

ERF 7, 20 MOORE STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF LINUVAX (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 a subdivision in terms of Section 16(2)(d) of the By-Law, to subdivide Erf 7, Stanford to create two (2) single residential properties, namely: Portion A ($\pm 958\text{m}^2$) and the Remainder ($\pm 958\text{m}^2$) in extent.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) (alida@overstrand.gov.za) on or before **Friday, 24 May 2024**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comment 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 7, MOORESTRAAT 20, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS LINUVAX (EDMS) BPK

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir 'n onderverdeling ingevolge Artikel 16(2)(d) van die Verordening, om Erf 7, Stanford te onderverdeel om twee (2) enkel residensiële eiendomme te skep, naamlik: Gedeelte A ($\pm 958\text{m}^2$) en die Restant ($\pm 958\text{m}^2$) groot.

Besonderhede aangaande die voorstel lê ter insae gedurende weekdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) (alida@overstrand.gov.za) bereik voor of op **Vrydag, 24 Mei 2024**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr P Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

ISIZA ESINGUERF 7, 20 MOORE STREET, STANFORD, UMASIPALA KUMMANDLA I-OVERSTRAND: ISICELO SOKWAHLULUHLULA: ABANUM. BAKWA PLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA-LINUVAX (PTY) LTD

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 likaMasipala waseOverstrand EsingokuHlomela uMthethwana kaMasipala Ngezicwangciso zokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana), isicelo esi sithi kufunyenwe isicelo sokwahlulahlula ngokwemiba yeSoloty le16(2)(d) ngoMthethwana ochaphazela ukwahlula kwakhona isiza esingu Erf 7, Stanford ukudala iindawo ezimbini (2) zokuhlala abantu nezilungiselelwe ukwakha indlu ezimeleyo ebizwa: Inxalenye A ($\pm 958\text{m}^2$) neNtsalela ezizikwemitha ezi($\pm 958\text{m}^2$) ubungakanani.

linkcukacha ezihambelana nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Lezicwangciso zeDolophu kwa16 Paterson Street, Hermanus nase Stanford Library, Queen Victoria Street, Stanford. Naziphina izimvo ezibhaliweyo mazibhalwe phantsi ngokwemiba yezibonelelo zeSoloty lama-51 nelama-52 loMthethwana zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) (alida@overstrand.gov.za) ngomhla okanye ngaphambi ko**Lwesihlanu, 24 uMeyi 2024**, uchaze igama lakho, idilesi yakho, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi weDolophu, uMnu P Roux kwa-028-313 8900**. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liz akumnceda ahlomle ngokusemthethweni.





The site

Property Description:

REMAINDER ERF 7

STANFORD

Plan Description:

LOCALITY MAP

Scale: NTS

Drawing Nr: Stan7Ldhw

Date: FEBRUARY 2024

All distances approximate and subject to survey.

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PROPOSED SUBDIVISION**REMAINDER ERF 7 STANFORD****DIVISION: CALEDON****OVERSTRAND MUNICIPALITY****MOTIVATION REPORT****1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by Mr Euston Dickson, on behalf of Linuvax Pty Ltd, the owner of Remainder erf 7 Stanford, to apply for the subdivision of the subject property.

Remainder erf 7 Stanford is 1916m² in extent and is held by Title Deed No. T45601/2023.

The subject property is a larger portion of land situated within an established area of Stanford. The owner intends to subdivide the subject property into two portions to create one additional single residential portion. The subject property is developed with a dwelling and outbuilding. The position of the existing structures does not prohibit the proposed subdivision.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the subdivision of Remainder erf 7 Stanford into two portions.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Remainder erf 7 Stanford is situated at 20 Moore Street, Stanford. Refer to the locality plan attached. Remainder erf 7 Stanford is 1916m² in extent and is held by Title Deed No. T45601/2023.

The subject property is developed with a dwelling and outbuilding. The site gently slopes in a south-easterly direction – refer to the Topographical Survey Plan compiled by Van Dyk Land Surveyors dated June 2018 attached.

3.2 ZONING

Remainder erf 7 Stanford has the following land use rights:

ERF NUMBER	ZONING
Remainder erf 7	Residential Zone 1: Single Residential (SR1)

Surrounding properties are zoned for single residential and public road purposes.

3.3 LAND USE

The subject property is developed with a dwelling and outbuilding. The footprint of the As Built structures is ±200m².

Land uses that surround the subject property are dwellings and public roads.

3.4 THE POTENTIAL OF THE PROPERTY

Remainder erf 7 Stanford is a larger property zoned Residential Zone 1: Single Residential (SR1) situated in the middle of an existing residential area. It is proposed to retain the zoning and land use of the respective portions after subdivision. The location of the subject property within an existing established single residential area allows the property to be developed for low impact land uses only in future.

Similar subdivisions have been approved in the past. The proposal is considered in line with the character of the area since most of the immediate erven were subdivided in the past to create similar and smaller sized erf portions. In addition, the position of the As Built structures does not prohibit the proposed subdivision.

When evaluating the proposed subdivision against surrounding erf sizes, minimum erf sizes, minimum street frontage widths, etc. it is evident that the subject property has the potential to be subdivided to create two (2) residential erven of at least 950m² in extent. Compliance with the average / minimum erf size requirement confirms the compatibility with the area (erven in the immediate vicinity ranges from 500m² to 2400m² in extent). There is an existing servitude right-of-way that will be used to give access to the Remainder portion after subdivision and the existence of the servitude (existing access) supports the potential for subdivision.

Compliance with the current spatial planning policies (discussed in this report) support and confirm the potential of the subject property for development.

3.5 PROPOSAL

The following is proposed:

- The subdivision of Remainder erf 7 Stanford in terms of Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to create two (2) single residential erven as follows:
 - Portion A: ±958m²
 - Remainder: ±958m².

The potential of the subject property is discussed in detail in *Section 3.4 Potential of the property*.

The subject property is a larger portion of land situated within an established area of Stanford. The owner intends to subdivide the subject property into two portions to create one additional single residential portion.

When the proposed subdivision of Remainder erf 7 Stanford was considered, cognisance was taken of the following criteria:

- physical characteristics of the subject property;
- surrounding and minimum erf sizes;
- accessibility to the subject property;
- impact on the character of the area;
- erf shapes;
- applicable spatial planning policies and densification guidelines.

