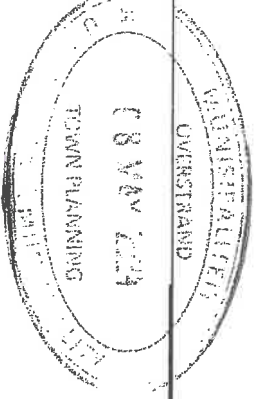




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| BUSINESS ZONE 2: GENERAL BUSINESS (B2) | | |
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| Land Use Restrictions | | |
| Parameters | Proposed | Comply / Deviate |
| Primary use | Business premises | Comply |
| Consent that use may be applied for | <p>Approved Service Station</p> <p>Applied for Bottle store</p> | Applied for and motivated |
| Development parameters | | |
| Coverage | The maximum coverage for all buildings on the land unit is 80% . | Comply |
| Floor Factor | The maximum floor factor is 1.5 . | Comply |
| Height | The maximum height for all building on the land unit for Bulk Zone 2 (B2) is 10,5 m (3 Storeys) | Comply |
| Setback | <p>i. The Municipality may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street.</p> <p>ii. Where special circumstances exist, the Municipality may require a greater setback.</p> <p>iii. The general provisions of 16.2 apply.</p> | Comply |
| Building Lines | i. The street building line is 0 m, subject to: All building lines are being adhered to. | Comply |





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| | <ul style="list-style-type: none"> - The setback restriction if required by the Municipality in terms of 7.1.2(b); and - The enclosed part of a building from the fourth storey must be set back 4,5m. ii. The side building line is 0m, subject to: <ul style="list-style-type: none"> - without the consent of the Municipality, the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and - where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m. iii. The rear building line is 0 m, subject to: <ul style="list-style-type: none"> - the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and - where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m. iv. The Municipality may impose more restrictive building lines in the interests of public health and safety. v. The general building line exemptions in 16.1 apply. | |
| Window and door placement | N/A | Comply |



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| <p>Parking and access</p> | <p>the building that is required to be set back shall include the door or window, together with such additional length of wall, as is required to make up a total of 3,0 m.</p> <p>In accordance with section 17.1 of the OMLUS:</p> <p>Shops: General Business – Four bays per 100m² GLA</p> | <p>Parking requirements:</p> <p>28 Parking Bays will be provided, two of which are parking for the disabled.</p> <ul style="list-style-type: none"> • 15 Parking Bays were historically approved; • 13 New parking bays are being proposed to accommodate the proposed extensions. | <p>Comply</p> |
| <p>Loading Bays</p> | <p>In accordance with section 17.2 of the OMLUS: The minimum off-street loading must be provided to the satisfaction of the Engineering Department.</p> | <p>1 Loading Bay has been provided</p> | <p>Comply</p> |





9. SERVICES

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

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the OM's networks which include electricity, water and sewage. The proposal of this application will not have a large impact on existing network.

The refuse area was added to provide a separate area where the refuse generated on the property may be collected. Solid Waste (refuse) will be stored in an open storage area that will be paved. The property owners will ensure the area stays clean as it doubles up as a delivery area meaning no additional waste can be accumulated in the area. The area is managed to ensure it is kept clean and safe in terms of health regulations.

The refuse area is of sufficient size to accommodate the refuse generated from the land unit for one week. The refuse area will also be located adjacent to Daneel Street in a position which will provide acceptable access for a refuse collection vehicle.

Furthermore, it was also designed in a manner that is architecturally compatible with the surrounding structures and the refuse bins are not directly visible to the public and will be situated further back from the entrance to the loading zone.

Access and Egress

Access and egress are obtained through 3 points in order to allocate adequate parking close to the different business uses on the property:

- Access point 1 (new) on Queen Victoria Street to the proposed shops and bottle store.
- Access point 2 (existing) on Queen Victoria Street to the existing OK Minimarket.
- Access point 3 (existing) on Daneel Street to the existing filling station.

In order to maximise on on-site parking, an additional access point (Access point 1 above) is required.

10. 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 can be illustrated as follow:





Need and desirability

The need for the land use application arose from the property owners identifying the need for a new- shops and a bottle store within Stanford, combined with the existing service station.

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| <p>Socio-economic impact</p> | <ul style="list-style-type: none"> • Local Economic Boost: The proposal for a bottle store and additional shops is poised to inject a significant economic boost into Stanford. By creating a cluster of businesses, it encourages local spending, thereby circulating money within the community and supporting the financial health of local entrepreneurs. • Job Creation: The establishment of multiple businesses, including the bottle store, is likely to generate employment opportunities within the community. This not only addresses local unemployment, but also contributes to the overall socio-economic well-being of Stanford by enhancing the livelihoods of its residents. • Reduced Commuting Expenses: With the introduction of the proposal which caters to diverse needs, residents will find it more convenient to fulfil their requirements locally. This reduces the necessity for commuting to neighbouring towns, leading to potential savings for individuals. This also contributes to a more sustainable local economy. • Enhanced Local Business Ecosystem: The proposal aligns with providing essential services and amenities within Stanford. This fosters a thriving local business ecosystem, attracting further investments and creating a self-sustaining economic environment. • Community Engagement: The diversity of businesses proposed, such as the coffee shop and general store, promotes community engagement and interaction. This not only enhances the social fabric of Stanford but also encourages a sense of belonging and pride among residents as they actively support and patronize local establishments. |
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| | <ul style="list-style-type: none"> • Cultural Preservation: The involvement of local architects to consider the heritage nature of the area ensures that the proposed developments are in harmony with the cultural and historical aspects of Stanford. This preservation effort contributes positively to the identity and character of the community. • Increased Property Values: The introduction of a well-thought-out commercial development often has a positive impact on property values in the surrounding area. This can benefit property owners and further contribute to the overall prosperity of the community. • Fostering Entrepreneurship: By accommodating a variety of businesses, the proposal creates an environment conducive to entrepreneurship. This not only supports existing business owners but also encourages new entrepreneurs to explore opportunities within Stanford, fostering innovation and diversity. |
| Compatibility with surrounding uses | The proposal of improving the property is in line with the area as Queen Victoria Street has been identified by the municipality as the main business area of Stanford. |
| Impact on the external engineering services | Refer Section 9 of this report. |
| Impact on safety, health and wellbeing of the surrounding community | It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. |
| Impact on heritage | <p>The subject property is not listed in the OM Heritage Register. However, is located within the Heritage Protection Overlay Zone (HPOZ).</p> <p>Refer to Section "Impact on heritage", where the Stanford Heritage core is being addressed.</p> |
| Impact on the biophysical environment | It is not predicted that the proposal will have an impact on the biophysical environment. |
| Traffic impacts, parking, access and other transport related considerations | It is not expected that the proposal will have an impact on traffic, parking or access. It should be noted that the parking requirements are being adhered to. |

