

ERF 192, 5 QUEEN VICTORIA ROAD, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF J DE GARIS

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 in terms of Section 16(2)(d) to subdivide the above-mentioned property into 2 portions namely Portion A approximately 670m² and a Remainder approximately 906m² 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 **16 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.

ERF 192, QUEEN VICTORIA STRAAT 5, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR ONDERVERDELING: MNRE WRAP PROJECT OFFICE NAMENS J DE GARIS

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat n aansoek ontvang is in terme van Artikel 16(2)(d) om die bogenoemde eiendom te onderverdeel in 2 gedeeltes naamlik Gedeelte A ongeveer 670m² en 'n Restant ongeveer 906m² in groot

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 **16 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.


ERF 192, 5 QUEEN VICTORIA ROAD, E-STANFORD: ISICELO SOKWAHLULA-HLULA KUNYE NOKUHLANGANISA: ABAKWA WRAP PROJECT OFFICE EGAMENI LIKA J DE GARIS

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 in terms of Section 16(2)(d) to subdivide the above-mentioned property into 2 portions namely Portion A approximately 670m² and a Remainder approximately 906m² in extent.

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-**16 uAprili 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.

Plan 1: Locality Plan

Erf 192 Stanford

 Subject property (1576m²)

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Plan 1.1

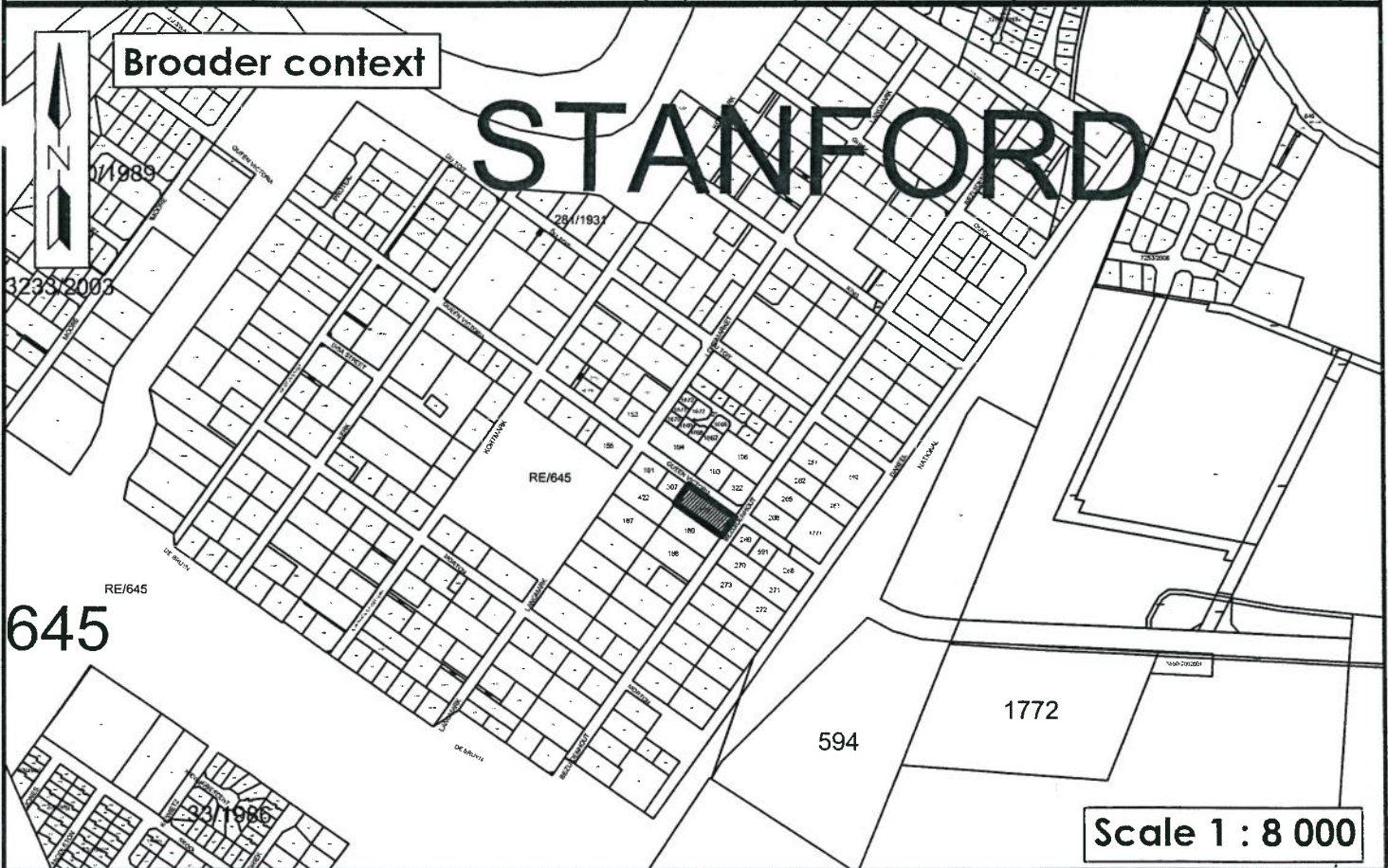
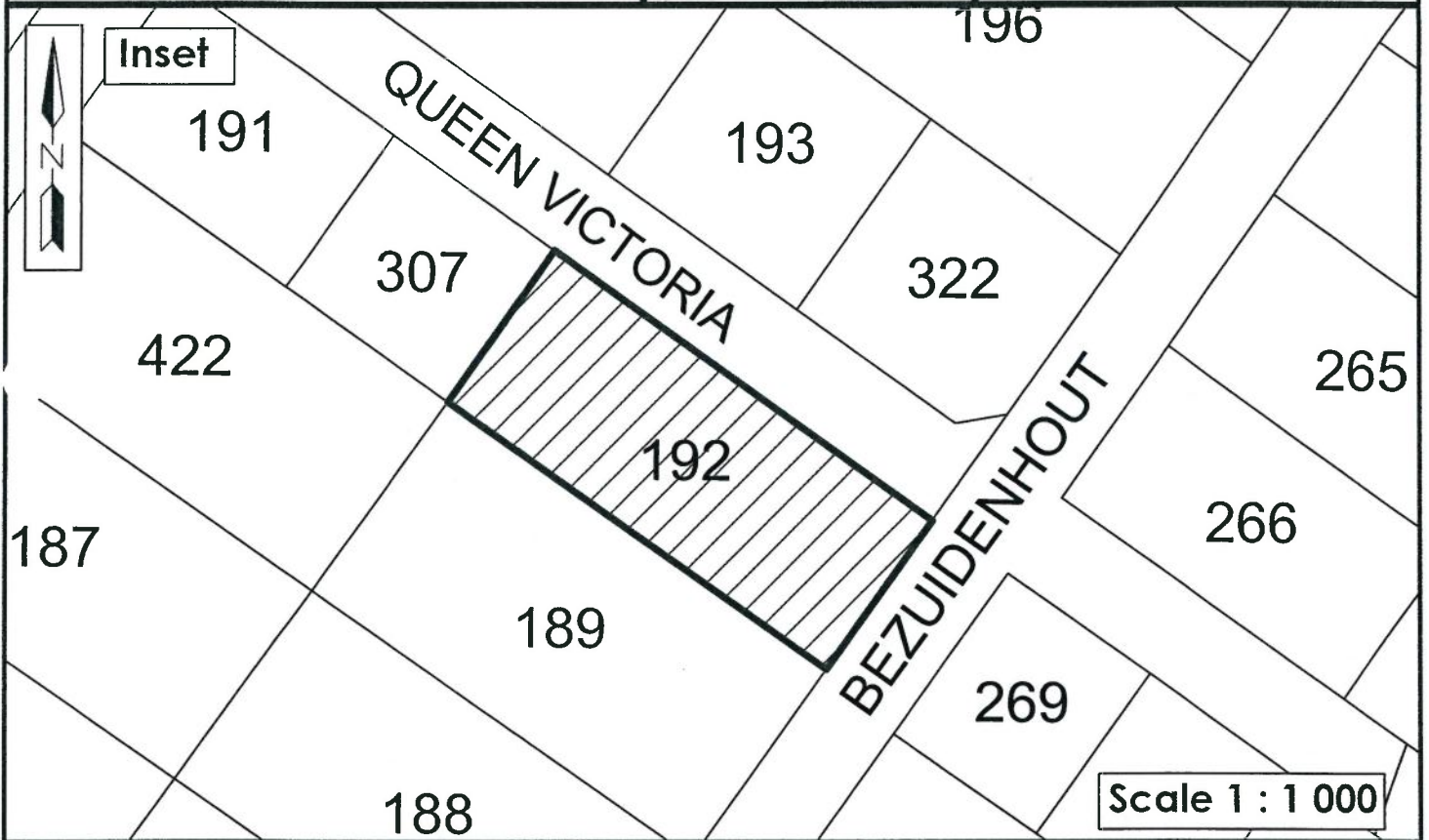
Unit B, Corner of Royal and Dirkie Uys
Street Hermanus, 7200