It is proposed to subdivide Remainder erf 7 Stanford to create two (2) Residential Zone I: Single Residential properties. The proposed subdivision will be as follows:

TOTAL AREA	1916m ²
AREAS FOR SUBDIVISION	Portion A: ±958m ² Remainder: ±958m ²
OWNERS	Linuvax Pty Ltd
TITLE DEED	T45601/2023

Refer to the subdivision plan for Remainder erf 7 Stanford attached.

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of existing low-density residential areas such as Stanford, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Stanford, but also within the entire Greater Hermanus area.

The subdivision line was determined to create two erven with the exact same sizes. The erf

size of $\pm 958\text{m}^2$ is compatible with the erf sizes of immediate erven. Erven 2086, 2087, 2111, 2112 and 2174 to the south and west of the subject property are $\pm 620\text{m}^2$ in extent; while the erven that shares a common boundary with Remainder erf 7 to the north, are a mere 500m^2 in extent.

The existing structures on the subject property do not prohibit the proposed subdivision. The existing dwelling and outbuilding will be positioned on Remainder erf 7 Stanford after subdivision. Portion A, a portion of Remainder erf 7 Stanford, will be a vacant portion of land. Please refer to the Subdivision Plan attached.

The owner intends to retain the remainder portion. Since Portion A, a portion of Remainder erf 7 Stanford, will be transferred to new owners in future, a site development plan for Portion A is not available yet. Any future development of Portion A, a portion of Remainder erf 7 Stanford, will be done in accordance with the land use restrictions applicable to the relevant zoning, or alternatively another land use application process will be followed should the future owners decide to change the land use or depart from the relevant land use restrictions for Portion A, a portion of Remainder erf 7 Stanford.

The zoning of the respective portions after subdivision will remain unchanged. Minimum common boundary building lines of 2m (from the proposed subdivision line / new erf boundary) and a street building line of 4m will apply to the newly created portions. The position of the existing structures was determined by the land surveyors and indicated on the subdivision plan. No additions or alterations are proposed to the As Built structures. Therefore, building line deviations do not apply to accommodate the existing structures on Remainder erf 7 Stanford after subdivision.

It was attempted to keep the subdivision line as simple and practical as possible to avoid creating asymmetrical erf shapes that would have an impact on the future development of the subject properties as well as the character of the area. Stanford is characterised by grid shaped erven and as a result the proposed erf shapes after subdivision are still compatible with the area.

There are two existing 2m wide servitudes right-of-way registered over Remainder erf 7 Stanford in favour of erven 2086 and 2087 Stanford and over 2086 and 2087 Stanford in favour of Remainder erf 7 Stanford (reciprocal access servitudes). The access servitudes will remain unchanged and it is envisaged to agree with the neighbour to continue to use the existing access servitude for remainder Erf 7 Stanford after subdivision.

The proposed subdivision adheres to all other land use restrictions in the Overstrand Land Use Scheme Regulations (2020). The impact of the proposed subdivision is considered a low impact land use application.

The coverage for the respective portions after subdivision will be as follows:

- Portion A: vacant
- Remainder: $\pm 21\%$.

A maximum coverage of 50% for the SR1 zoned erven must be adhered to once the respective portions are developed in future. Any future development or redevelopment of Portion A and Remainder erf 7 Stanford will be done in accordance with the land use restrictions applicable to the relevant zoning.

Refer to Section 3.15 of this report for further motivation in terms of the relevant spatial planning policies.

The proposed subdivision will not have a negative impact on the surrounding erven as the zoning, land use and erf sizes are compatible with the immediate area and no deviations from the applicable zoning parameters are proposed.

The proposed subdivision of Remainder erf 7 Stanford is not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.6 ECONOMIC IMPACT

The proposed subdivision will have a positive impact on the economy of the area. By allowing the subdivision of the subject property, it creates an additional single residential portion from which the municipality can attain bulk service levies as well as monthly rates and taxes. Furthermore, after subdivision Portion A will be a vacant portion of land and this implies that the future construction of a dwelling with an outbuilding on the subject property will create temporary employment opportunities. The new portion will be occupied by a new family who will invest and spend in the immediate local business area.

The proposed subdivision and creation of an additional residential erf will allow for the provision of increased residential accommodation in a well-located area.

3.7 SOCIAL IMPACT

The proposal will have a positive social impact as the proposed subdivision will facilitate additional ownership of property. The impact that a new family to the area will have will be beneficial and no negative impacts are anticipated.

The impact on the social wellbeing and social coherence of the adjacent community will be minimal given the extent of the proposed portions after subdivision as well as the fact that the zoning and land use of the newly created portion will be in line with the zoning and land uses associated with the immediate area.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing low-density residential area. The application proposes to create one (1) additional single residential erf. The land use will therefore be for single residential (dwelling with outbuilding) purposes. The proposed subdivision creates erven that are compatible with the surrounding zonings and land uses of the area.

As mentioned in Sections 3.4 and 3.5 of this report the surrounding erf sizes, the street frontage widths of existing erven of similar sizes, the proposed layout and shapes of the new residential portions are compatible with the layout and erf shapes of the existing residential area, etc. proof that the subdivision is compatible with the existing context and character of the area. Properties of ±500 and 620m² in extent exist in the immediate vicinity and directly adjacent to Remainder erf 7 Stanford. The extent of the newly created portions is compatible with the existing low-density residential area.

According to the development rules of the Overstrand Land Use Scheme (2020) the subdivision will allow for the development rules for erven >400m² to apply to the newly created single residential portion. The proposed subdivision will therefore maintain the

existing development parameters that apply to the existing residential erven in the immediate vicinity.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

Remainder erf 7 Stanford is fully serviced. New services for the additional portion created will be provided in line with the Overstrand Municipality's regulations for installing services infrastructure.

A bulk services contribution levy will be payable by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed subdivision will have no impact on the general safety and wellbeing of the surrounding community. It is anticipated that one new family will potentially occupy the newly created portion (Portion A) after the subdivision of Remainder erf 7 Stanford.

Furthermore, the construction of a new dwelling on Portion A, a portion of Remainder erf 7 Stanford, after subdivision will conform to the relevant land use and construction guidelines of the municipality. The latter will ensure the safe construction of the dwelling and guarantee the safety and minimal noise pollution during construction to the immediate community.

