

ERVEN 221 & 222, 3 LONGMARKET STREET & 4 BEZUIDENHOUT STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF MW ROBERTSON, EL BULBRING & MA HOFFMAN

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) read together with Sections 16(2)(d) and (e) that an application has been received for the subdivision of Erf 221, Stanford into 2 portions namely portion A ($\pm 504\text{m}^2$) and a Remainder ($\pm 1481\text{m}^2$) in extent and the subsequent consolidation of Portion A with Erf 222 to create a consolidated property of 2489m^2 in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 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 / alida@overstrand.gov.za) on or before **1 April 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. 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.

ERWE 221 & 222, LONGMARKETSTRAAT 3 & BEZUIDENHOUTSTRAAT 4, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR ONDERVERDELING EN KONSOLIDASIE: MNRE PLAN ACTIVE STADS- EN STREEKSBEPLANNERS NAMENS MW ROBERTSON, EL BULBRING & MA HOFFMAN

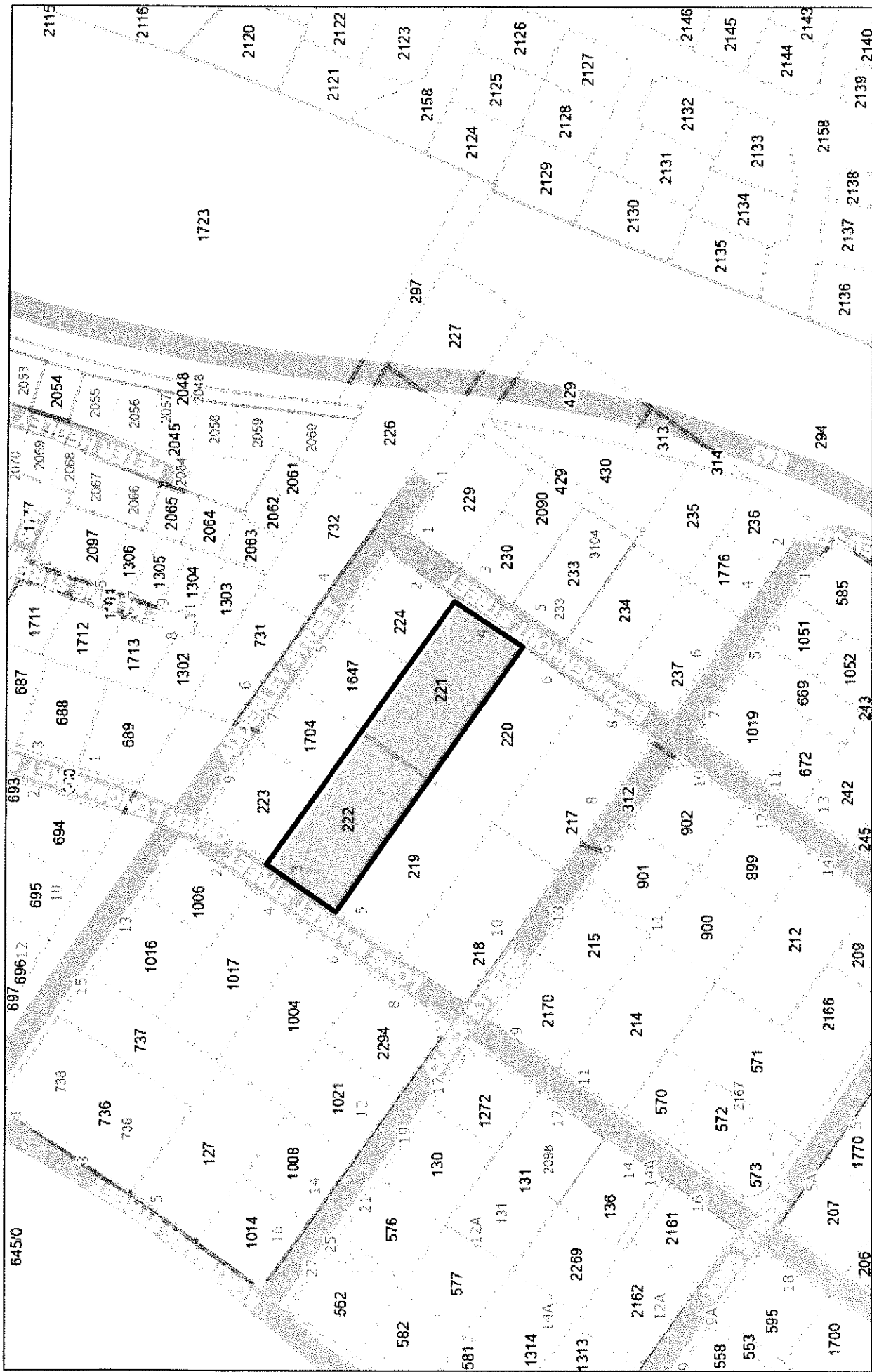
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) saamgelees met Artikels 16(2)(d) en (e) dat 'n aansoek ontvang is vir die onderverdeling van Erf 221, Stanford in 2 gedeeltes naamlik gedeelte A ($\pm 504\text{m}^2$) en n Restant ($\pm 1481\text{m}^2$) groot en die gevolglike konsolidasie van Gedeelte A met Erf 222 om 'n gekonsolideerde eiendom van 2489m^2 groot te skep.