Plan prepared by: Reatlehile Jankie

All distances are approximate
and subject to a survey



Project Office
Town Planning & Project Management





1. ABBREVIATIONS

1.1	OMLUS	Overstrand Municipality Land Use Scheme, 2020
1.2	SDF	Overstrand Municipality Spatial Development Framework, 2020
1.3	OMGMS	Overstrand Municipal Growth Management Strategy, 2010
1.4	OM	Overstrand Municipality
1.5	OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
1.6	LUPA	Land Use Planning Act, 2014
1.7	DEADP	Western Cape Department of Environmental Affairs and Development Planning
1.8	PSDF	Western Cape Provincial Spatial Development Framework, 2014
1.9	SDP	Site Development Plan
1.10	B2	Business Zone 2: General Business (Bulk Zone 2)

2. SUMMARY OF STATUS QUO PROPERTY DETAILS

2.1	Property description	Erf 192 Stanford
2.2	Registered owner	John De Garis
2.3	Consultant	WRAP Project Office
2.4	Restrictive title deed conditions	None
2.5	Property extent	1576m ²
2.6	Current zoning	Business Zone 2: General Business (Bulk Zone 2)

3. APPLICANTS INTENT

- 3.1 There are approved building plans for a dwelling on the subject property (refer **Plan 6**). The applicant has converted the land uses on the subject property to operate a restaurant in accordance with the primary rights prescribed in the B2 zoning (refer **Plan 5**).
- 3.2 The intention of the applicant is to subdivide the subject property into two erven with the restaurant located on the Remainder and Portion A being a vacant erf.
- 3.3 The applicant wants to either sell Portion A or the Remainder which will be dependent on market demand.
- 3.4 The applicant considered the proposal for subdivision carefully based on the advice of WRAP to ensure that the proposed subdivided erven do not become too small and adversely alter the character of Stanford along Queen Victoria Road.
- 3.5 This application does not entail the alteration of the existing zoning on the subject property and no additional land use rights will be unlocked with the approval and implementation of this proposal.

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

The following is required for the applicant to obtain the necessary land use rights to conduct the activities which are listed in Section 3 of this report.



4.1 Subdivision of Erf 192 Stanford to create Portion A $\pm 670\text{m}^2$ and Remainder $\pm 906\text{m}^2$ in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

4.1.1 The applicant envisages subdividing the property into two erven. The intention is to sell one of the erven to a prospective buyer to operate a commercial enterprise which complies with the permissible B2 land use rights and development parameters. The approval and implementation of this subdivision are projected to unlock the potential for a greater variety of commercial land uses to be established on the subject property. This will depend on the commercial preferences of the prospective buyer. This proposal has the potential to unlock a greater variety of commercial land uses on the subject property which will provide clients in Stanford with a greater variety of choice in terms of the consumer goods and services which will be available on the subject property.