To achieve their vision, the property owners have appointed WRAP Project Office to submit this application to ensure the proposed consent use and SDP amendment is not in contradiction to any policies, legislation, or title deed conditions.





Impact on views, sunlight, and character of the area

The proposal is not intended to have an impact on the views, sunlight, and character of the area. The property is being developed according to the proposed building plan that is in line with the development parameters of the OMLUS. The client took special care to keep the development within the building lines by demolishing certain sections of the existing structure.

The subject property is located in the CBD of Stanford and has been operating as a business premises for many years. Therefore, the proposal is not predicted to have a negative impact on the surrounding area. The establishment will be well managed as one of the shareholders is a resident of Stanford with a vision to uplift the area with the said proposal.

There are residential properties surrounding the Stanford CBD, however, when these residential properties were purchased, the purchasers were aware that the business properties in Stanford are located in this area. The proposal is in line with what is required in terms of the OMLUS with consent from the OM. It should be noted that there are 3m building lines being adhered to where the subject property borders a residential erf.

Economic impact

Refer to the table under *need and desirability* where the socio-economic impact was addressed. Additionally, the construction that will be taking place on the subject property will employ builders, carpenters and other artisans that will be adding valuable income sources. The property owners have created a business proposal that will employ and create new economic opportunities on several levels. These are long term solutions to address a larger problem within the Overstrand area, which is the lack of job opportunities.

By creating and opening businesses, job opportunities are created alongside this business, putting personal preference before the greater good.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is in line with the existing zoning and the development parameters of the OMLUS. Great care has gone into the design of the proposal, and it is predicted that it will not negatively impact the area.

Impact on heritage

As mentioned, the subject property is not listed in the OM Heritage Register. However, it is located within the Heritage Protection Overlay Zone (HPOZ): Local Areas and motivated in Section 11 below.





Environmental impact

The subject property is not located within a registered environmentally important area. Although Stanford is located in a unique biosphere, it is not predicted that the proposal will have a negative impact on the area due to its historic use as a business premises.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within this zone.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is located within the "Stanford Heritage Protection Overlay Zone ("Stanford HPOZ"). Specifically highlighted under the 'Local Area' heritage zone.

To ensure compliance, the HPOZ has guidelines in place 'to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance' as indicated in Section 18.2 of the Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

| Existing character & contextual significance | Compliance |
|---|---|
| 18.2.1. To protect and enhance the wide range of heritage sites and streetscapes of considerable heritage significance which contribute to the unique townscape character. | The proposal has been designed to enhance the existing buildings and the streetscape of the subject property. To ensure compliance with the HPOZ, it was ensured in the planning phase, that the proposed development is aligned with the provisions of the HPOZ. |
| 18.2.2. To protect and enhance the role of Market Square and Queen Victoria Street as major structuring elements within the historic core of Stanford which reflect a number of architectural and historical features and establish the character and sense of place in Stanford. | The proposal will make use of the existing structures on the subject property. However, the additions and alterations are minor and will not make major changes to the exterior of the existing buildings. If approved, the building plans will need to be reviewed by the relevant heritage committees which will ensure it fits into the surrounding area. |
| 18.2.3. To enable adjustments in the standard provisions of the land use scheme, especially related to the provision of parking and the implementation of setback lines, to ensure the enhancement of identified | The proposal complies with setback lines and parking requirements of the land use scheme. Furthermore, the proposal suggests no significant changes to the exterior of the existing building which could affect the streetscapes. |





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| <i>streetscapes of heritage and architectural value.</i> | |
| <i>18.2.4. To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.</i> | The proposal does not have an influence on the relationship of the village to the Klein River and the natural spring. |
| <i>18.2.5. To protect and enhance the character of the historical built environment (established by street, subdivision and building patterns, including building setbacks, orientation, scale, massing and form, street interface and access) and avoid negative impacts on townscape and streetscape character in general and on architecturally and historically significant buildings in particular. This applies to new development, alterations to existing structures, road engineering interventions and boundary treatments and include security fencing, signage and landscaping.</i> | This application is a good example of such development as it proposes to enhance the character of the historical built environment. This will also contribute to a positive impact on the townscape and streetscape character by uplifting the existing buildings and repurposing same. The proposal is linked with the existing character of the area, and it has been operating as a business premises for years already. |
| <i>18.2.6. To protect and enhance historical building typologies. Inappropriate typologies must be avoided in the historical core of Stanford with its significant spatial character. The historical present, streetscape and street block character and the role of buildings as landmarks, street liners or corner buildings in contributing to this character must be respected. Appropriate modern interpretations will be considered by the Municipality with comment from Stanford Heritage Committee.</i> | The proposal was designed to make use of the existing building with little additions and alterations in order to protect and enhance these buildings. Therefore, the spatial character is respected by this proposal. |
| <i>18.2.7. To protect and enhance the leiwater system which contributes substantially to the area's character.</i> | The leiwater system is not noted along the subject property and will not have an effect on same. |

Further to the above, the subject property is located next to the 'HPOZ Scenic Drive'. The subject property is located adjacent to the R43, identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and would not want to impact on the scenic nature thereof. It is important to note that the new- bottle store and shops would be accessed from Queen Victoria Street and not be visible from the R43.





