



REMAINDER ERF 1, 44 DE BRUYN STREET AND ERF 2282, 2 BUITEN STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF DS MORRISON AND THE EYRIE FAMILY TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the above-mentioned properties, namely:

- **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide Remainder Erf 1, Stanford to create Portion A, approximately 313m² in extent; and
- **consolidation** in terms of Section 16(2)(e) of the By-Law, to consolidate Portion A with Erf 2282, Stanford to create one erf approximately 1607m² 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 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) landuse@overstrand.gov.za) on or before **11 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

REMANANT VAN ERF 1, DE BRUYNSTRAAT 44, EN ERF 2282, BUITENSTRAAT 2, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: PLAN ACTIVE STADS- EN STREEKBEPLANNERS NAMENS DS MORRISON EN THE EYRIE FAMILY TRUST

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op die bogenoemde eiendomme, naamlik:

- **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, om Restant Erf 1, Stanford te onderverdeel om Gedeelte A, ongeveer 313m² groot te skep; en
- **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening, om Gedeelte A met Erf 2282, Stanford te konsolideer om een erf ongeveer 1607 m² groot te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoriastraat, 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 / (e) landuse@overstrand.gov.za) voor of op **11 September 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

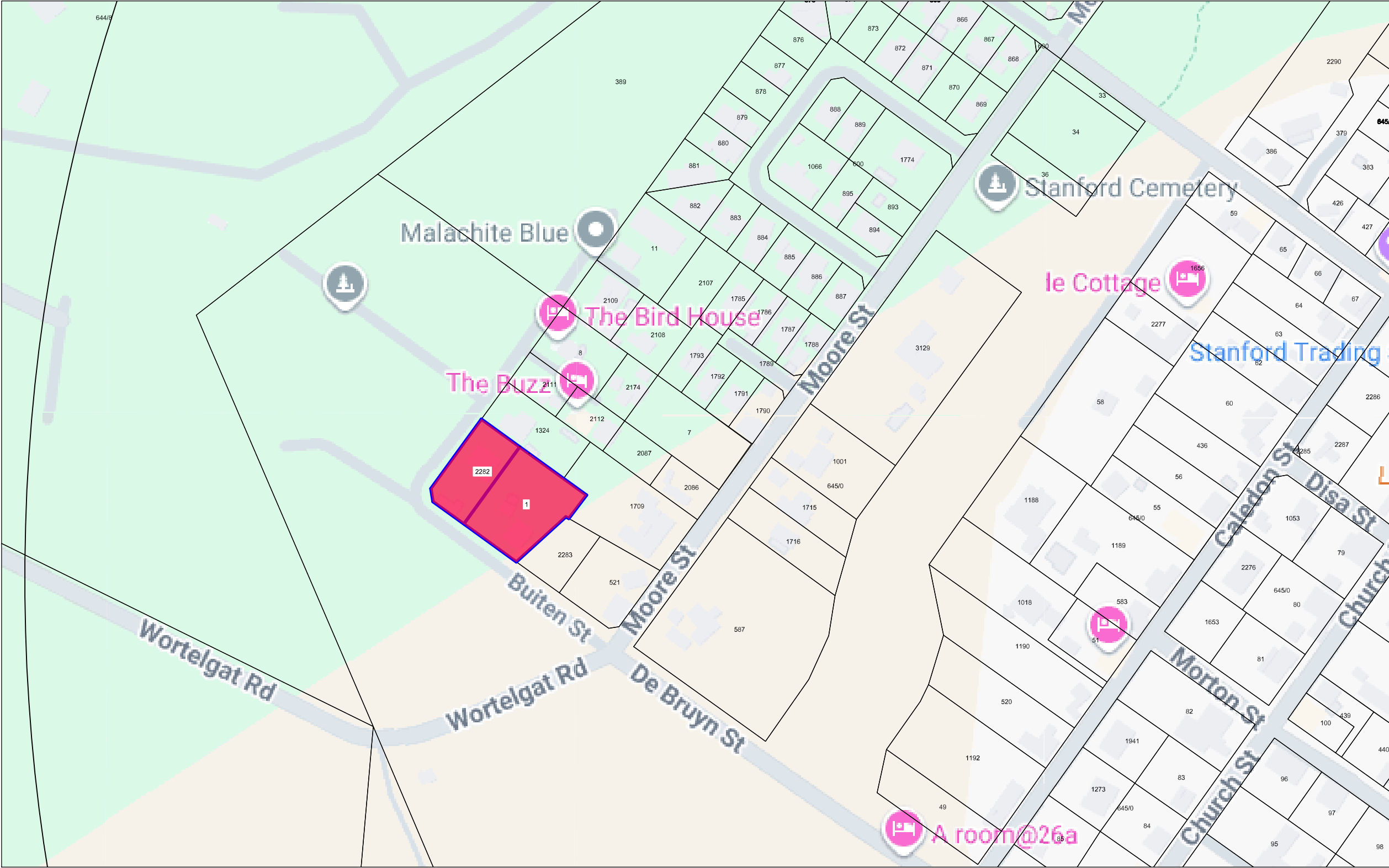
U aandag word gevestig op die Bepalings van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