4.1.2 The proposed subdivision was carefully considered by the property owner to ensure that the subdivision line does not result in one of the erven being too small as that would alter the urban form in a manner which deviates from the surrounding area which the applicant wishes to avert.

5. APPLICATION

Considering the land use rights which are sought by the owner of the subject property, the following is applied for:

5.1 Subdivision of erf 192 Stanford to create portion A ($\pm 670\text{m}^2$) and Remainder ($\pm 906\text{m}^2$) in terms of section 16(2)(d) of the Overstrand municipality by-law on municipal land use planning, 2015 as amended.

6. RURAL FABRIC

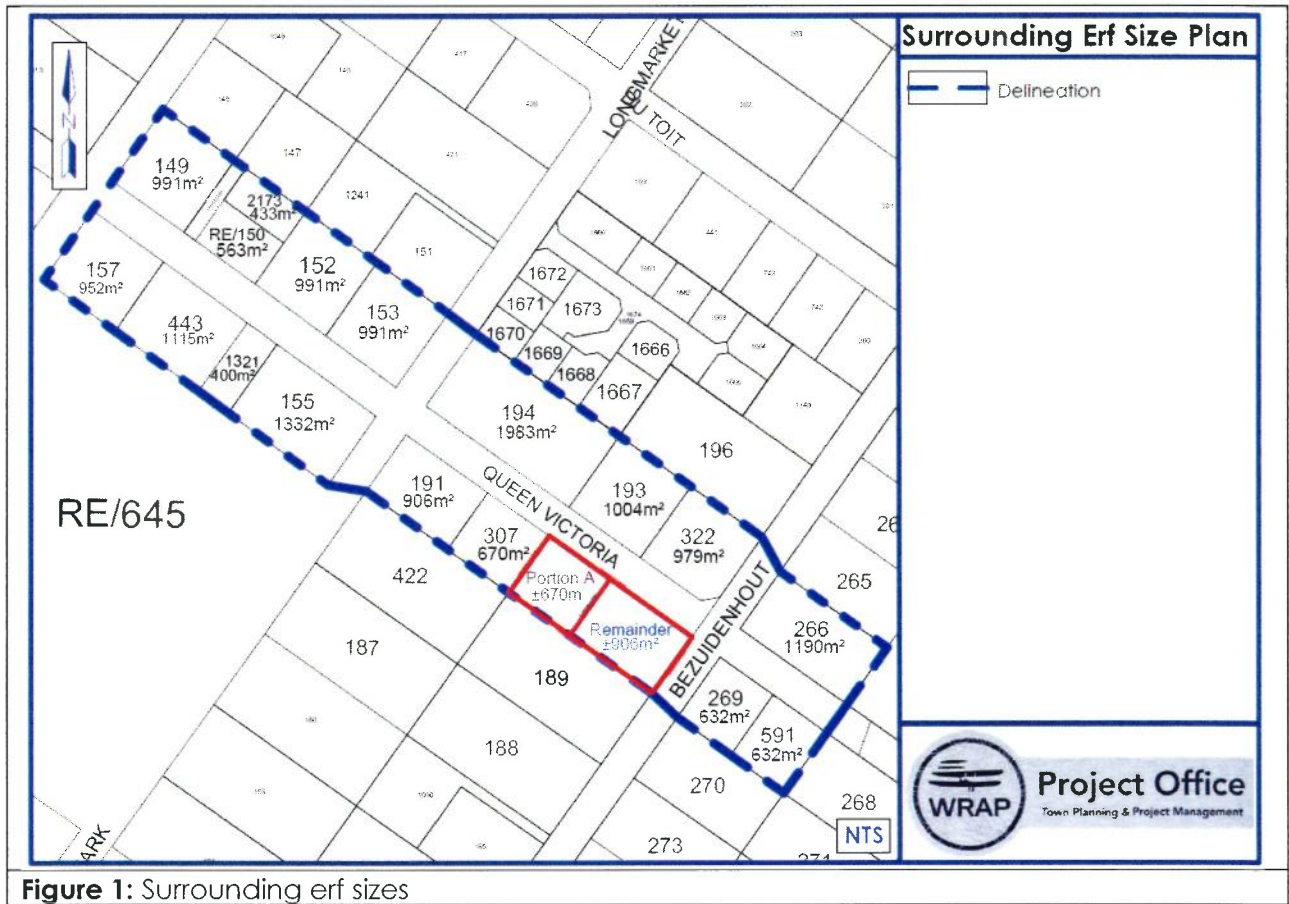


Figure 1: Surrounding erf sizes

6.1 Figure 1 illustrates that the erf sizes in the delineation range from 400m² to 1332m². Erf 307 which is adjacent to Portion A measures 670m² which is the same size as Portion A. The Remainder measures 906m² which is larger than Erf 269 located across Bezuidenhout Street. The shape of most erven in the delineated area are rectangular and square. The proposed Portion A is square and the proposed Remainder is rectangular. The size of the proposed Portion A and Remainder are within the range of the erf sizes and shapes in the delineated area. The approval and implementation of this proposal will therefore retain the urban form of the delineated area.