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To ensure compliance, the HPOZ has guidelines in place to ensure new developments do not impact the scenic route as indicated in Section 8.2.6:

| Protection of scenic corridors | Compliance |
|---|--|
| 8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible. | <p>The proposed bottle store and shops are located on the north-western side of the subject property, and the mountains are located to the north of Stanford and the subject property. Furthermore, the proposal does not increase the height of the existing buildings.</p> <p>The proposed development will therefore not block the view of the mountains from the scenic route.</p> |
| 8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ. | <p>This application will be circulated to the relevant departments and committees for comment.</p> <p>The Overstrand and Stanford Heritage Committees will be afforded the opportunity to comment on the application during the public- and authority commenting period.</p> |
| 8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone. | This is noted and is <u>not</u> applicable to this application as the development is almost flat and the buildings are existing. |
| 8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape. | As previously mentioned, the development was designed in such a way to ensure compliance with the Overstrand Municipality's by-laws, zoning scheme, etc. in order to ensure that the proposal is appropriate in scale and height. |
| 8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land. | This application is a good example of such development as it is an established business site. The proposal is linked with the existing settlement, and it has been operating as a business premises for years already. |
| 8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape. | With the topography of the subject property, this is not applicable as the subject property is almost flat. |
| 8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured | With the topography of the subject property, this is not applicable as the subject property is almost flat. |





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| from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts. | |
| 8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged. | The proposed development is within the coverage limit of the development parameters. |
| 8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites. | No new buildings are proposed, only additions and alterations to the existing buildings. |
| 8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography. | This is adhered to as the area where the subject property is located is relatively flat. |

11.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

MSDF

Policy Preface

The SDF's intention is to ensure compliance with national, provincial, and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public. It provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

Consistency of the proposal with the policy

The policy illustrates that the subject property is located in the Central Business District (CBD) of Stanford, which is identified as a commercial node that is earmarked as a local economic opportunity area. The SDF also indicates that "*decentralisation of commercial uses should not be permitted*". This is the only business district within Stanford and should be focused on developing this area for business-related development to enhance Stanford. The spatial proposal within the MSDF for Stanford earmarks the subject property for business-related development;



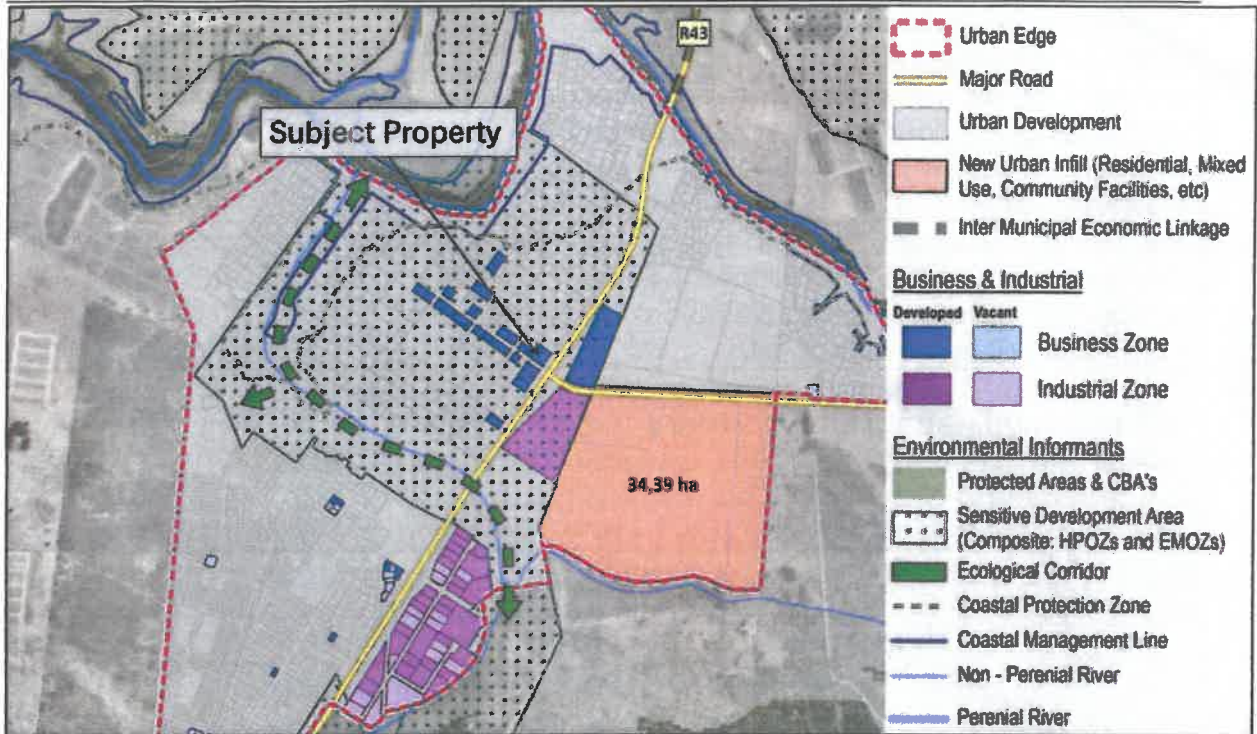


Figure 1: Extract of the Stanford Spatial Proposal (MSDF, 2020)

The MSDF also promotes the infill development and tourism-based development, which is aligned with the proposal and the buildings being converted. The property owners have indicated that the main objective is to have businesses that attract more people to the area. Even if only making products more accessible to the customers and residents of the area.