INTSALELO YESIZA -IERF 1, 44 DE BRUYN STREET NESIZA ESI-ERF 2282, 2 BUITEN STREET, STANFORD, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULAHULA NOYONDELELANISO: NGABAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LABAKWA DS MORRISON NE- THE EYRIE FAMILY TRUST

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 loMthethwana kaMasipala OsisiHlomelo EsiingeziCwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (Uthethwana), osebenza kwezi zicelo zomhlaba/izindlu ezichazwe ngentla, ngokolu hlobo lulandelayo:

- **ukohlulahlula kwakhona** ngokwemiba yeSoloty le16(2)(d) loMthethwana, ukwahlula kwakhona iNtsalela Erf 1, Stanford ukudala iSohlulo (Inxalenye)A, emayela nama-313m² ubungakanani;
- **nokuyondelelanisa** ngokwemiba yeSoloty le16(2)(e) loMthethwana, ukuyondelelanisa Isohlulo/Inxalenye A neSiza iErf 2282, Stanford ukudala isiza esiyi-erf sibe li- 1607m² ubungakanani.

Iinkcukacha ezipheleleyo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye 16:30 kwiCandelo: LeziCwangciso zeDolophu, Paterson Street, Hermanus neStanford Library, Queen Victoria Street, Stanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi komhla **11 eyomSintsi 2026**, uchaze igama lakho, id



MOTIVATION REPORT

Subdivision of Remainder Erf 1 Stanford to create Portion A (313 m²) for Consolidation with Erf 2282 Stanford

REMAINDER ERF 1 | ERF 2282 | STANFORD | DIVISION: CALEDON | OVERSTRAND MUNICIPALITY

Sections 16(2)(d) & 16(2)(e) — Overstrand Municipal By-law on Land Use Planning, 2020

Subject Properties	Remainder Erf 1 Stanford & Erf 2282 Stanford
Location	Corner of Buiten Street and De Bruyn Street, Stanford
Municipality	Overstrand Municipality
Division	Caledon
Province	Western Cape
Zoning	Residential Zone 1 (both erven) — Overstrand Municipality Zoning Scheme Regulations, 2020
Owner — Erf 2282	The Eyrie Family Trust (IT125/2009) — T79532/2024
Owner — Rem. Erf 1	David Stephan Morrison — T5333/2002
Application in terms of	Sections 16(2)(d) & 16(2)(e), Overstrand Municipal By-law on Land Use Planning, 2020
Applicant / Town Planner	Plan Active Town Planners

1. BACKGROUND

This motivation report is submitted in support of a combined application for the subdivision of Remainder Erf 1 Stanford and the simultaneous consolidation of the resultant Portion A with the adjacent Erf 2282 Stanford. The application is made in terms of Sections 16(2)(d) (subdivision) and 16(2)(e) (consolidation) of the Overstrand Municipal By-law on Land Use Planning, 2020.

The primary purpose of the application is to increase the extent of Erf 2282 Stanford by incorporating a portion of the adjacent Remainder Erf 1 Stanford into Erf 2282 Stanford. The owner of Erf 2282 Stanford, The Eyrie Family Trust (Registration number IT125/2009), wishes to enlarge their property to create more usable space on Erf 2282 Stanford. The owner of Remainder Erf 1 Stanford, David Stephan Morrison, has agreed to this arrangement. To this end, it is proposed to subdivide Portion A, measuring 313 m², from Remainder Erf 1 Stanford and to consolidate it with Erf 2282 Stanford.

Van Dyk Land Surveyors was appointed to survey and determine the position of the proposed subdivision line. The survey was conducted specifically to ensure that the subdivision line does not create any building line encroachments in respect of the existing outbuilding situated on Remainder Erf 1 Stanford. The subdivision line has accordingly been positioned so as to maintain the required 2-metre building line setback from the face of the existing outbuilding, thereby ensuring full compliance with the Overstrand Municipality Zoning Scheme Regulations, 2020.