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, Queen Victoria Straat, Stanford. 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 / alida@overstrand.gov.za) voor of op **1 April 2021**, 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.

IZIZA 221 & 222, 3 LONGMARKET STREET & 4 BEZUIDENHOUT STREET, E-STANFORD: ISICELO SOKWAHLULA-HLULA KUNYE NOKUHLANGANISA: ABAKWA PLAN ACTIVE TOWN AND REGIONAL PLANNERS EGAMENI LIKA MW ROBERTSON, EL BULBRING & MA HOFFMAN

Kukhutshwe isaziso ngokwecandelo lama-48 loMthethwana kaMasipala wase-Overstrand oLungisieyo weSicwangciso soYilo lokuSetyenziswa koMhlaba, sonyaka wama-2020 (uMthethwana) esifundwa kunye neCandelo 16(2)(d) kunye (e) ukuba isicelo sifunyenwe sokwahlula-hlula isiza 221, e-Stanford ukuze sibe ziZahlulo ezimbini, ezizezi iSahlulo A ($\pm 504\text{m}^2$) kunye neSahlulo eSishiyekileyo ($\pm 1481\text{m}^2$) kwaye nokuhlanganiswa okulandelayo kweSahlulo A kunye neSiza 222 ukwenza isakhiwo esihlanganisiweyo esingama- 2489m^2 ubungakanani.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus, kunye neThala lencwadi e-Stanford, kwisitalato sase Queen Victoria, e-Stanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**uApreli 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **Umyili weDolophu, Mnu P Roux** ku-028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



ERVEN 221 & 222, STANFORD



Date: 2020/12/18

**PROPOSED SUBDIVISION
AND
CONSOLIDATION**
**ERVEN 221 AND 222
STANFORD**
**DIVISION: CALEDON
OVERSTRAND MUNICIPALITY**

MOTIVATION REPORT

1. BACKGROUND

The owners of Erven 221 and 222 Stanford, Mrs. M.A. Hoffman and Mr. M.W. Robertson & Mrs. E.L. Bulbring respectively, have instructed the company Plan Active to apply for the subdivision and consolidation of the subject properties.

The owners of Erf 222 Stanford, Mr. Robertson & Mrs. Bulbring, were interested in purchasing a portion of Erf 221 Stanford on which a small outbuilding was constructed to be consolidated with their property. The intention is to consolidate Portion A ($\pm 504\text{m}^2$), a portion of Erf 221 Stanford with Erf 222 Stanford. The owners have all signed an offer to purchase.

In order to consolidate a portion of Erf 221 Stanford with Erf 222 Stanford it would be required that the afore mentioned property be subdivided to create 1 portion, Portion A and a remainder as indicated on the subdivision and consolidation plan.

The Title Deeds applicable to Erven 221 and 222 Stanford contain no restrictions that prohibit the proposed subdivision of Erf 221 Stanford and consolidation of Erf 222 Stanford with Portion A, a portion of Erf 221 Stanford.

Erf 221 Stanford is 1985m² in extent and is held by Title Deed Number T61036/2002. Erf 222 Stanford is 1985m² in extent and is held by Title Deed Number T30733/2004.

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 Erf 221 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 Erf 222 Stanford and Portion A, a portion of Erf 221 Stanford.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 221 Stanford is situated at 4 Bezuidenhout Street, Stanford. Erf 222 Stanford is situated at 3 Long Market Street, Stanford. Please refer to the locality plan attached. Erf 221 Stanford is 1985m² in extent and Erf 222 Stanford is 1985m² in extent. Both properties are situated in a predominantly single residential area.

3.2 ZONING

Erven 221 Stanford and 222 Stanford are zoned Residential Zone 1 and are utilized as such. Surrounding properties are also zoned for single residential purposes.