OVERSTRAND GROWTH MANAGEMENT STRATEGY, 2010

With reference to the Overstrand Growth Management Strategy, 2010 (OGMS) the document has been repealed; however, it is still being used as a guideline document. The subject property is located within Planning Unit 1. No specific guidance is given in terms of commercial enterprises. However, the property is featured within the OGMS as a business property at present and in future.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. There is currently a limited number of bottle stores in Stanford. Introducing a new- bottle store and shops





MOTIVATION

in Stanford town aligns with the principles of spatial justice by addressing spatial development imbalances. By strategically placing the bottle store and shops, the owners aim to contribute to a more equitable distribution of amenities, ensuring that all residents have convenient access to such services. This not only enhances the overall accessibility to goods but also promotes economic inclusivity within the community, fostering a sense of spatial justice and equal opportunity for all residents in Stanford.

Spatial sustainability

Spatial sustainability refers to planning proposals that result in communities that are viable. The proposal is to utilise a property in a CBD area in terms of its existing zoning. The property is located within the urban edge of Stanford and will not add to any spatial degradation. The proposal will not have an impact on agricultural land or environmentally sensitive areas of biodiversity rich areas.

Efficiency

This proposal is intended to maximise the usage of the subject property and to ensure the businesses that are being proposed are viable and successful. There is sufficient parking and access to the property, while ensuring ease of movement for pedestrians and vehicles. The new- bottle store and shops will be located in an existing building (to be renovated). It will not operate as a freestanding enterprise, but rather as part of the entire developed property with the existing service station.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.





13. EVALUATION

The proposal needs to be evaluated on the basis that the zoning is not proposed to be changed and that the zoning makes provision for a bottle store with the consent of the Overstrand Municipality.

- No additional services will be required, and the existing buildings will accommodate a new general retail space, new coffee shop, 4 new shops and the bottle store, along with the existing service station and Minimarket on the subject property. The proposal is to accommodate the bottle store and new shops in existing buildings with proposed additions and alterations.
- There is sufficient access and parking being provided, including a loading bay;
- One of the shareholders resides in Stanford, which allows for a more personal approach to business and how the business is managed;
- The owners of the proposed bottle store have indicated that good security will be a high priority for the owners and customers due to the various business uses on the property;
- The proposal will create new economic opportunities for local residents; and
- The subject property does not have a negative impact on the environment or heritage of the area.

In terms of the policies and guidelines of the OM the application adheres to these relevant spatial planning documents. The property has been zoned for business purposes which include the proposal with consent of the municipality. The proposal is in harmony with the surrounding area and CBD of Stanford and all relevant spatial planning policies.

14. RECOMMENDATION

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

14.1 Consent Use for a Bottle Store on Erf 1771 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

14.2 Amendment of the Site Development Plan (SDP) to accommodate a bottle store and new shops on Erf 1771 Stanford in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



3. Aerial Plan
Erf 1771 - Stanford



Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za






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



Project Office
Town Planning & Project Management

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2. Zoning Plan Erf 1771 - Stanford

-  Residential Zone 1: Single Residential
-  Business Zone 2: General Business Bulk Zone 2
-  Transport Zone 2: Road and Parking (Public)
-  Community Zone 1: Community Facilities
-  Transport Zone 2: Road and Parking (Public)