Both Remainder Erf 1 Stanford and Erf 2282 Stanford are zoned Residential Zone 1 in terms of the Overstrand Municipality Zoning Scheme Regulations, 2020. The proposed subdivision and consolidation do not alter the zoning of either property.

2. APPLICATION DETAILS

The following applications are submitted to the Overstrand Municipality for consideration:

#	Application Type	Legislative Basis
1	Subdivision of Remainder Erf 1 Stanford to create Portion A (313 m ²)	Section 16(2)(d) of the Overstrand Municipal By-law on Land Use Planning, 2020
2	Consolidation of Portion A with Erf 2282 Stanford	Section 16(2)(e) of the Overstrand Municipal By-law on Land Use Planning, 2020

2.1 Why a Boundary Adjustment Does Not Apply

The Overstrand Municipal By-law on Land Use Planning, 2020 provides for a simplified boundary adjustment procedure for minor boundary realignments between adjacent properties. However, a boundary adjustment is only applicable where the increase and decrease in property size does not exceed 10% of the area of the respective properties.

In this instance, the proposed Portion A measures 313 m². Erf 2282 Stanford has a current extent of 1 294 m². The 10% threshold applicable to Erf 2282 Stanford is therefore 129.4 m². Since Portion A (313 m²) exceeds this threshold, the application does not qualify as a boundary adjustment and must accordingly be processed as a full subdivision in terms of Section 16(2)(d) together with a consolidation in terms of Section 16(2)(e) of the By-law.

10% threshold for Erf 2282 (1 294 m²) = 129.4 m². Proposed Portion A = 313 m². The proposed transfer of land exceeds the 10% boundary adjustment threshold by 183.6 m² and therefore cannot be processed as a boundary adjustment. A full subdivision and consolidation application is required.

3. DESIRABILITY

3.1 Property Location

The subject properties are situated in Stanford, a historic village in the Overberg region of the Western Cape. Stanford falls within the jurisdiction of the Overstrand Municipality. Remainder Erf 1 Stanford and Erf 2282 Stanford are adjacent properties sharing a common boundary, with both erven located at the corner of Buiten Street and De Bruyn Street. The immediate neighbourhood is characterised by established low-density residential development consistent with Residential Zone 1.