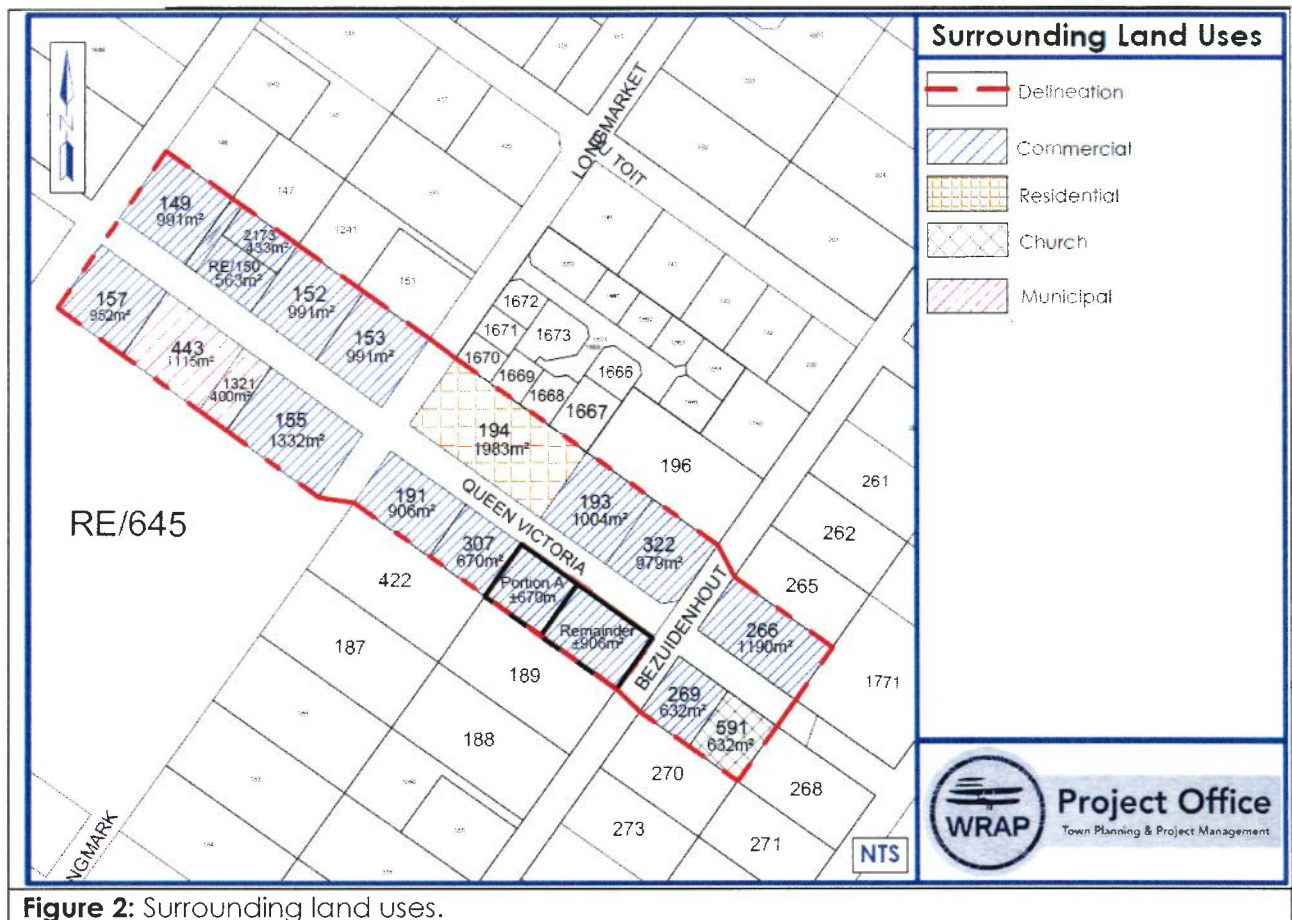


Figure 2: Surrounding land uses.

6.2 Figure 2 illustrates that the subject property is located within an economic corridor. This proposal for subdivision will not entail the alteration of the property zoning or any land use change. The land use of any building which will be constructed on Portion A will have to conform to the land use rights which are conferred by the B2 zoning. The approval and implementation of this proposal will therefore retain the commercial corridor character of Queen Victoria Road which is valued by residents.

7. TITLE DEED

Title deed T26895/2017 (refer **Annexure B**) was perused and there are no restrictive title deed conditions which prohibit the subdivision applied for in this application. No application for the removal of restrictive title deed conditions is therefore required.

8. ZONING

- 8.1 This application does not propose any buildings on Portion A and any future buildings will have to comply with the land use rights and development parameters prescribed in the B2 zoning.
- 8.2 The consistency of the buildings/land uses on the proposed Remainder were assessed in conjunction with the B2 zoning which is applicable on the subject property.



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Business Zone 2: Bulk Zone 2			
	Parameters	Proposal	Deviate or comply
(a) Primary use	business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering.	Restaurant which forms part of the definition of a business premises and a small dwelling on the ground floor for which building plans were approved as part of a larger dwelling.	Comply
(b) Consent use which can be applied for	adult entertainment business, bottle store, crematorium, dwelling unit, flats (on ground floor), funeral parlour, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission apparatus (subject to the provisions of Chapter 16.10), transport use, utility services, warehouse and service trade.	N/A	Comply
Development rules			
Floor factor	1.5	0,25	Comply
Coverage	80%	25,69%	Comply
Setback	(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. (ii) Where special circumstances exist, the Municipality may require a wider setback. (iii) The general provisions of 16.2 apply.	(i) 11,3m; (ii) N/A; and (iii) N/A.	Comply
Building lines	(i) The street building line is 0 m, subject to: - 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 4,5 m. (ii) The side building line is 0 m, subject to: - 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:	(i) 5m from the street building line (ii) 2m from the side boundary and is approved as such (refer Plan 6); (iii) N/A; (iv) This is subject to the request of the Municipality; and (v) N/A.	Comply