Plan prepared by: Veronica Jansen

All distances are approximate and subject to a survey

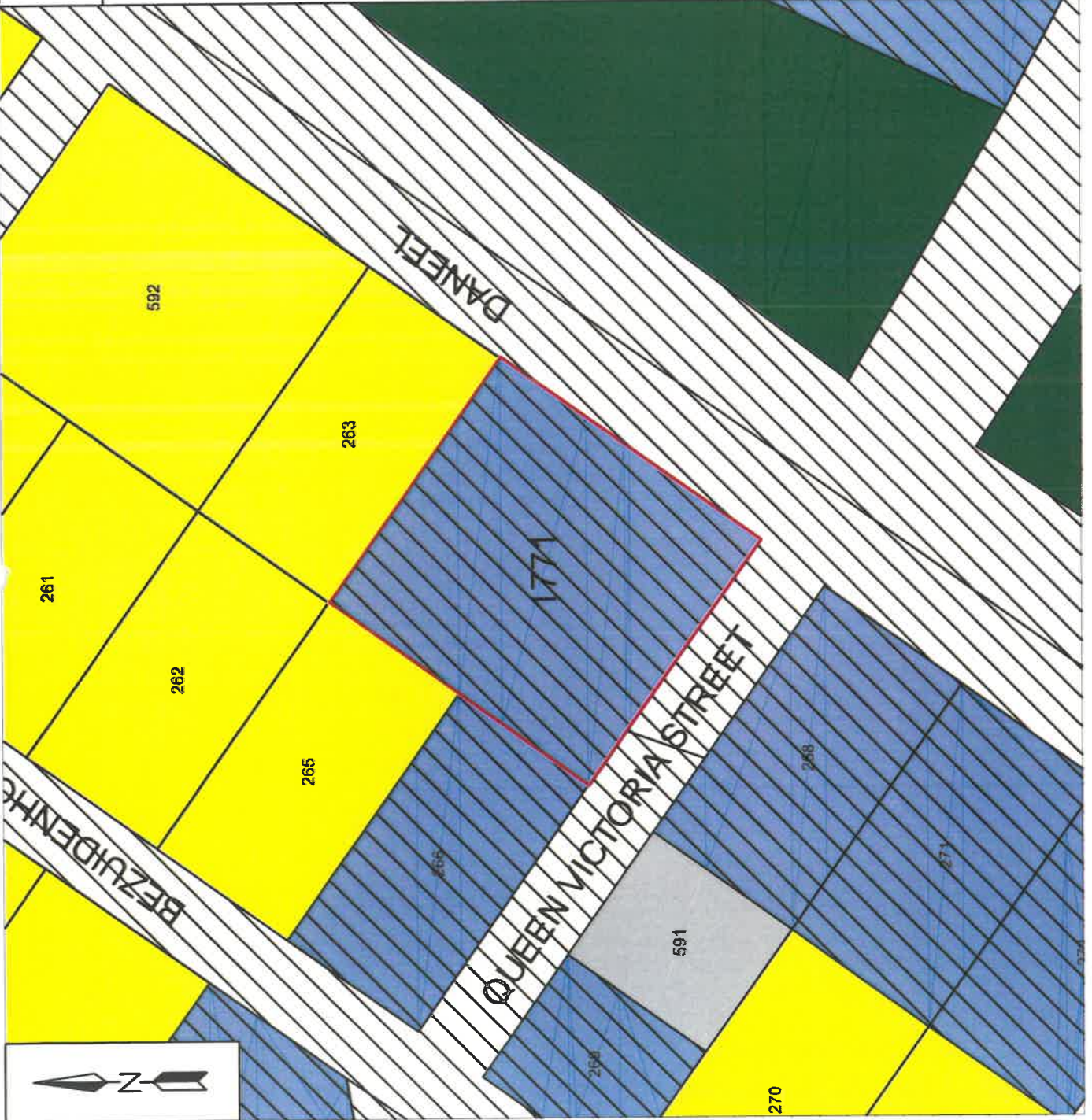
Tel: 028 313 1411

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4. Site Plan
Erf 1771 - Stanford

GLA

EXISTING BUSINESS GLA = 460.15m²
NEW STAFF ROOM = 36m²
NEW COFFEE SHOP = 50.73m²
NEW SHOP 1 = 17.61m²
NEW SHOPS 2,3 & 4 = 67.58m²
NEW LIQUOR STORE (SHOP 5) = 85m²

TOTAL GLA = 717.07m²



Plan Number: 23.53

Plan prepared by: Thian Jansen on 21/01/2024
Based on plans by DesignMen Architects

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



NTS

GROUND FLOOR

4. Site Plan
Erf 1771 - Stanford

GLA

EXISTING BUSINESS GLA = 460.15m²
 NEW STAFF ROOM = 36m²
 NEW COFFEE SHOP = 50.73m²
 NEW SHOP 1 = 17.61m²
 NEW SHOPS 2,3 & 4 = 67.58m²
 NEW LIQUOR STORE (SHOP 5) = 85m²
TOTAL GLA = 717.07m²

Proposed Bottle Store



Plan Number: 23.53

Plan prepared by: Thian Janzen on 17/04/2024
 Based on plans by DesignMen Architects

All distances are approximate
 and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

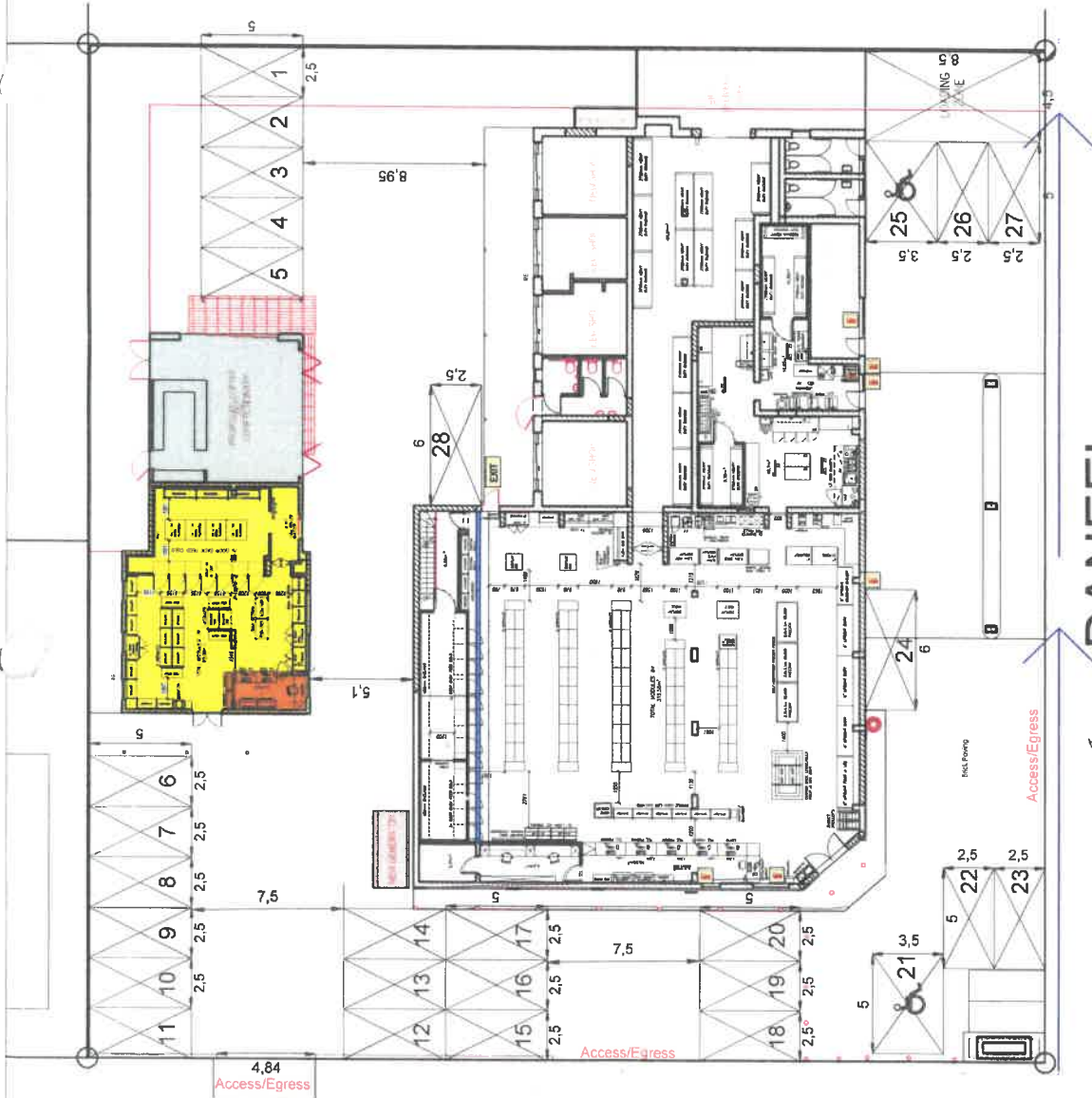
Unit B, Standard House, Corner of Royal and Dirkie Lys
 Street Hermanus, 7200