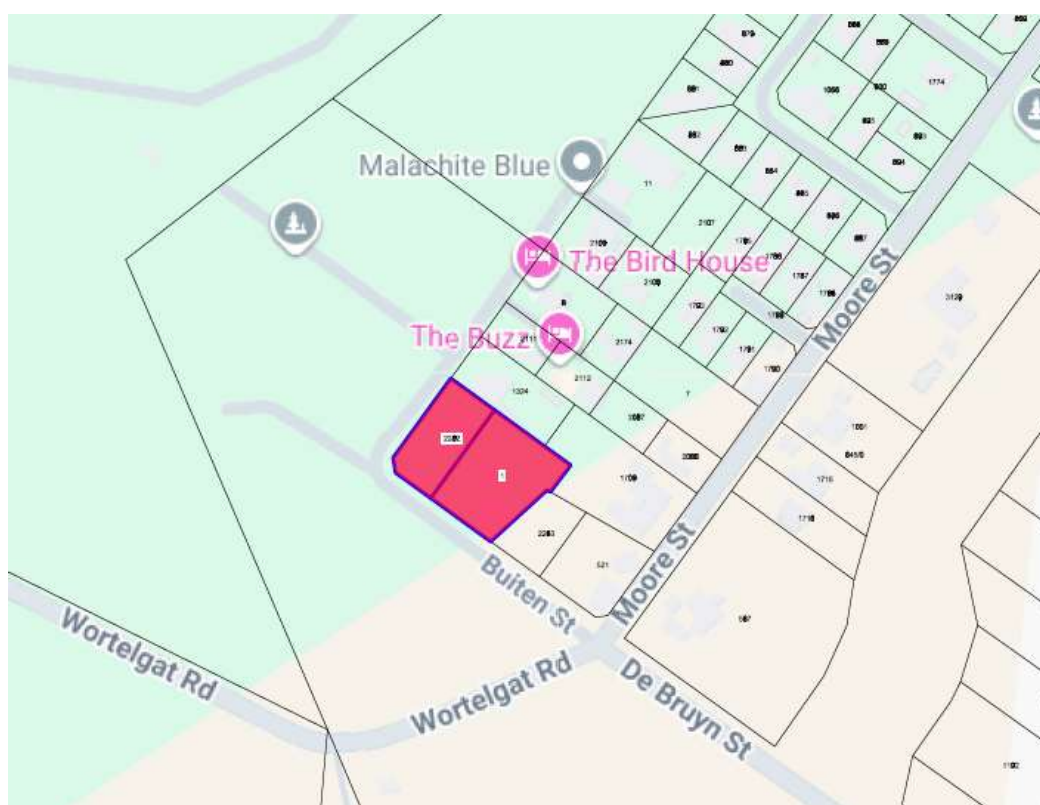


Figure 1: Locality Map — Erven 1 and 2282 Stanford

3.2 Survey Plan

The survey plan prepared by Van Dyk Land Surveyors illustrates the proposed subdivision line and the extent of Portion A (313 m²) to be excised from Remainder Erf 1 Stanford and consolidated with Erf 2282 Stanford. The survey confirmed that the proposed boundary does not create any building line encroachments in respect of existing structures on Remainder Erf 1 Stanford, with the outbuilding maintaining the required 2-metre setback from the new boundary.

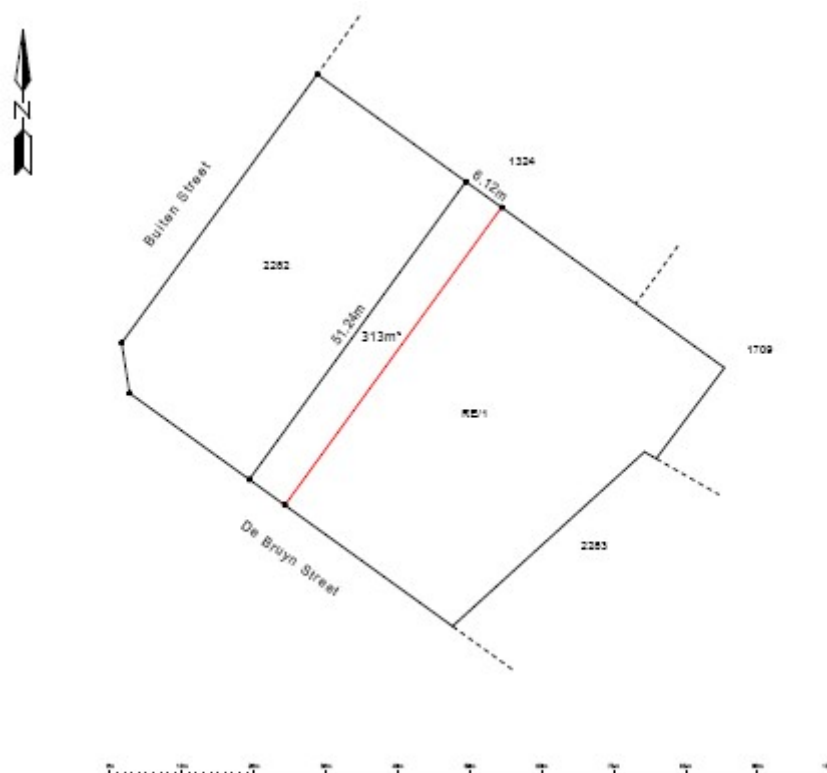


Figure 2: Survey Plan — Proposed Subdivision Line and Portion A (Van Dyk Land Surveyors)

3.3 Zoning and Land Use Context

Both Remainder Erf 1 Stanford and Erf 2282 Stanford are zoned Residential Zone 1 in terms of the Overstrand Municipality Zoning Scheme Regulations, 2020.



The proposed subdivision and consolidation do not alter the zoning of either property and do not result in any intensification of land use. Both properties will retain their Residential Zone 1 zoning throughout the process and upon registration of the consolidation.

The surrounding neighbourhood is characterised by similar low-density residential properties. The proposed boundary rearrangement is entirely consistent with the character and scale of the area and is unlikely to have any adverse impact on neighbouring properties or the broader streetscape.

3.4 Existing Land Use

Remainder Erf 1 Stanford is owned by David Stephan Morrison and contains a dwelling house and an outbuilding. The outbuilding is positioned in proximity to the shared boundary with Erf 2282 Stanford. The survey conducted by Van Dyk Land Surveyors confirmed that the proposed subdivision line, as drawn, ensures that the outbuilding on Remainder Erf 1 Stanford maintains a 2-metre setback from the new boundary, thereby avoiding any building line encroachment.

Erf 2282 Stanford is improved with a dwelling house and associated outbuilding. The property is currently owned by The Eyrie Family Trust (IT125/2009), who seeks to enlarge the property by incorporating Portion A from the adjacent Remainder Erf 1 Stanford.