Since the proposed subdivision is not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m². Consequently, the proposed application for subdivision does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Remainder erf 7 Stanford is not earmarked for heritage conservation purposes in the Overstrand Heritage Report (2009). The subject property does not fall within the Heritage Overlay Zone demarcated in the Overstrand Municipal Growth Management Strategy (2010). The subject property does neither fall within the Heritage Protection Overlay Zone (2020) nor are the structures on the subject property earmarked as a local heritage site / building.

Remainder erf 7 Stanford is already developed, and the As Built structures will remain unchanged. The impact on the visual landscape of the area will be kept to a minimum since the future dwelling on Portion A, a portion of Remainder erf 7 Stanford, will be developed in line with the zoning parameters for Residential Zone I: Single Residential erven as stipulated in the Overstrand Municipal Land Use Scheme Regulations (2020).

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

From the above it is evident that the proposed application does not encompass any heritage significance and therefore the impact on the heritage value of the area will be kept to a minimum.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision (land use application), to create one additional single residential erf does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). Subdividing a residential property is not considered a NEMA listed activity.

The subject property is not earmarked for conservation purposes in terms of the Environmental Management Overlay Zone (EMOZ, 2020).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

Access to Remainder erf 7 Stanford will remain unchanged and will be from the existing access point in Moore Street, Stanford, over the registered 2m wide servitude right-of-way registered over the subject property and 2m wide servitude right-of-way registered over erven 2086 and 2087 in favour of Remainder erf 7 Stanford (4m wide access way registered over two properties – reciprocal access servitude) . Refer to noting sheet no. AINX-1364, the subdivision plan and conditions B, D and E on pages 2-3 of title deed no. T45601/2023. The servitudes will remain unchanged, and it is envisaged to agree with the neighbour to continue to use the existing access servitude for remainder Erf 7 Stanford after subdivision.

Access to the newly created Portion A, a portion of Remainder erf 7 Stanford, will be from Moore Street. Since there is no site development plan for Portion A, a portion of Remainder erf 7 Stanford, available yet the exact position of the access point to the newly created portion cannot be confirmed yet. The access point will be reflected on the building plans once the portion is developed in future.

The impact on the traffic of Stanford and the immediate area will be kept to a minimum since the proposal is in line with the status quo for the area. A Traffic Impact Assessment / Statement is not required since the proposed development does not create an additional fifty trips or more to the area and since the access to the respective portions can easily be addressed.

The development of the respective portions after subdivision will comply with the relevant scheme regulations' parking requirements – i.e. at least two parking bays / garages must be provided for on site for each new portion created. The development of Portion A, a portion of Remainder erf 7 Stanford, must comply with the minimum parking requirements and provide for at least two parking bays / garage for the new dwelling on the subject property when submitting building plans in future.

3.14 TITLE DEED

Title Deed No. T45601/2023 has no restrictions that need to be removed to accommodate the proposed subdivision of Remainder erf 7 Stanford. A conveyancer's certificate is not included with this application since the title deed is straight forward.

There is no bond registered against the subject property.

3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

3.15.1 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF, 2014)

The Provincial Spatial Development Framework (PSDF, 2014) supports densification. The PSDF (2014) regards subdivisions as one of the options of urban development tools available to achieve appropriate densification in the Western Cape.

3.15.2 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The *Overstrand Spatial Development Framework (2020)* earmarks the area where Remainder erf 7 Stanford is situated, for urban development purposes. Refer to the Stanford Spatial Proposal Plan (2020) below. The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). The proposed subdivision is in line with the status quo of the area. As a result, the impact of the proposed subdivision on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).



Map 1: Stanford Spatial Proposals Plan (2020)

3.15.3 OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY

(2010)

The **Overstrand Municipal Growth Management Strategy (OMGMS, 2010)** specifies that Remainder erf 7 Stanford forms part of Planning Unit no. 1. Refer to the *OMGMS Proposal Plan (2010): Stanford Proposals* attached. This planning unit indicates that the status quo for the area must be maintained. The existing status quo will remain since the proposed development will be in line with the existing land use developments in the area. No deviation from this policy will be required to accommodate the proposed subdivision application. The proposal is to create one additional single residential erf. Although a slight increase of the density of the area is proposed with this application, the status quo of the area (low density residential) will remain unchanged. The land use application for the subject property therefore falls within the existing planning for the Stanford area.

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of the existing low-density

residential areas such as Stanford, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Stanford, but also within the entire Greater Hermanus area.

With this application incremental development is proposed. The proposed erf sizes of $\pm 958\text{m}^2$ respectively are in line with the erf sizes of the erven in the immediate vicinity. Remainder erf 7 Stanford is considered a larger property situated in Stanford and this must be taken into consideration when considering the merit of the application. The proposal will therefore slightly impact on the density of the area while still retaining the status quo.

The layout of the proposed single residential erf is practical in respect to access, developable area, connecting to bulk services and the installation of services.

The proposal will promote land development in a location that is sustainable. The proposed subdivision is to an improved erf within an established residential area and therefore will not impact on urban sprawl or upon a sensitive environment.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding properties.

This principle addresses the need to address the past imbalances regarding opportunity. This application is located on an erf as per the establishment of the Stanford Township and is this principle not applicable.

Spatial sustainability: The proposed subdivision is to create one additional single residential erf. As contemplated in Section 3.15 the proposed land use application is in line with the spatial planning policies for the area. 13

The layout of the proposed single residential erf is practical with respect to access, developable areas, connecting to bulk services and the installation of services. The visual impact will be kept to a minimum since the new portion will be developed in line with the relevant land use scheme regulations. Since the status quo of the area will be maintained, it is submitted that the proposed future dwelling with outbuildings / garages on Portion A, a portion of Remainder erf 7 Stanford, will be compatible with the character of the area and will not impact negatively on the existing rights of anyone else.

As a result, the proposed subdivision will have no adverse impact on the spatial sustainability of the area.

Efficiency: The subject property is easily accessible and conveniently located close to major routes. The subdivision of Remainder erf 7 Stanford will have a low impact on the character and ambiance of the existing residential area as motivated in this report. It proves to be efficient to allow the subdivision since the impact will be kept to a minimum, while a new portion is created for a family to obtain and develop. As motivated in the above sections of the report the proposal is compatible with surrounding properties in the immediate area.