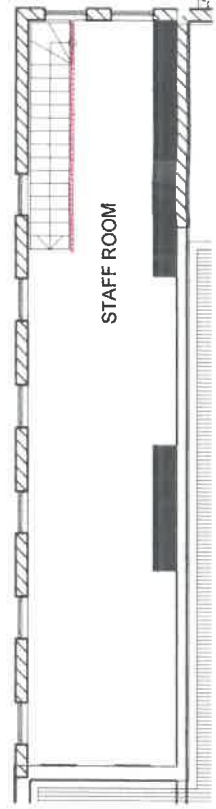
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Scale 1 : 250

Scale 1 : 100

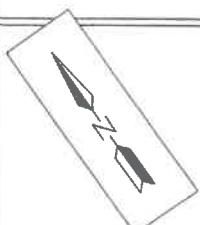


GROUND FLOOR



FIRST FLOOR

QUEEN VICTORIA STREET



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Approval: _____
 Date: _____

Drawing For Council Submission

Client: _____
Architect: _____

Date: 2024/05/07 **Date:** 2024/05/07

**STANFORD GROCER (Pty) Ltd
 ALTERATIONS & ADDITIONS
 ERF 1771, STANFORD
 28 DANIEL STREET**

Project number 2022.1924.02

Sheet number

Date 7 May 2024

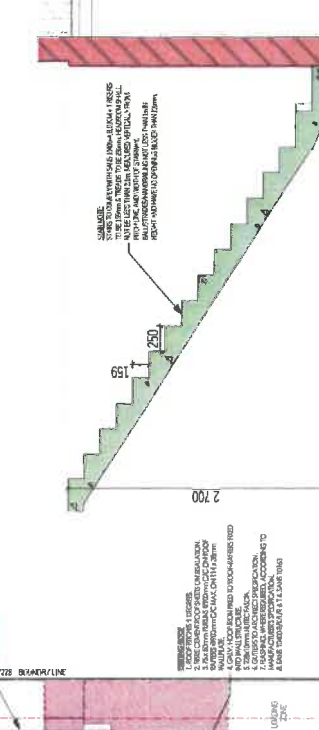
Drawn by Zuphan **Checked by** Huib

DesignMentor
 Henry van der BEEK, Architect (PT 1981)
 603 00 0311 | h.van@designmentor.co.za
 7 | Middelburg Street, Durban

Scale As indicated

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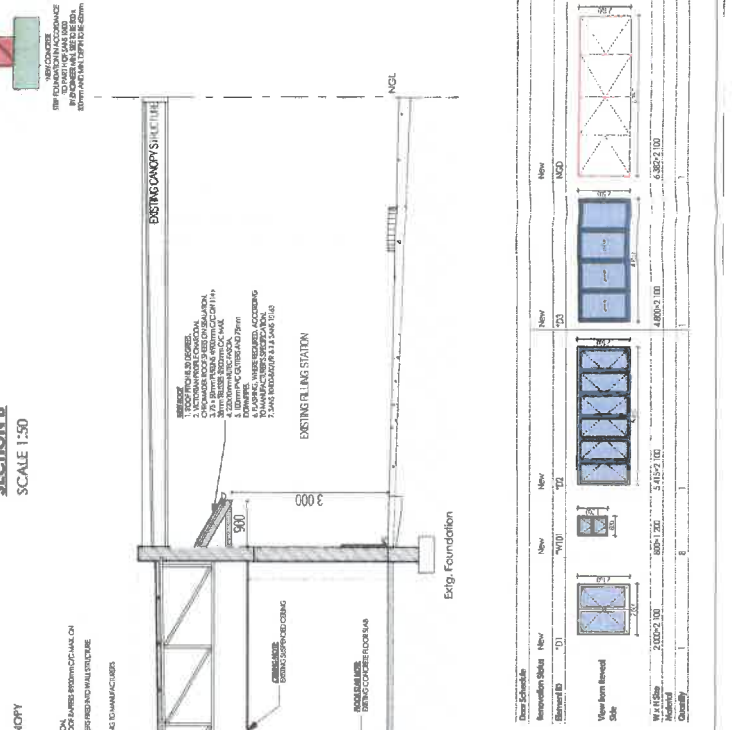
SECTION B
SCALE 1:50

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ROOF PLAN
SCALE 1:200



SECTION A-A
SCALE 1:50

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Approval: _____
 Date: _____

Client: _____
Architect: _____

Date: 2024/05/07 **Date:** 2024/05/07

**STANFORD GROCER (Pty) Ltd
 ALTERATIONS & ADDITIONS
 ERF 1771, STANFORD
 28 DANIEL STREET**

Project number 2022.1924.02

Sheet number

Date 7 May 2024

Drawn by Zuphan **Checked by** Huib

DesignMentor
 Henry van der BEEK, Architect (PT 1981)
 603 00 0311 | h.van@designmentor.co.za
 7 | Middelburg Street, Durban

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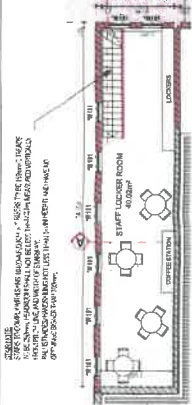
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 4. The drawings are prepared in accordance with the Resource Management Act 1991 and the Resource Management Regulations 2002.
 5. The drawings are prepared in accordance with the Building Act 2004 and the Building Regulations 2004.

REVISIONS:
 No. Description Date
 1. Initial design and site plan.
 2. Revised design and site plan.
 3. Final design and site plan.