4. PROPOSAL

4.1 Subdivision of Remainder Erf 1 Stanford

It is proposed to subdivide Remainder Erf 1 Stanford to create Portion A, measuring 313 m², from the property. The balance of Remainder Erf 1 Stanford, ±1 787m² will remain a single residential property after the subdivision of Portion A, in the ownership of David Stephan Morrison.

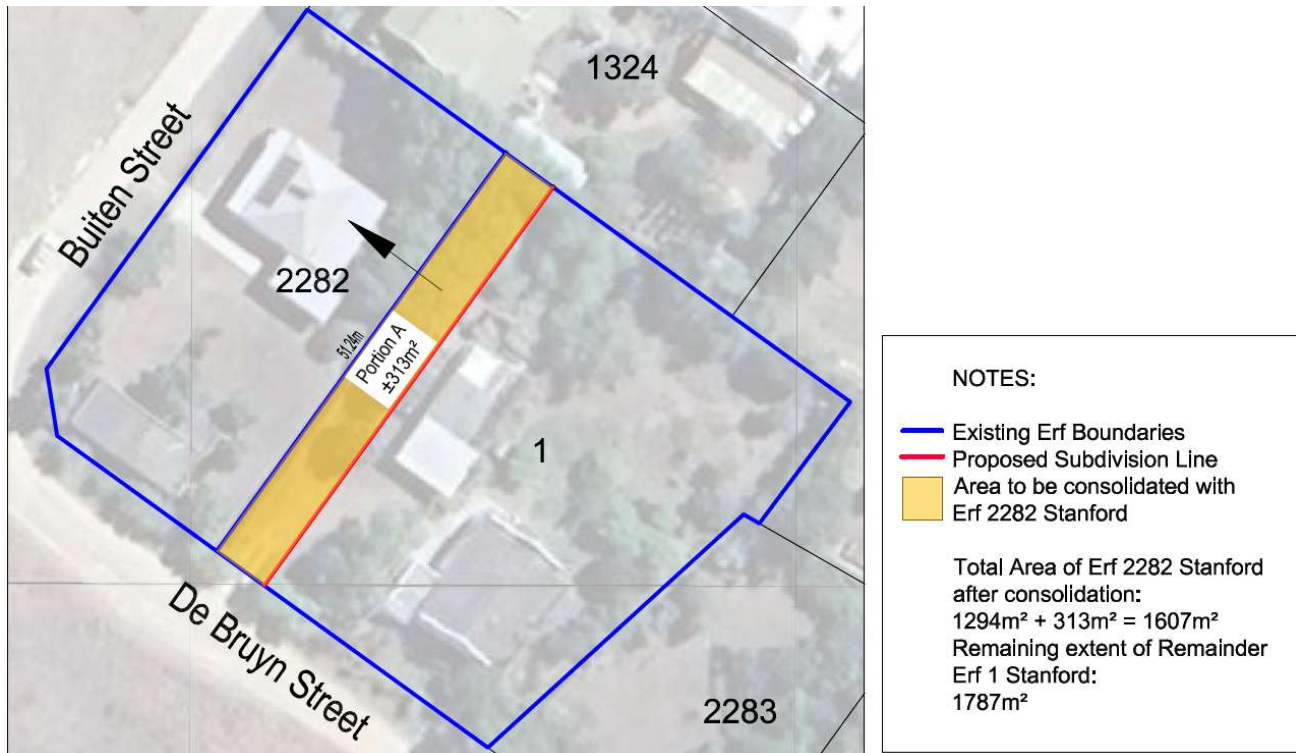
The subdivision line was surveyed by Van Dyk Land Surveyors with the specific objective of ensuring that no building line encroachments are introduced in respect of existing structures on Remainder Erf 1 Stanford. The survey confirmed that the proposed boundary maintains the required 2-metre setback from the existing outbuilding, measured to the new boundary.

4.2 Consolidation of Portion A with Erf 2282 Stanford

Upon registration of the subdivision, Portion A (313 m²) is to be consolidated with Erf 2282 Stanford (1 294 m²), which is owned by The Eyrie Family Trust (IT125/2009). The primary motivation for the application is to increase the extent and usable area of Erf 2282 Stanford. The consolidated property will have an extent of approximately 1 607 m², which remains well within the parameters applicable to a single Residential Zone 1 erf.

The respective ownership and title deeds are as follows:

Property	Owner	Title Deed
Erf 2282 Stanford	The Eyrie Family Trust (IT125/2009)	T79532/2024, registered 10 December 2024
Remainder Erf 1 Stanford	David Stephan Morrison	T5333/2002, registered 28 January 2002



The proposed consolidation will result in a single residential erf of approximately 1 607 m², providing The Eyrie Family Trust with increased usable space on Erf 2282 Stanford, while Remainder Erf 1 Stanford (owned by David Stephan Morrison) retains sufficient area for its existing residential use.