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	<p>- 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</p> <p>- where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m.</p> <p>(iv) The Municipality may impose more restrictive building lines in the interests of public health and safety.</p> <p>(v) The general building line exemptions in 16.1 apply.</p>		
Height	10,5 m	The existing building is lower than 10,5m.	
Storeys	3	1	
Window and door placement	<p>(i) Where a 0 m building line applies and where a wall of a building is erected 1,0 m or less from the side or rear building line, no door or window shall be permitted in the wall concerned.</p> <p>(ii) Any portion of the building which contains a door or window onto a side or rear boundary shall be placed at least 1,5 m away from such boundary. The portion of 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>(i) N/A; and</p> <p>(ii) 2m.</p>	
Parking and access	<p>Parking and access shall be provided on the land unit in accordance with 17.1.</p> <p>Restaurant = 4 bays per 100m²</p> <p>Small dwelling = 2 bays</p>	<p>1 63,7m² for the restaurant = 6,5 parking bays required</p> <p>Small dwelling = 2 parking bays required.</p> <p>8.5 parking bays required and 9 provided.</p> <p>The parking bays are delineated in accordance with the approved building plans (refer Plan 6).</p>	Comply
Loading bays	<p>The minimum off-street loading must be provided to the satisfaction of the Engineering Department.</p>	<p>This is subject to the request of the engineering services department.</p>	Comply
Screening	<p>Screening must be provided in accordance with 16.7.</p>	<p>Screening will be provided upon the</p>	Comply



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		request of the Municipality.	
Site development plan	The Municipality may require that a site development plan be submitted for approval in accordance with 16.3.	Subject to the request of the municipality.	Comply

9. EMOZ AND HPOZ

The applicability of the EMOZ and the HPOZ to the submitted proposal was assessed:

9.1 EMOZ

The subject property is not designated for any environmental protection in the EMOZ.

9.2 HPOZ

9.2.1 The subject property is designated as a local area in the Heritage Protection overlay zone but is not listed in the heritage register;

9.2.2 The policy cites that any land use planning application submitted in the designated area must be forwarded to the Stanford Heritage committee for comments which the OM will do;

9.2.3 The regulation promotes the protection of historic building typologies, street scape and street block character. The existing building on the proposed Portion A is not proposed for alteration. Any building which will be constructed on Portion A will have to conform to the building typologies which are prescribed in the regulation;

9.2.4 No new building in the Stanford HPOZ in the commercial core in Queen Victoria Street between Daneel Street and Church Street may exceed a height of 8m above the base level. The existing building on the Remainder is lower than 8m high and the future building on Portion A will comply with this requirement; and

9.2.5 The regulation contains a variety of prescripts relating to architectural styling and bulk which is applicable on the subject property which constitutes an additional layer of regulations to that prescribed in the OMZS. No alterations are proposed in the existing small dwelling and restaurant on the subject property. Any future building to be constructed on Portion A will have to conform to the architectural styling requirements of the regulation.

10. SERVICES

The applicant will pay the necessary bulk services levies which are related to the proposed subdivision. In addition to the above, the availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated:

10.1 Solid waste

Solid waste is collected on a weekly basis from the subject property by the OM and the same will apply to the subdivided property.

10.2 Electricity

The existing building on the Remainder is connected to the existing municipal electricity network and the building to be constructed on Portion A will also connect to the municipal electricity network.



10.3 Water

The existing building on the Remainder is connected to the reliable municipal potable water which is available at Stanford and the building to be constructed on Portion A will also be connected to the same water network.

10.4 Sewage

The building on the Remainder is connected to the existing municipal sewage network in Stanford and the building to be constructed on Portion A will be connected to the same network.

10.5 Access and egress

The approval and implementation of this proposal will result in the Remainder portion retaining the existing entrance and exit points along Bezuidenhout- and Queen Victoria Street. A new entrance and exit point will be created for Portion A along Queen Victoria Street.

11. SPLUMA MOTIVATION REQUIREMENTS

The following are relevant considerations in terms of Section 42 (c) of SPLUMA and is motivated as follows:

11.1 Public interest

The approval and implementation of this proposal will enable Portion A to be developed with a building that is of high architectural integrity which will be used for commercial purposes in accordance with the B2 zoning. The business to be operated thereon will contribute towards SARS collecting taxes and the OM collecting higher rates due to the increase in property value, all of which will contribute towards service delivery which is in the public interest.

11.2 Opportunity costs

Opportunity cost in the context of land use planning refers to the devaluation of a valued land use right of interested and affected parties when an application is approved and implemented. This proposal entails a subdivision that is aligned with the urban form of the surrounding area and will not unlock additional land use rights that property owners in the commercial corridor which is delineated in Section 6 of this report have become accustomed to. No opportunity cost is therefore projected to accrue with the approval and implementation of this proposal.

11.3 Respective rights and obligations of all those affected

This application for the subdivision was carefully considered to ensure that surrounding property owners continue to occupy respective properties in comfort and can be summarised as follows:

11.3.1 Portion A will be used for commercial purposes which is in harmony with the commercial character of the corridor discussed in Section 6 of this report;

11.3.2 There is sufficient parking available on the Remainder to cater for the commercial activities on the site and for the existing dwelling. This will ensure that guests do not park on the pavement or partially in the street which could cause a movement inconvenience and discomfort for pedestrians and motorists and make living around the subject property inconvenient; and



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11.3.3 The building that will be constructed on Portion A will comply with the parking requirements prescribed in the OMZS and no parking problems are projected to arise which may cause surrounding property owners to occupy respective properties in discomfort.

The owner of the subject property enjoys cordial relations with neighbours and has carefully crafted this development proposal to avoid applying for additional land use rights which have the potential to unlock land use activities that result in surrounding property owners occupying respective properties in discomfort.