OWNER: Architect
DATE: 2024/05/07
DATE: 2024/05/07

**STANFORD GROCER (PTY) LTD
 ALTERATIONS & ADDITIONS
 ERF 1771, STANFORD
 28 DANIEL STREET**

FLOOR PLANS
 Project number 2022.1924.02
 Sheet number
 Date 7 May 2024
 Drawn by Zephani Checked by HWHB
DesignVern Pty Ltd
 Heavy Iron Works, PO Box 1071 (1861)
 1861
 Scale As indicated

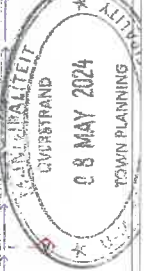
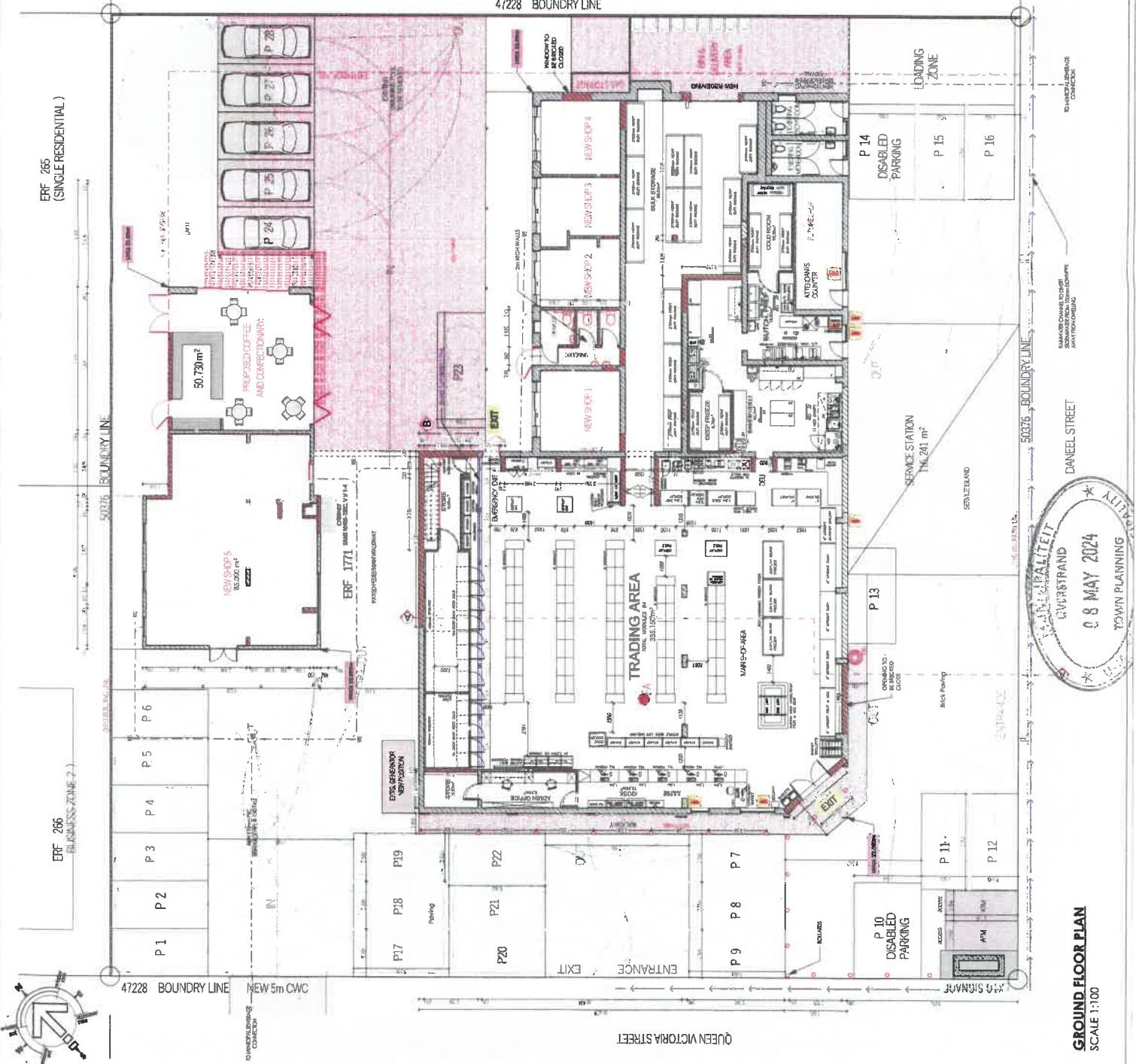


ENCLOSED PARKING (GENERAL BUSINESS ZONE 2)

TOTAL AREA:
 - 460,150 m²
 - 400 m²
 - 47,580 m²
 - 17,410 m²
 - 85,000 m²
 - 717,070 m²