4.3 Building Line Compliance

The subdivision line was specifically surveyed by Van Dyk Land Surveyors to avoid creating any building line encroachments on Remainder Erf 1 Stanford. The subdivision line was drawn at a sufficient distance from the existing outbuilding to ensure that the required 2-metre lateral building line setback is maintained to the new boundary. No building line departure application is therefore required in conjunction with this application.

5. ACCESS AND PARKING

Both properties enjoy direct frontage onto public roads. Remainder Erf 1 Stanford fronts onto Buiten Street, while Erf 2282 Stanford occupies a corner position at the intersection of Buiten Street and De Bruyn Street. The proposed subdivision and consolidation do not alter the road frontage or access arrangements for either property. No additional access points or parking areas are required, as no new residential units or additional structures are proposed.

6. MUNICIPAL SERVICES

Both Remainder Erf 1 Stanford and Erf 2282 Stanford are connected to the Overstrand Municipality's reticulated services, including water supply, sewage disposal, and electricity. The proposed subdivision and consolidation do not increase the demand on municipal services, as no new dwelling units or additional structures are proposed. The consolidated Erf 2282 Stanford will continue to be served by its existing service connections. No infrastructure upgrades or new connections are anticipated.

7. TITLE DEED CONDITIONS

7.1 Erf 2282 Stanford — Deed of Transfer T79532/2024

Erf 2282 Stanford is held by The Eyrie Family Trust (IT125/2009) in terms of Deed of Transfer T79532/2024, registered on 10 December 2024. The title deed records the following conditions:

Condition A: Subject to the conditions referred to in Deed of Transfer T1020/1911.

Condition B (under Deed of Transfer T34480/1978): Erf 521, extent 1 456 m², is entitled to certain rights with respect to the use of 1/6 part or 4 hours per week, whichever is the lesser, of the weekly irrigation time led to and held by Remainder of Erf 1. This irrigation stream is led in a 1-metre ditch along the Klippie Street boundary of the reported property.

Condition C (under Deed of Transfer T34480/1978): The following conditions imposed against Remainder of Erf 1 (extent 8 061 m²) by the Administrator under Section 9 of Ordinance 33/1934 apply: (1) The owner must allow municipal infrastructure (gas, electricity, telephone, water, sewerage, stormwater) to be routed over the erf without compensation, including the right of access for laying, removal, or inspection. (2) The owner must receive excavation material on the erf without compensation to allow full road width use, unless retaining walls are constructed within a period determined by the local authority.

These standard municipal servitude conditions will continue to apply to both Remainder Erf 1 and to Portion A as it is consolidated into Erf 2282 Stanford. They do not restrict or prevent the proposed application.

7.2 Remainder Erf 1 Stanford — Deed of Transfer T5333/2002

Remainder Erf 1 Stanford is held by David Stephan Morrison under Deed of Transfer T5333/2002, registered on 28 January 2002. The property was first transferred under Deed of Transfer T114 dated 8 October 1860. The same Conditions A, B and C will continue to be registered against Remainder Erf 1 after the excision of Portion A. These are standard residential title deed conditions in Stanford and do not limit the proposed application.

8. FORWARD PLANNING

8.1 Overstrand Spatial Growth Management Strategy (SGMS, 2010)

The Overstrand Spatial Growth Management Strategy (SGMS), finalised in October 2010, divides the Stanford urban area into nine planning units. The subject properties fall within Planning Unit 1, which comprises the original historical core of Stanford — a proclaimed urban conservation area dating from the mid-nineteenth century.

The SGMS makes no densification proposals for Planning Unit 1 and directs that this area be retained in its existing residential format. The proposed application is fully consistent with this position. No additional erven are created, no new dwelling units are introduced, and the net effect is simply an enlargement of an existing residential property.

8.2 Overstrand Municipal Spatial Development Framework (MSDF, 2020)

The Overstrand MSDF (January 2020) is the overarching spatial planning policy document for the municipality. Section 5.9 of the MSDF deals specifically with Stanford. Its key themes for the village are the protection of the historical townscape and heritage resources, the promotion of Stanford's unique village character, and containing development within the existing urban edge.