12. POLICY FRAMEWORK

12.1 The compliance of this proposal with the applicable spatial development policies are illustrated below. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns in rural areas. The compliance of this proposal with provincial and local policy prescripts which are key development informants can be illustrated as follows:

	Applicable policy	Authority
12.1.1	Western Cape Provincial Spatial Development Framework, 2014 (PSDF)	Provincial
12.1.2	Overstrand Municipality Spatial Development Framework, 2020 (SDF)	Provincial
12.1.3	Overstrand Municipal Growth Management Strategy, 2010	Municipal

12.2 PSDF

12.2.1 Policy preface

The PSDF is a product of a provincial inter departmental and inter-governmental collaboration under the guidance of the inter departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision which is intended to inform spatial development patterns in urban and rural areas in the province.

12.2.2 Broad policy objectives

The objective of the policy is to create an enabling policy environment which prioritises the creation of employment opportunities, social inclusion and improvement of the quality of life of the Western Cape inhabitants. The development principles in the PSDF are informed by other spatial planning policies which are aimed at creating a policy alignment between different spheres of government.

12.2.3 Consistency of the proposal with the policy

12.2.3.1 The policy highlights that development proposals should ideally preserve the unique built form, character and heritage of settlements. It has been illustrated in Section 6 of this report that the subdivision proposal will enable the construction of a commercial enterprise on Portion A which is in harmony with the built form and character of the area. The subdivision also respects the heritage sensitivity of the site as no architectural alterations are proposed;

12.2.3.2 The policy cites that mixed-use commercial land uses should ideally be located along strategic corridors. The subject property is zoned B2 and is located along a



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strategic commercial corridor. The rationale for only proposing a subdivision is to retain the contribution of the subject site towards the continuity of the commercial corridor which exists along Queen Victoria Street commercial corridor as prescribed.

- 12.2.3.3 The policy highlights that economic diversification in urban markets should be incentivised. Portion A is proposed to retain the B2 zoning which allows a variety of commercial activities. The building to be constructed on Portion A and the operation of economic activities will therefore contribute towards the enhancement of economic diversification along Queen Victoria Road.

12.3 SDF

12.3.1 Policy preface

The broad policy objectives of the SDF include enhancing the image of the Overstrand as a liveable urban and rural area that accommodates a variety of life. Development proposals should also capitalise on the unique sense of place which settlements and urban areas in the Overstrand are renowned for. The SDF promotes developments that enhance the visual quality and attraction of the built environments while preserving the social and cultural attributes which are valued by inhabitants.

12.3.2 Broad policy objectives

The broad policy objectives of the SDF include enhancing the image of the Overstrand as a liveable urban area that provides a range of facilities and activities which tourists can enjoy. Development proposals should also capitalise on the unique sense of place which urban areas in the Overstrand are renowned for. The SDF promotes developments that enhance the visual quality and attraction of the built environments while preserving the social and cultural attributes which are valued by inhabitants.

12.3.3 Consistency of the proposal with the policy

- 12.3.3.1 The subject property is designated for commercial purposes and the proposed subdivision does not entail the alteration of the B2 commercial zoning. The proposed subdivision will retain the alignment of the subject property with the spatial designation prescribed in the SDF.
- 12.3.3.2 The subject property is located within a sensitive development area which prescribes a variety of heritage development restrictions. The compliance of this proposed subdivision with the heritage restriction has been illustrated in Section 9 of this report.
- 12.3.3.3 The policy highlights that the establishment of commercial centres outside of the existing centres should be limited. This proposal is for a subdivision that will retain the B2 zoning on the subject property which is located within the Stanford commercial centre.

12.4 OMGMS

12.4.1 Policy preface

The policy was created to manage the urban growth of the OM where densification would play a pivotal role in the effective implementation of infrastructure and community facilities provision. The policy carefully considered market cycles, municipal budgeting and capital spending.



12.4.2 Broad policy objectives

The overall rationale for the document is to create an enabling environment for residents in the OM to attain an enhanced quality of life characterised by access to a variety of economic, social and residential opportunities.

12.4.3 Consistency of the proposal with the policy

12.4.3.1 The subject property is designated as a regional economic opportunity. The subject property is zoned for commercial purposes and this proposal does not entail any alteration of this and therefore retains the consistency of this subdivision with the spatial designation of the subject site.

12.4.3.2 The policy promotes the creation of attractive urban environments. Portion A is vacant and will be constructed to have a building that is of high architectural integrity and attractive in compliance with the development parameters which are prescribed in the HPOZ.

12.4.3.3 The policy highlights that the scale, character, bulk height and architectural styling of development proposals should be appropriate to the immediate context. The proposed subdivision will not unlock additional land use rights to that prescribed in the OMGMS and the HPOZ which will result in the future building being constructed on Portion A to be in conformity with the scale of buildings within the immediate context.

13. PLANNING PRINCIPLES

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

13.1 Spatial Justice

Spatial justice in the context of spatial and land use planning refers to development proposals that redress the past apartheid spatial development imbalances. The approval of this proposal will result in a building being constructed on Portion A which will be used for commercial purposes. The operation of the building is likely to be labour intensive and predominantly employ the historically economically marginalised who will use incomes earned to access housing, services and a variety of other facilities which will ensure upward socio-economic mobility which is a hallmark of spatial justice.

13.2 Spatial Sustainability

Spatial sustainability refers to the need to promote mixed-use urban environments that allow for a functional space economy to flourish. The approval and implementation of this proposal will enable the intensification of commercial land uses on the subject property within the permissible B2 land use rights and development parameters. This will therefore not only enhance the functionality of the space economy on the subject property but will contribute towards the enhancement of the space economy along the Queen Victoria commercial corridor which is a hallmark of spatial sustainability.

13.3 Efficiency

Efficiency in the context of land use planning refers to the need to enable urban areas to optimally make use of space, land and resources. This proposal for a subdivision to enable the construction of a commercial enterprise on Portion A is intended to optimally make use of space on the subject property which is a hallmark of efficiency.



13.4 Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner. This proposal is aligned with the spatial resilience principles contained in the PSDF, SDF and OMGMS.