3.3 LAND USE

Erven 221 and 222 Stanford are used for residential purposes. A dwelling and outbuildings are established on each of the erven, erven 221 and 222 Stanford.

Land uses that surround erven 221 and 222 Stanford are predominantly single dwellings, public roads and public open spaces. It is therefore evident that the subject properties are situated within a predominantly single residential area.

3.4 PROPOSAL

The following are proposed 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 Erf 221 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 Erf 222 Stanford and Portion A, a portion of Erf 221 Stanford.

It is the intention of the owners of Erf 222 Stanford to purchase a portion of Erf 221 Stanford in order to extend their property. Subsequently the owner of Erf 221 Stanford agreed to subdivide her property into Portion A and the Remainder.

The detail of the application can be described as follows:

3.4.1. Proposed Subdivision

Erven 221 and 222 Stanford are both 1985m² in extent. The intention of the owners are to subdivide Erf 221 Stanford into Portion A and a Remainder of which Portion A will be consolidated with Erf 222 Stanford as the owners intends to purchase Portion A, a portion of Erf 221 Stanford.

The subdivision of Erf 221Stanford can be summarised as follows:

Proposed Portions	Size	Structures
Portion A	±504	
Portion A, to be consolidated with Erf 222 Stanford	±2489m ²	Dwelling with associated outbuildings
Remainder Erf 221 Stanford	±1481m ²	Dwelling with associated outbuildings

After the subdivision of Erf 221 Stanford the area of the Remainder will still be compatible with the existing erf sizes in the area. The existing buildings will not be impacted upon by the new proposed subdivision and consolidation and it is not proposed to depart from any land use restrictions as prescribed in the Overstrand Municipality Zoning Scheme. The building that is situated on Portion A, a portion of Erf 221 Stanford will be utilised by the owners of Erf 222 Stanford, as seen on the subdivision and consolidation plan attached as an outbuilding. The current Residential Zone 1 zoning of the subject properties will be retained.

3.4.2. Proposed Consolidation

It is proposed that Portion A, a portion of Erf 221 Stanford will be consolidated with Erf 222 Stanford. The proposed consolidation can be summarised as follows:

PROPOSED CONSOLIDATION	Erf 222: ±1985m ² Portion A: ±504m ²
TOTAL EXTENT OF PROPOSED CONSOLIDATION	±2489m ²
Please refer to the enclosed Subdivision and Consolidation plan of Erven 221 and 222 Stanford.	

The zoning of the proposed consolidated erf will remain unchanged, Residential Zone 1: Single Residential. Furthermore, the existing structures will not encroach any land use restrictions (building lines, height, etc.) after consolidation.

With the proposed consolidation the building on Portion A, a portion of Erf 221 Stanford will be utilised as an outbuilding. The definition of an outbuilding is as follows:

“Outbuilding” means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on a land unit and includes a building designed to be used for the garaging of motor vehicles, for storage purposes and any normal activities in so far as these are usually and reasonably required in the connection with the main dwelling as well as the accommodation of recreational activities such as a pool room, braai room, lapa and gazebo and the practising of hobbies (which may not cause a nuisance and/or disturbance and/or noise and/or damage to a neighbouring property or properties or premises); outbuildings are primary uses under each zoning except in open space zones where the Municipality may permit outbuildings should it be deemed necessary;

The existing building will comply with the definition of an outbuilding.

The proposed consolidation of Erf 222 and Portion A, a portion of Erf 221 Stanford is not in contrast to the existing land use tendencies in the surrounding environment. The proposed consolidation of the abovementioned property and Portion A will not have an impact on the traffic or character of the area (the land use will remain unchanged). We therefore do not anticipate any problems with the proposed application.

3.5 ACCESS

Vehicular and pedestrian access to Erf 221 Stanford is from Bezuidenhout Street, Stanford. Vehicular and pedestrian access to Erf 222 Stanford is from Long Market Street, Stanford. With the proposed application of the subdivision of Erf 221, consolidation of Erf 222 with Portion A, a portion of Erf 221 Stanford, the existing access points to both properties will be retained.

3.6 SERVICES

All services on the subject properties already exist. Additional services are not required as no additional erf portions are created with the proposed application.

Therefore, the proposal will not have a negative impact on the existing services that are provided by the Overstrand Municipality

3.7 TITLE DEED

There are no restrictive Title Deed conditions in the two applicable Title Deeds that will have to be addressed in order to subdivide and consolidate erven 221 Stanford & 222 Stanford.

There is a bond registered against Erf 222 Stanford as reflected as an endorsement on the mentioned Title Deed.