The MSDF's spatial proposals for Stanford are directed at managing urban growth, addressing housing need, and protecting heritage and environmental resources. None of these proposals are triggered by the current application. The proposed subdivision and consolidation do not create new erven, do not introduce new land uses or additional residential units, do not extend the urban edge, and have no impact on any sensitive development area, heritage overlay zone, or environmental management overlay zone identified in the MSDF.

The application simply results in Erf 2282 Stanford becoming larger (owned by The Eyrie Family Trust), while Remainder Erf 1 Stanford (owned by David Stephan Morrison) becomes correspondingly smaller.

Both properties remain in single residential ownership and continue in their existing residential use. This is entirely consistent with the MSDF's objective of promoting orderly residential use within the established urban fabric of Stanford's historical precinct.

The proposed subdivision and consolidation are consistent with both the SGMS (2010) and the MSDF (2020) as they apply to Stanford. No new erven are created, no additional dwelling units are introduced, and the urban edge is not affected. The application merely enlarges an existing residential property (Erf 2282 Stanford) within the established historical precinct of Stanford, in a manner that does not conflict with any spatial planning proposal applicable to the area.

9. OTHER RELEVANT LEGISLATION

9.1 Heritage Value

Stanford is a recognised heritage village and its western residential precinct is subject to a draft Heritage Protection Overlay Zone (HPOZ). The proposed boundary adjustment involves only a rearrangement of the property line between two existing developed residential erven. No heritage structures are affected, no demolition is proposed, and no archaeological excavation is required. No heritage impact assessment in terms of the National Heritage Resources Act, 25 of 1999 is necessary.

9.2 Biophysical Environment

The proposed application involves only a boundary adjustment between two already-developed residential properties within the established urban area of Stanford. No clearing of indigenous vegetation, disturbance of sensitive ecological areas, or encroachment into any draft EMOZ area is required or proposed. No Environmental Impact Assessment is required under the National Environmental Management Act, 107 of 1998, or its associated regulations.

10. PLANNING PRINCIPLES

The application is assessed against the development principles in Section 7 of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA):

Spatial Justice: The proposed rearrangement is equitable and does not prejudice any third party. The Eyrie Family Trust (Erf 2282) and David Stephan Morrison (Remainder Erf 1) have agreed to this arrangement, and the adjustment responds to the legitimate desire to enhance the utility of Erf 2282 Stanford.

Spatial Sustainability: No new infrastructure demand is created. The application consolidates existing urban land within an established residential neighbourhood without increasing density or service requirements, consistent with both the SGMS and the MSDF.

Efficiency: The application maximises the productive use of existing residential land by rationalising the boundary in a manner that better serves the needs of both property owners, without requiring new infrastructure investment.

Good Administration: The application is submitted with full supporting documentation and is motivated in accordance with the applicable by-law provisions, including the requirement to apply for subdivision and consolidation rather than a boundary adjustment, given that the proposed land transfer exceeds the 10% threshold.

Integration: The consolidation of two adjacent residential erven is consistent with the character of the surrounding neighbourhood and the spatial planning vision for the Stanford historical precinct articulated in both the SGMS and the MSDF.

11. RECOMMENDATION

Based on the foregoing motivation, it is respectfully submitted that the proposed subdivision of Remainder Erf 1 Stanford to create Portion A (313 m²) and the simultaneous consolidation of Portion A with Erf 2282 Stanford are desirable and approvable for the following reasons:

- The primary purpose of the application is to increase the extent and usable area of Erf 2282 Stanford (owned by The Eyrie Family Trust), which constitutes a legitimate and reasonable land use objective.
- The application is necessitated by the fact that the proposed land transfer (313 m²) exceeds the 10% boundary adjustment threshold applicable to Erf 2282 Stanford (129.4 m²), requiring a full subdivision and consolidation process.
- The subdivision line was carefully surveyed by Van Dyk Land Surveyors to ensure that no building line encroachments are introduced on Remainder Erf 1 Stanford (owned by David Stephan Morrison) as a result of the new boundary.
- Both properties are zoned Residential Zone 1. No change in zoning, land use, or number of erven results from the application — the net outcome is simply that Erf 2282 becomes larger.
- The application is consistent with both the Overstrand SGMS (2010) and the MSDF (2020) as they apply to Stanford. No densification is proposed, no new erven are created, no additional dwelling units are introduced, and the urban edge is unaffected.

- The consolidated Erf 2282 Stanford ($\pm 1\,607\text{ m}^2$) will continue to comply with all applicable development parameters under the Overstrand Municipality Zoning Scheme Regulations, 2020.
- No adverse impacts on neighbouring properties, the heritage environment, or the natural environment are anticipated.