13.5 Good administration

The OM is the organ of state which is responsible for good administration by means of public participation and complying with the prescribed time frames in the By Law and the OM has a credible history of upholding the principles of good administration.

14. NEED AND DESIRABILITY

The need and desirability for the approval and implementation of this proposal will be illustrated in accordance with Section 66 (1) (c) of the OM By-Law and DEADP Provincial Support Document on Relevant Considerations.

14.1 Need and desirability

Desirability, amongst others, refers to two components where need refers to “time” and desirability refers to “place”. In other words, is it the right time and is it the right place for locating the proposed type of land use/activity? This subdivision proposal is proposed at the right time as the approval and implementation thereof have the potential to unlock economic opportunities which are proposed at the right time considering the current turbulent economic climate. This proposal is at the right place as there are several other examples of properties in the commercial corridor along Queen Victoria Street which have the same size which is intended to be achieved via the proposed subdivision. There is therefore a need for the approval and implementation of this desirable development proposal.

14.2 Impact on views, sunlight and character of the area

The building which will be constructed on the proposed Portion A will be within the bulk which is prescribed in the B2 zoning which will be consistent with the character of surrounding buildings. No excessive impact on views and sunlight is therefore projected.

14.3 Economic impact

The approval and eventual construction of a commercial building on the proposed Portion A will unlock employment opportunities during construction and the operational phase of the future enterprise. This will invariably create an income stream for a variety of businesses and people which is desperately needed amid the current economic downturn experienced in South Africa and globally.

14.4 Impact on safety and wellbeing

The commercial building which will be constructed on Portion A will lead to additional people entering and egressing the subject property who will be surveillance in the surrounding area. This will contribute to increasing the safety on the subject property which will have a positive impact on the safety and well-being of surrounding property owners.

14.5 Environmental considerations

There are no environmental constraints on the subject property that warrant a basic assessment.



14.6 Heritage considerations

WRAP compiled and submitted an application to Heritage Western Cape as the subject property is located in a protected heritage site in terms of Section 29 of the National Heritage Resources Act (1999). The outcome of the application will be forwarded to the OM upon availability.



RECOMMENDATION

15. EVALUATION

The rationale for the approval and implementation of this proposal can be summarised as follows:






- 15.1 This proposal will contribute towards unlocking the maximum commercial potential of the subject property while conforming to the built form and character of the surrounding; and
- 15.2 This proposal has the potential to unlock employment/economic opportunities at Stanford which will be a positive impact in the area.

16. RECOMMENDATION

It is recommended that the following is approved:

- 16.1 **Subdivision** of Erf 192 Stanford to create Portion A ($\pm 670\text{m}^2$) and Remainder ($\pm 906\text{m}^2$) in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