The bondholder's consent will be submitted as soon as it is available.

There is no bond registered against Erf 221 Stanford.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020)

In terms of the Overstrand Wide Spatial Development Framework the subject properties are earmarked for urban development purposes. The residential zoning of the subject properties will be retained after subdivision of Erf 221 Stanford and the consolidation of Erf 222 with Portion A, a portion of Erf 221 Stanford.

Overstrand Growth Management Strategy

With reference to the Overstrand Growth Management Strategy the subject erven fall within Planning Unit 1 that consists of the original historical area of Stanford. No densification is proposed for this planning unit.

With reference to the above mentioned is it our opinion that the Growth Management Strategy does not propose densification for the specific area, but it must be taken into consideration that no additional erven will be created after the


subdivision and consolidation of the subject erven. After the subdivision of Erf 221 Stanford the Remainder will still be compatible with the existing erf sizes in the area.

It is therefore our opinion that the proposed subdivision can be supported, and it is in line with forward planning strategies and also the current land use trends for the area.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 221 Hermanus is situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). Erf 221Stanford is also earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009). Please refer to the abstract below from the Heritage Survey Report:

Stanford House	221	Stanford 4 Bezuidenhout Str	3C	Contributes to streetscape	
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The 3C Grading Criteria and management implications are tabled as follow:

	<u>Intrinsic Significance</u>	<u>Associational Significance</u>	<u>Contextual Significance</u>
GRADE 3C	<ul style="list-style-type: none"> Historical fabric is significantly altered (scale and form still intact) Limited evidence for historical layering Few elements of construction are authentic Remaining fabric has historical value (older than 60 years) Remaining fabric contributes to understanding of uses and roles of place over time 	<ul style="list-style-type: none"> Limited association with historic persons or social groupings Limited association with historic events and activities Limited association with the use or roles of a place over time Limited value in terms of public memory Limited association with living heritage 	<ul style="list-style-type: none"> Contributes to the broader historical, visual-spatial character of a place Contributes to the environmental quality of a Grade 3A/B heritage resource

Grade 30 Buildings/ Precincts	Heritage resources of local contextual value for social, historical and/or aesthetic reasons.	Local Authority HPS	<ul style="list-style-type: none"> • Conserve wherever possible. • Retain historical fabric wherever possible (exterior only) • Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface) • Demolition could only be considered if appropriate adaptive reuse cannot be established.
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The application mainly constitutes the subdivision of Erf 221 Stanford of which a portion will be consolidated with Erf 222 Stanford. No changes are proposed to the buildings on the subject properties.

Erf 222 Stanford is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject properties are not associated with any important persons or groups or important events and activities. The subject properties have no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed subdivision and consolidation application will not have a negative impact on the heritage value of the subject properties or the greater area of Stanford.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision and consolidation do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

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: After the subdivision of Erf 221 Stanford the area of the proposed Remainder of Erf 221 Stanford will be in line with the current erf sizes in the vicinity and the single residential land use of the property will also be retained. There are no restrictive Title Deed conditions that prohibit the subdivision and consolidation of the subject properties. The land use restrictions in terms of the Overstrand Municipal Zoning Scheme under a zoning of Residential 1 will apply and no departures are required.

Spatial sustainability: The proposed subdivision and consolidation are in line with the current character of the established residential area. The proposed application will have no impact on the conservation worthy areas of Stanford. Spatially the land use and erf size of the Remainder of Erf 221 Stanford and the new consolidated erf, Erf 222 Stanford will be in line with the residential character of the area.

Efficiency: The proposed application for the subdivision and consolidation will promote the optimisation of the use of space within a developed residential area. The subject properties are also situated close to the CBD of the Stanford area

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). Spatial resilience is not applicable to this application.

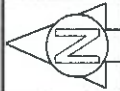
Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's 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:

- The proposed subdivision of Erf 221 Stanford and consolidation of Erf 222 with Portion A, a portion of Erf 221 Stanford fall within the existing land use tendencies in the area;
- The proposal is compatible with the existing erf sizes in the area;
- There will be no impact on services;
- The proposed subdivision and consolidation 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 Overstrand Municipality would consider the application favourably for the subdivision of Erf 221 Stanford and consolidation of Erf 222 with Portion A, a portion of Erf 221 Stanford.