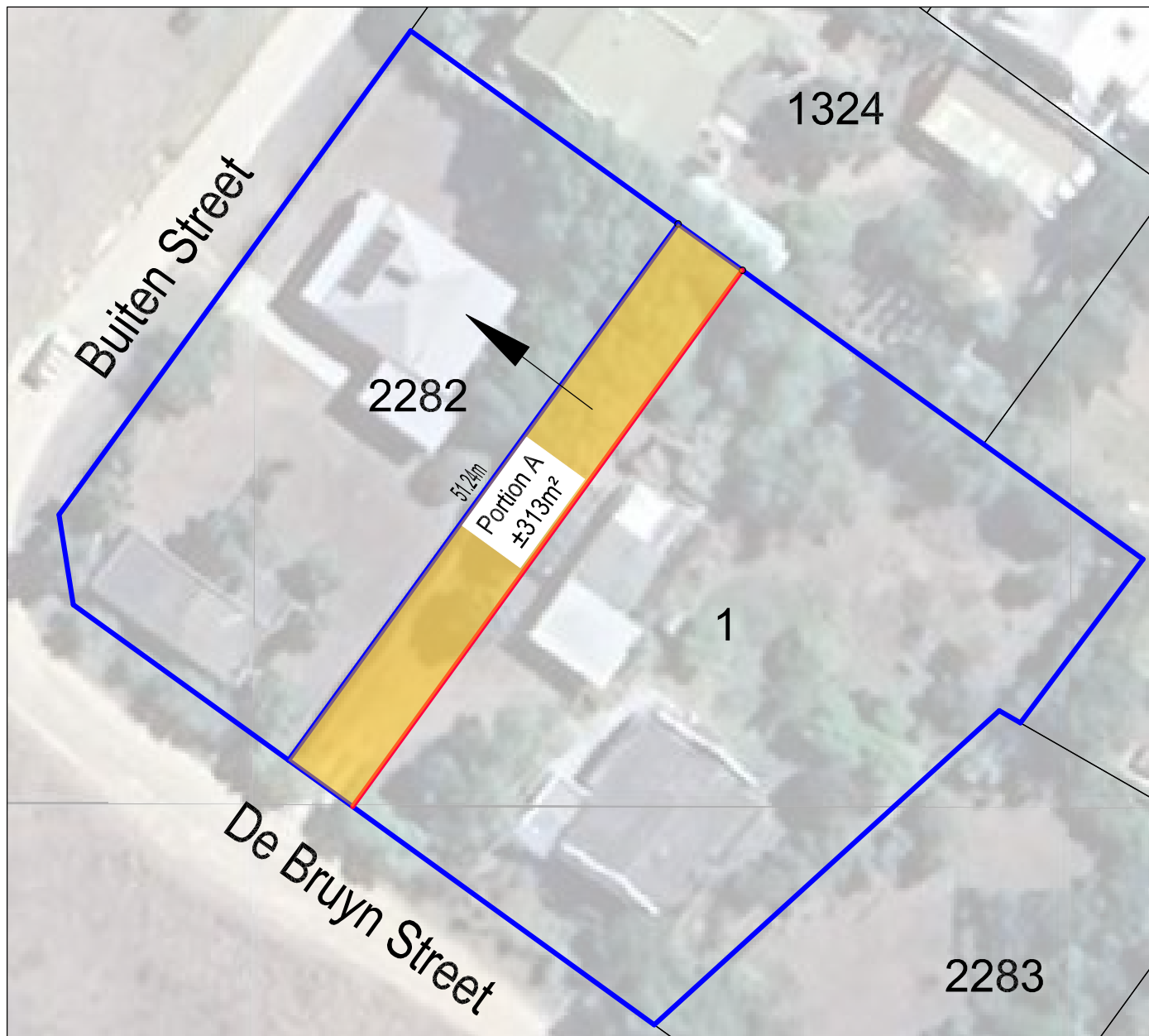
It is accordingly recommended that the Overstrand Municipality approve the subdivision of Remainder Erf 1 Stanford to create Portion A (313 m^2) and the consolidation of Portion A with Erf 2282 Stanford, subject to such standard conditions as the municipality may deem appropriate.

Prepared by:

Plan Active

Registered Town Planners

Date: June 2026



NOTES:

- Existing Erf Boundaries
- Proposed Subdivision Line
- Area to be consolidated with Erf 2282 Stanford

Total Area of Erf 2282 Stanford after consolidation:
 $1294\text{m}^2 + 313\text{m}^2 = 1607\text{m}^2$
 Remaining extent of Remainder Erf 1 Stanford:
 1787m^2