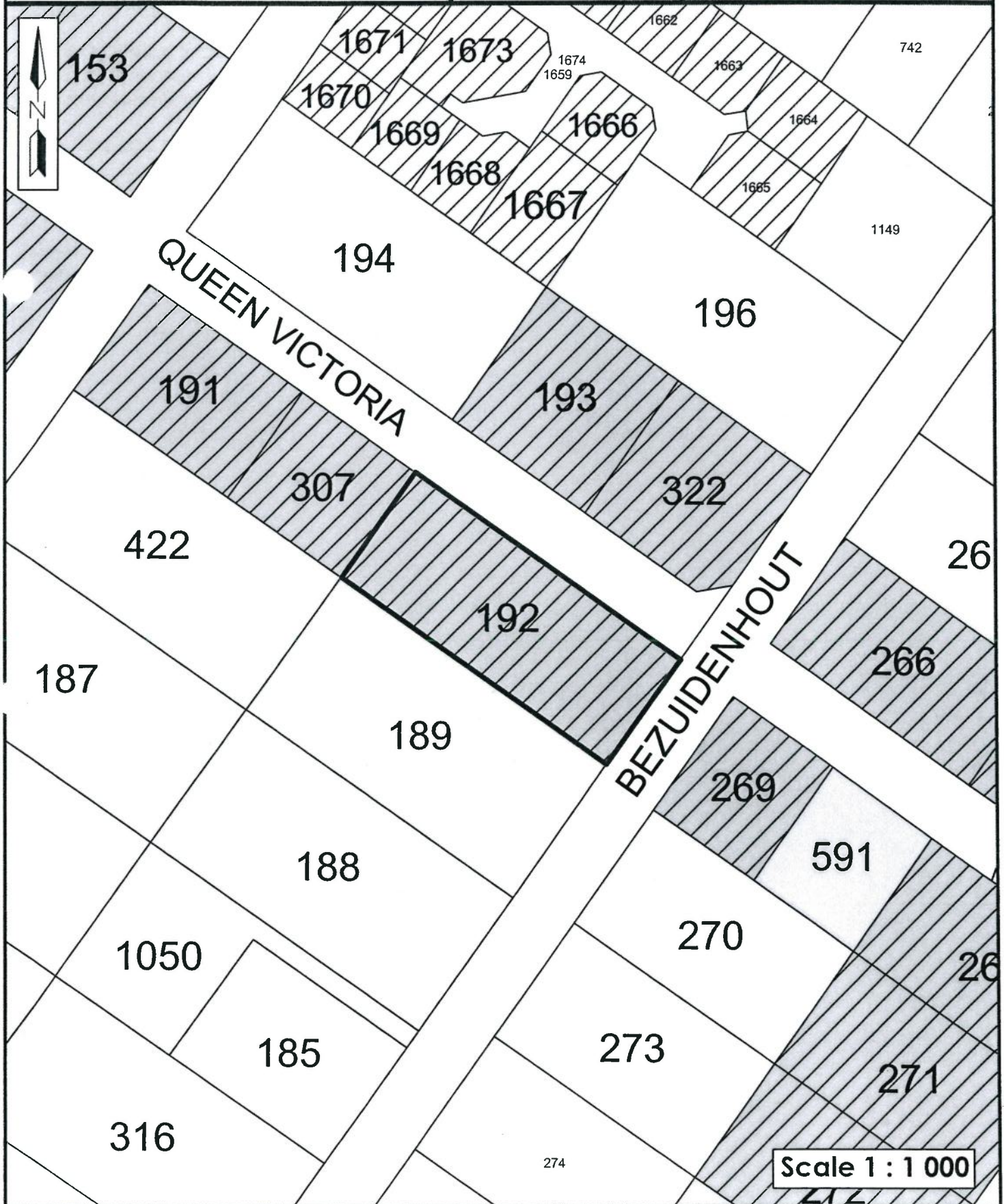
Plan 2: Zoning Plan Erf 192 Stanford

-  Subject property (1576m²)
-  Residential Zone 1: Single Residential
-  General Residential Zone 2: Town Housing
-  Business Zone 2: General Bulk Zone 2
-  Community Zone 1: Community Facilities

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 2.1
 Unit 8, Corner of Royal and Dirkie Uys
 Street Hermanus, 7200
 Plan prepared by: Reatlehle Jankie
 All distances are approximate
 and subject to a survey



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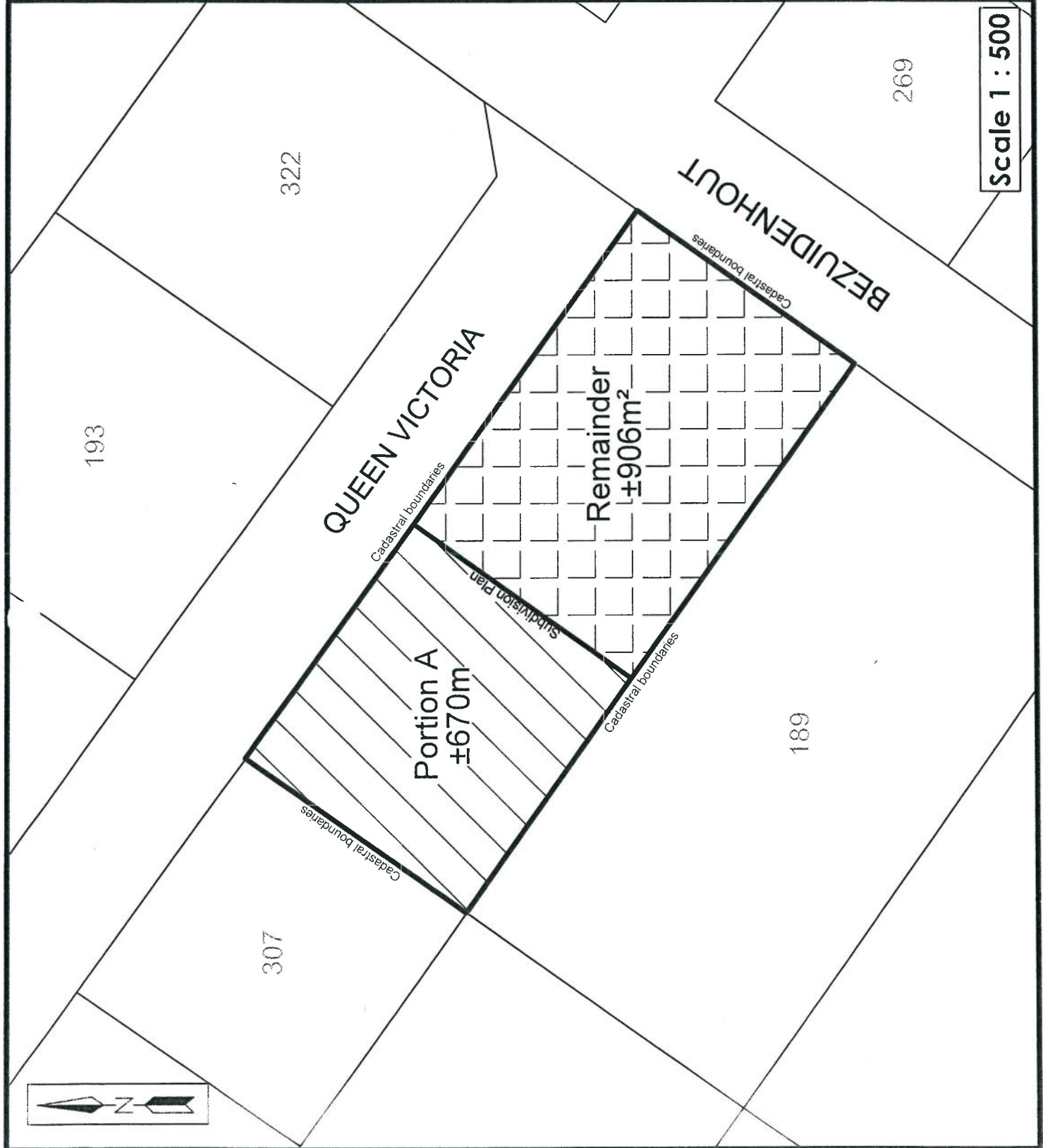
**Plan 3: Subdivision Plan
Erf 192 Stanford**

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan 3.1
Unit B, Corner of Royal and Dirkie Uys
Street Hermanus, 7200
Plan prepared by: Reatlehlile Jankie
All distances are approximate
and subject to a survey



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Scale 1 : 500



**Plan 5: Building
Footprint and GLA Plan
Erf 192 Stanford**

Requirements	Provided
1.5 Floor factor	0.25
80% Coverage	25.69%
8.5 parking bays	9 parking bays
3 Storeys	1 Storeys

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 5.1
 Unit B, Corner of Royal and Dirkie Uys
 Street Hermanus, 7200
 Plan prepared by: Reathille Jankie
 All distances are approximate
 and subject to a survey



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Scale 1 : 250