15 BAYS PREY APPROVED
 - 15 BAYS PREY APPROVED
 - 15 BAYS PREY APPROVED
 - 15 BAYS PREY APPROVED

3 BAYS NEEDED
 - 3 BAYS NEEDED
 - 3 BAYS NEEDED
 - 3 BAYS NEEDED



**GROUND FLOOR PLAN
 SCALE 1:100**

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DATE: 2024/05/07

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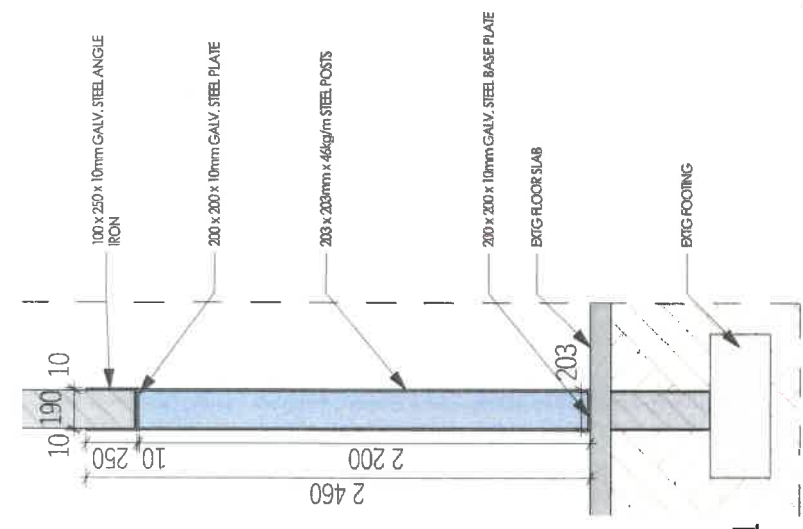
PROJECT NUMBER: 2022.1924.02
SHEET NUMBER: [Blank]
DATE: 7 May 2024
DRAWN BY: Zephani
CHECKED BY: HvbB

BEARER DETAILS

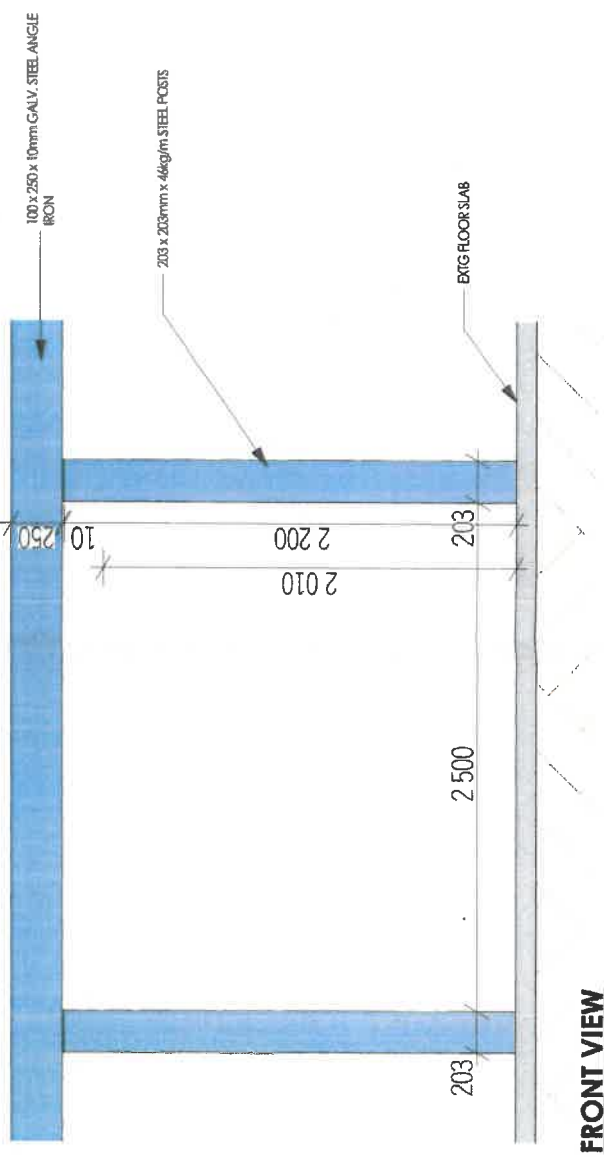
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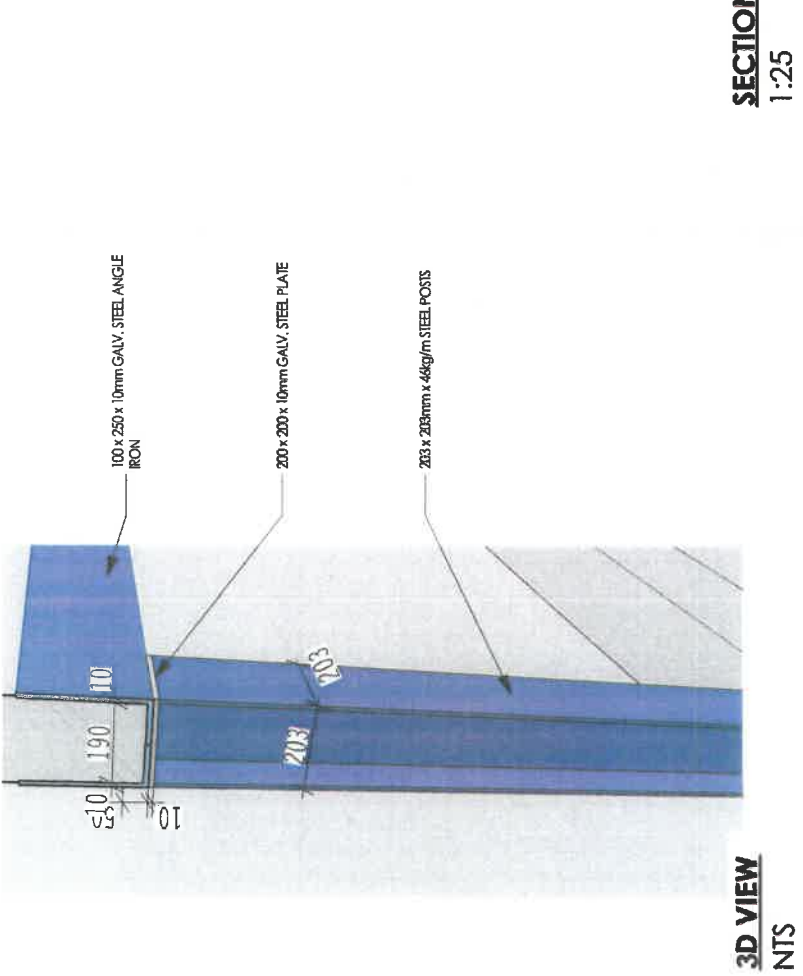
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SECTION 1:25



FRONT VIEW SCALE 1:25



3D VIEW NTS