Scale: NTS
 Drawing Nr: 222 & 22 II.drw
 Date: NOVEMBER 2020

Plan Description:
LOCALITY MAP

Property Description:
**ERVEN 221 & 222
 STANFORD**

All distances approximate
 and subject to survey.
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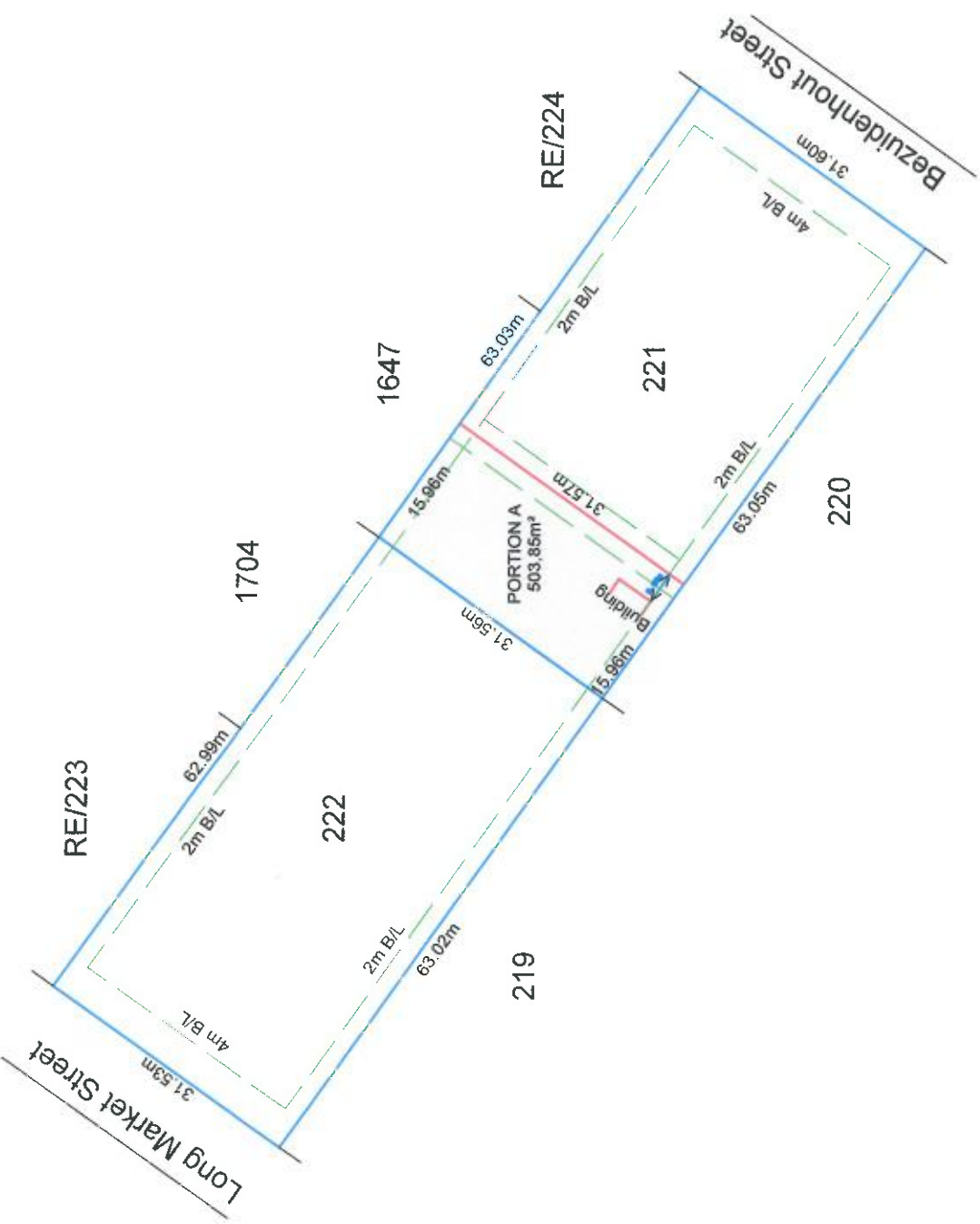
Scale: 1:750
 Drawing Nr: sub-consol plan.drw
 Date: DECEMBER 2020

Plan Description:
 SUBDIVISION AND
 CONSOLIDATION
 PLAN

Property Description:
**ERVEN 221 & 222
 STANFORD**

All distances approximate
 and subject to survey.
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NOTES	
ERF BOUNDARIES	
SUBDIVISION LINE	
BUILDING LINES	
PORTION A = ±503.85m²	
Erf 222 Stanford	
ERF 222 + PORTION A 1985m² + 503.85m² = ±2489m²	
Remainder of Erf 221 Stanford	
ERF 221 - PORTION A 1985m² - 503.85m² = ±1481m²	