The proposed subdivision proves to be efficient since it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Moreover, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

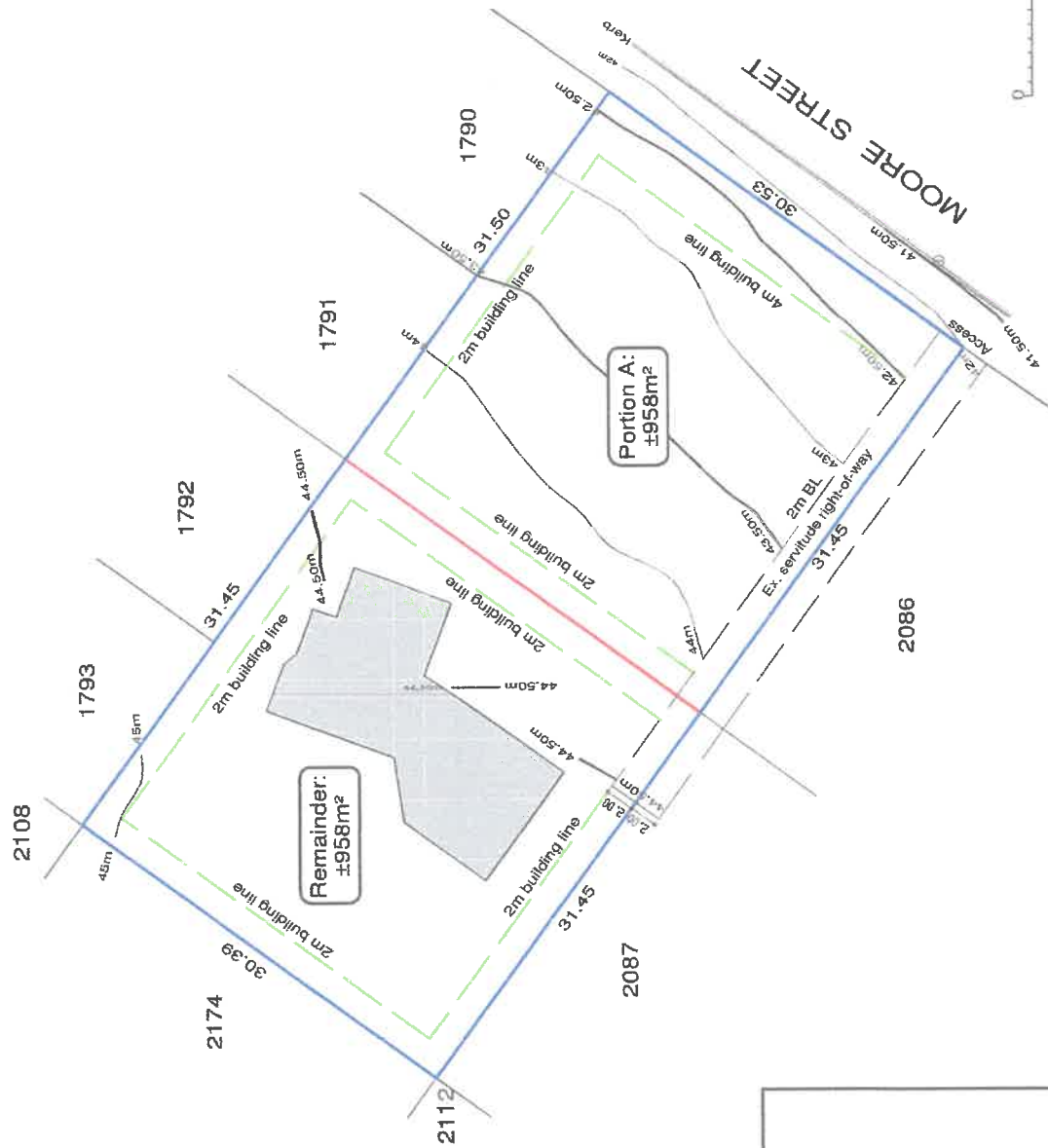
Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw 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 Amendment 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 application will not have a negative impact on the existing land use rights of the subject property or those of surrounding properties;
- SR1 zoned properties with similar erf sizes already exist in this area and therefore the proposal is compatible with the erf sizes of the area;
- The proposal is compatible with the existing character of the area;
- The zoning of Residential Zone I: Single Residential and land use (single residential) are compatible with the surrounding zonings of the area;
- There are no title deed conditions that restrict the proposed subdivision of Remainder erf 7 Stanford;
- The proposed subdivision complies with the spatial planning policies for the area;
- Impact on the traffic and services will be kept to a minimum;
- The proposed land use application does not trigger any listed activities in terms of NEMA (Act 107 of 1998) or the National Heritage Resources Act, 1999 (Act No. 25 of 1999);
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

With regards to the above mentioned it would be appreciated if the application for the subdivision of Remainder erf 7 Stanford be approved.



Notes:

- Erf boundaries
- Existing servitude right-of-way
- Existing structures (±200m²)
- Subdivision line
- Land use scheme building lines

Zoning: SR1

Proposed subdivision:

- Portion A: ±958m²
- Remainder: ±958m²

PLActive Stads-en Streksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

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Property Description:

**REMAINDER ERF
7 STANFORD**

Plan Description:

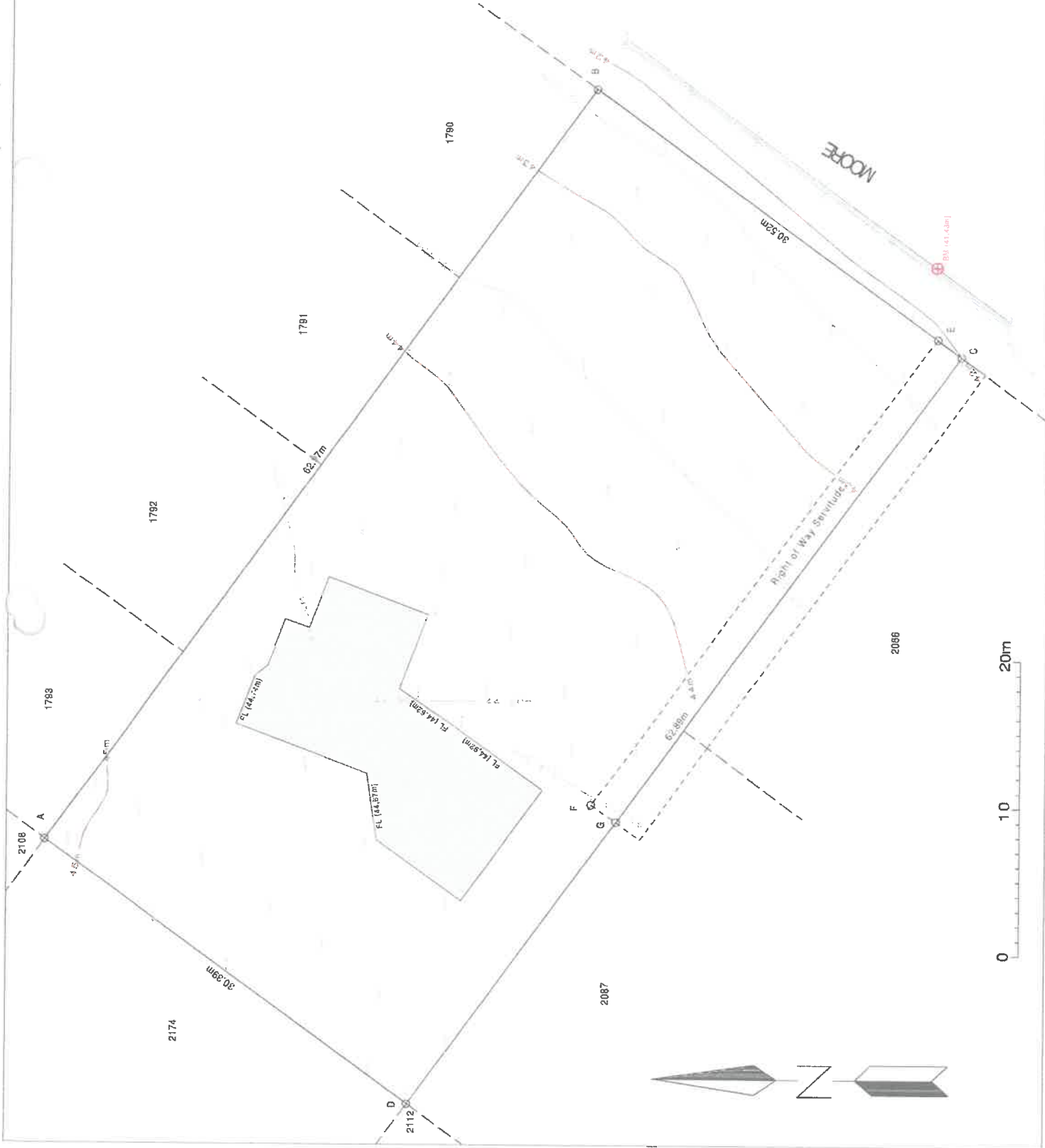
**SUBDIVISION
PLAN**

Scale: 1:500

Drawing Nr:
stan7-re-s.drw

Date:
NOVEMBER 2023





Notes:
Beacon Description:
A,C,D,E,G ... 12mm Iron peg
B Iron Standard
F Drill Hole in concrete

VAN DYK & ASS. inc.
P.O.Box 2025
HERMANUS
7200
SOUTH AFRICA
TEL. (028) 313 0077
FAX. (028) 312 1351

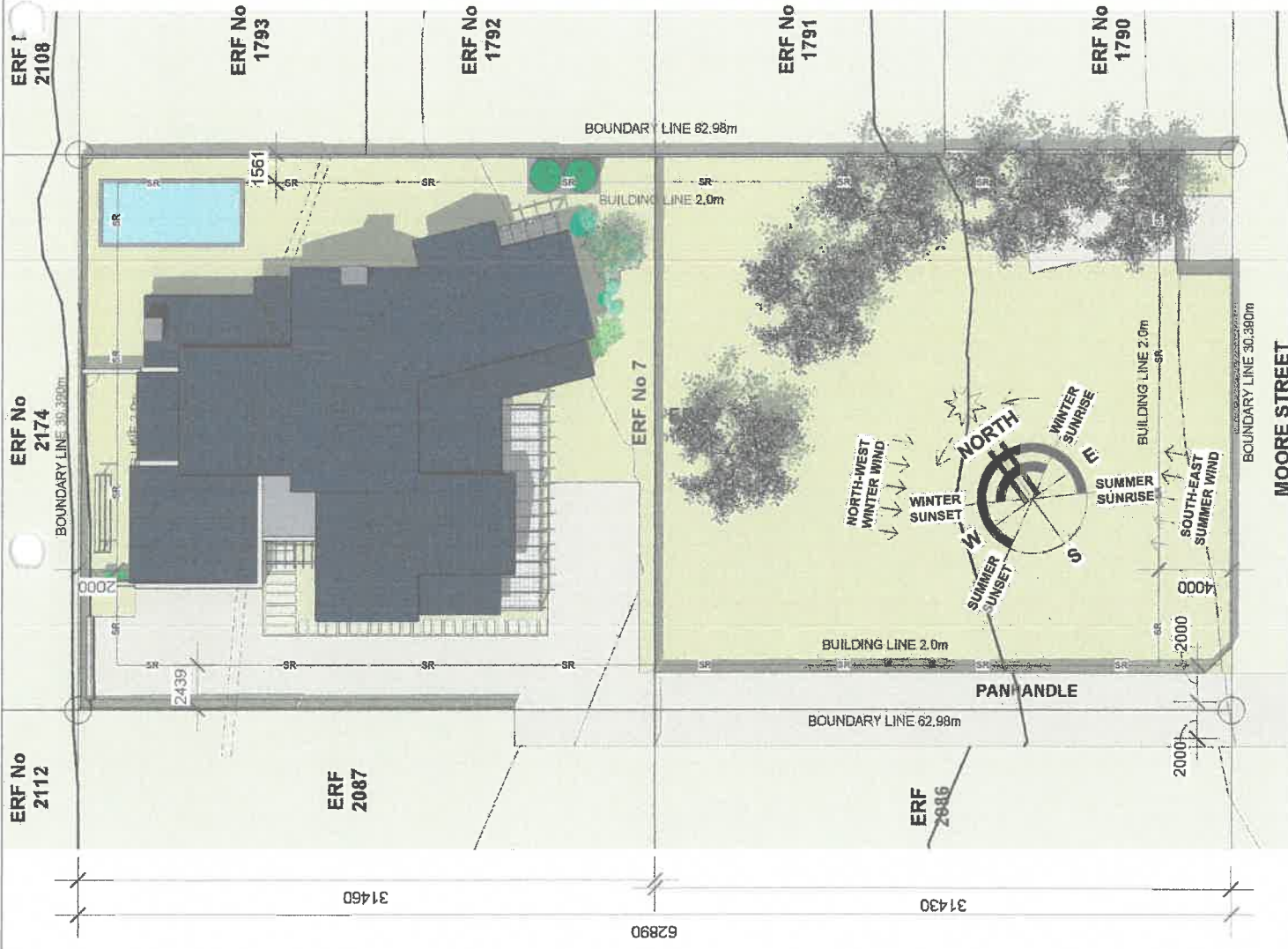
Stelsel: **WGS (Lo 19)**
System:
Hoogte Stelsel: **Local**
Height System:
Skaal: **1 : 250**
Scale:
Datum: **June 2018**
Date:

Landmeter: **L A van Dyk**
Land Surveyor:
Projek Titel:
Project Title:

**ERF 7
STANFORD**

Title:
Title:
**TOPOGRAPHICAL
SURVEY**

Geteken deur:	DMT	
Drawn By:		
Tekening Nummer:	V18368	Hers: 1
Drawing Number:		Rev: 1
Vol	1	van
Sheet	1	of 1



SITE PLAN
1 : 250

Architect :
REG. No.
4087

Owner :

Project :
**HOUSE
LINUVAX**
PROPOSED ALTERATIONS AND
ADDITIONS TO HOUSE ON ERF 7 MOORE
STREET STANFORD FOR LINUVAX
(PTY)LTD

Drawing Title:
**SKETCH DRAWINGS:
SITE PLAN**

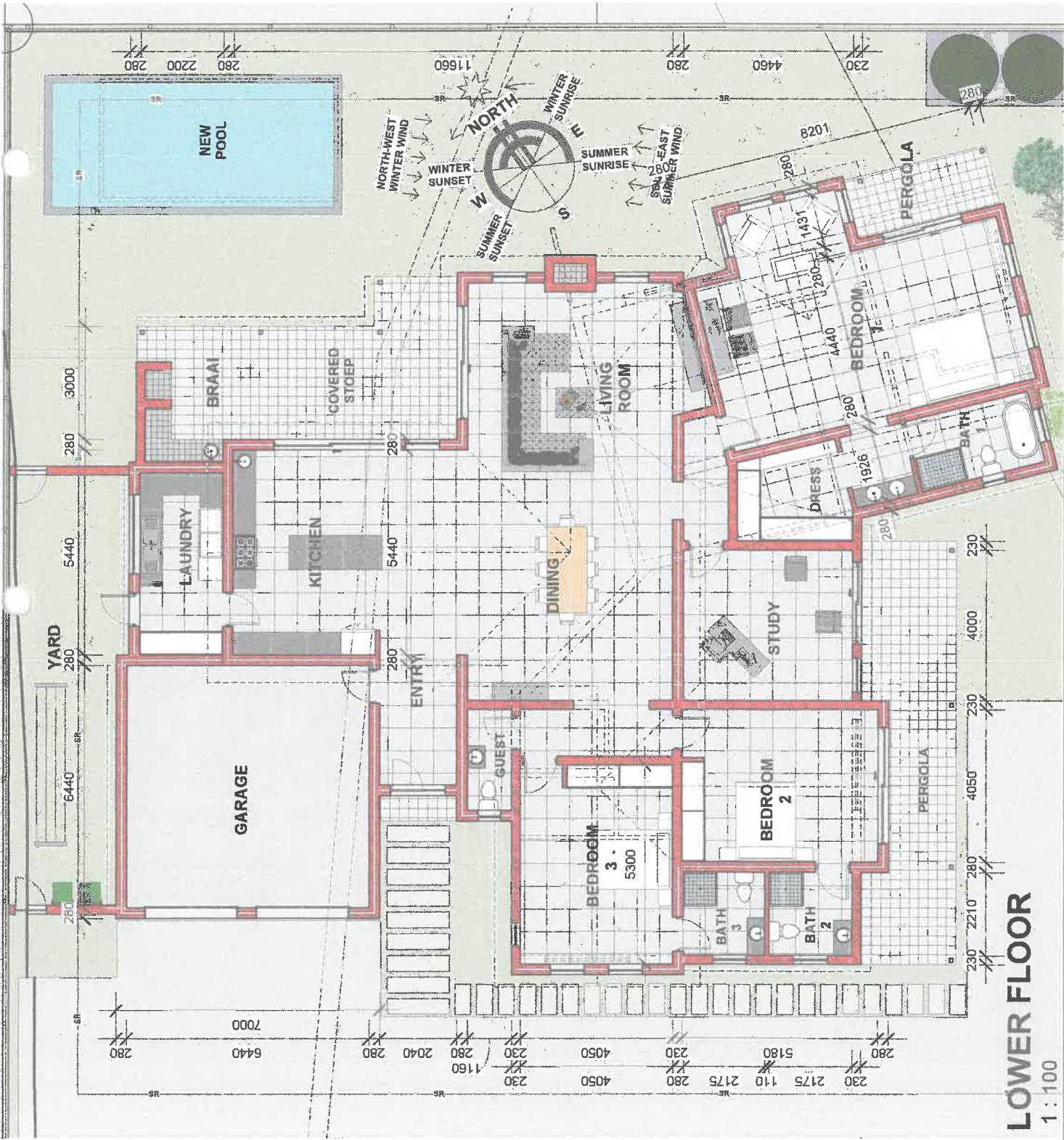
Date :	OCT 2023	Drawn by	JW
Scale :	1 : 250	Sheet size	A3
Drawing number :	2310/SK/01	Rev	

GREGG GODDARD ARCHITECT
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PROFESSIONAL ARCHITECT
GREGORY MILES GODDARD
06:39 AM (Pretoria) on 22 Jul 2022





Architect : REG. No. 4087

Owner :

Project :

**HOUSE
LINUVAX**

PROPOSED ALTERATIONS AND
ADDITIONS TO HOUSE ON ERF 7 MOORE
STREET STANFORD FOR LINUVAX
(PTY)LTD

Drawing Title:

**SKETCH DRAWINGS:
FLOOR PLAN**

Date : OCT 2023 Drawn by JW

Scale : 1 : 100 Sheet size A3

Drawing number : 2310/SK/02 Rev

GREGG GODDARD ARCHITECT

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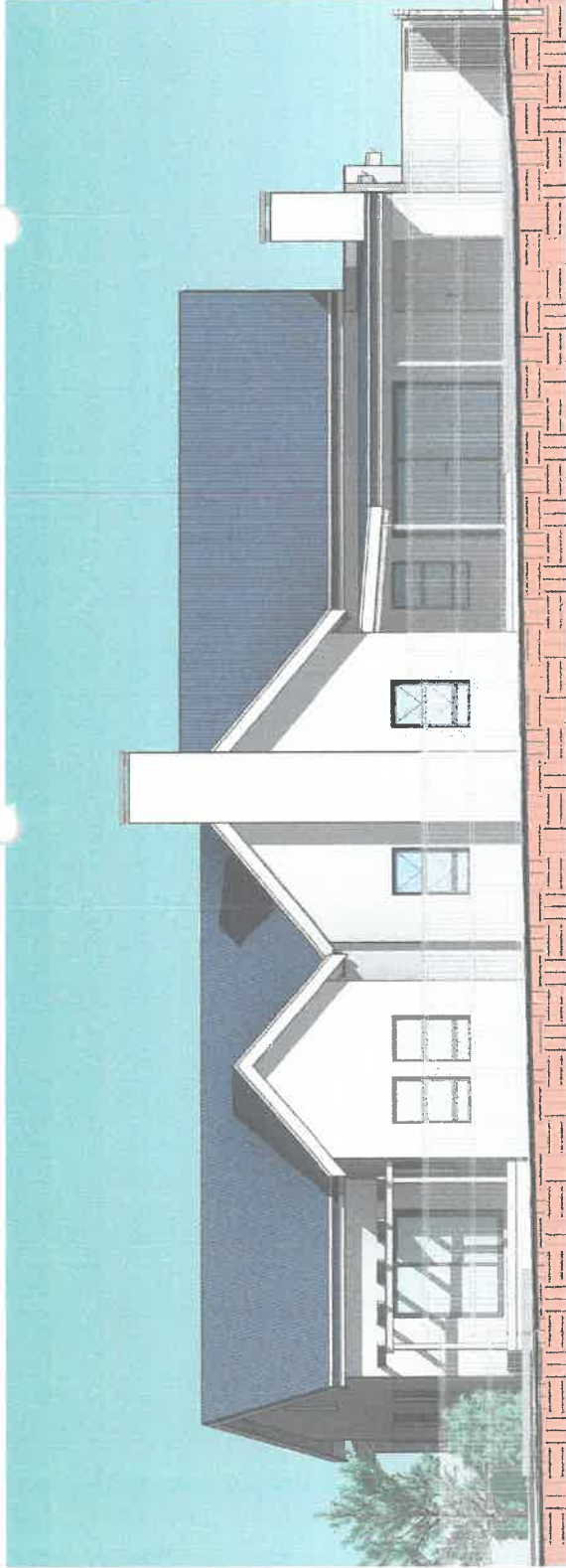
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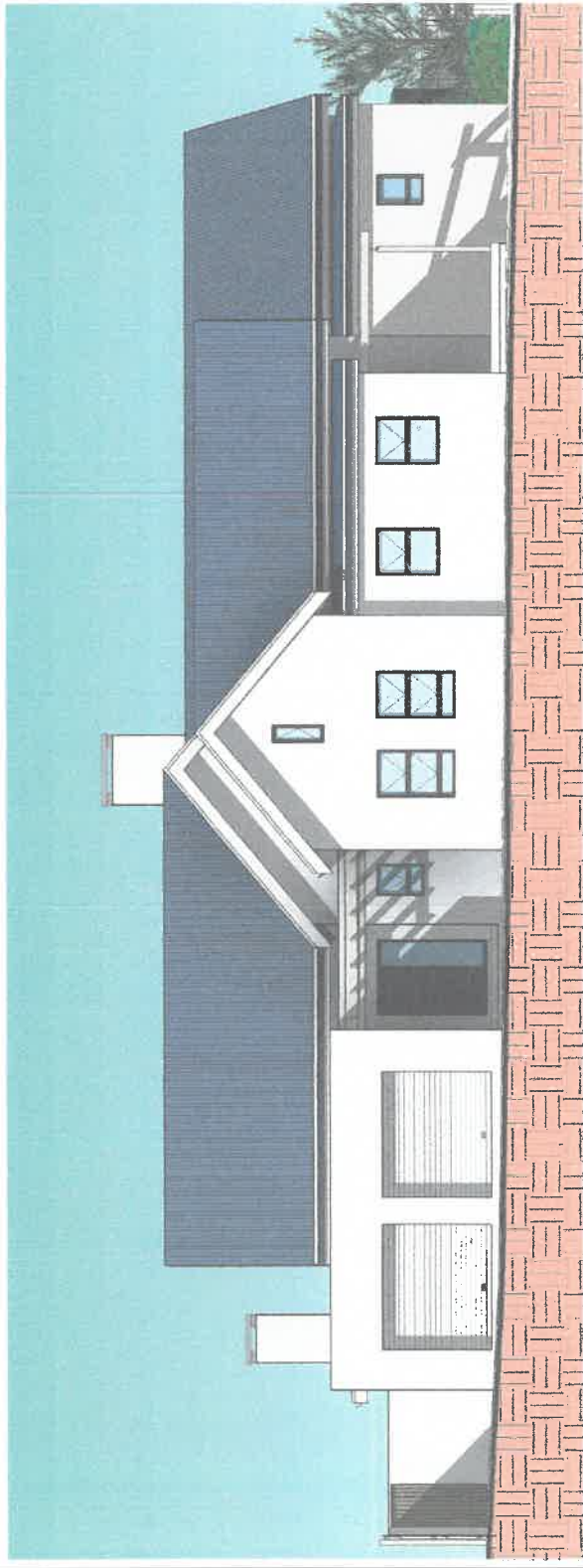
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NORTH EAST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

Architect : REG. No. 4087

Owner :

Project :

**HOUSE
LINUXAX**

PROPOSED ALTERATIONS AND
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STREET STANFORD FOR LINUXAX
(PTY)LTD

Drawing Title:

**SKETCH DRAWINGS:
ELEVATIONS**

Date :	OCT 2023	Drawn by	JW
Scale :	1 : 100	Sheet size	A3
Drawing number :	2310/SK/03	Rev	

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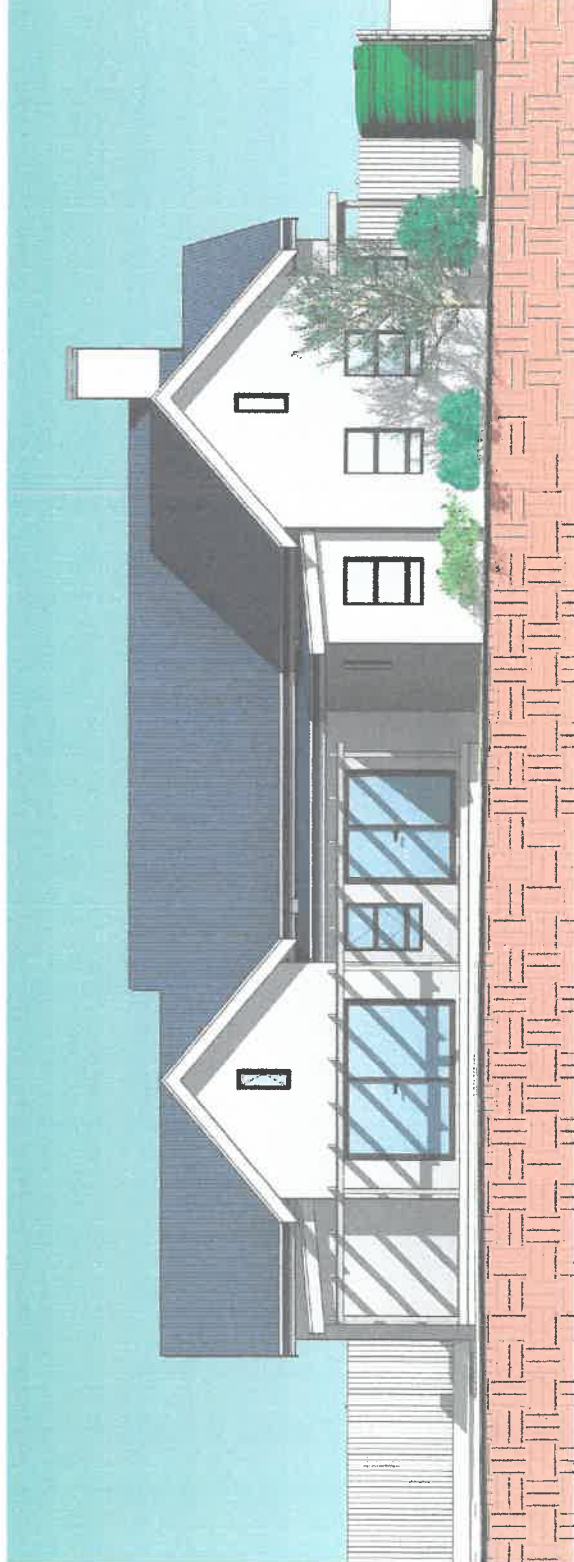
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NORTH WEST ELEVATION

1 : 100



SOUTH EAST ELEVATION

1 : 100

Architect : REG. No. 4087

Owner :

Project :

**HOUSE
LINUXAX**

PROPOSED ALTERATIONS AND
ADDITIONS TO HOUSE ON ERF 7 MOORE
STREET STANFORD FOR LINUXAX
(PTY)LTD

Drawing Title:

**SKETCH DRAWINGS:
ELEVATIONS**

Date : OCT 2023 Drawn by JW

Scale : 1 : 100 Sheet size A3

Drawing number : 2310/SK/04 Rev

GREGG GODDARD ARCHITECT

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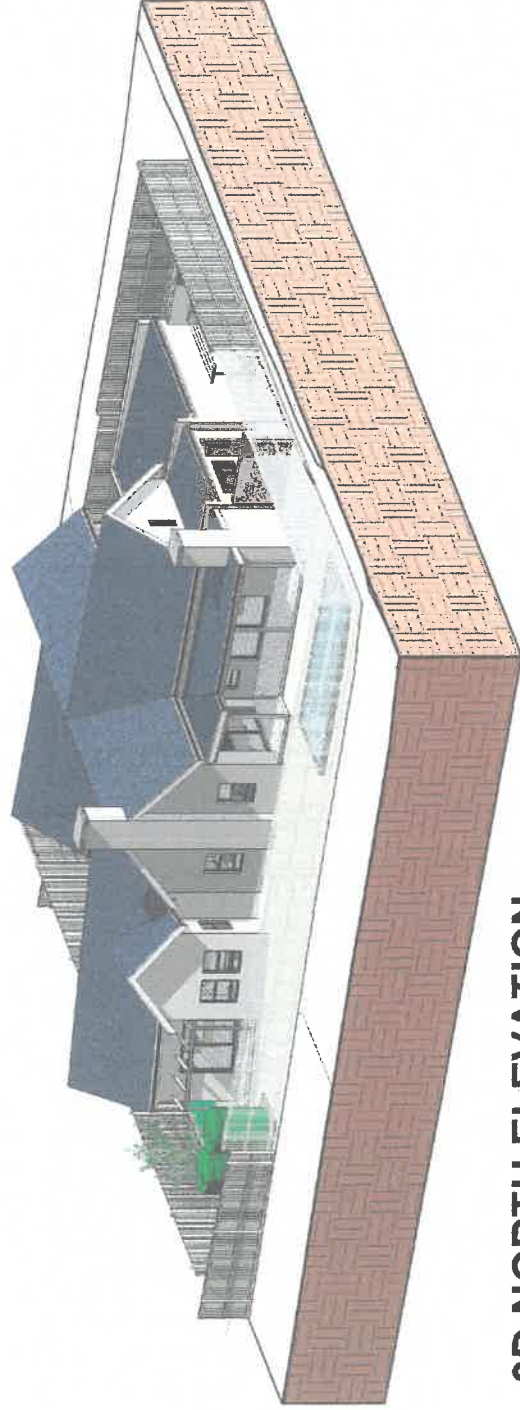
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Email: gregg@ggarch.co.za

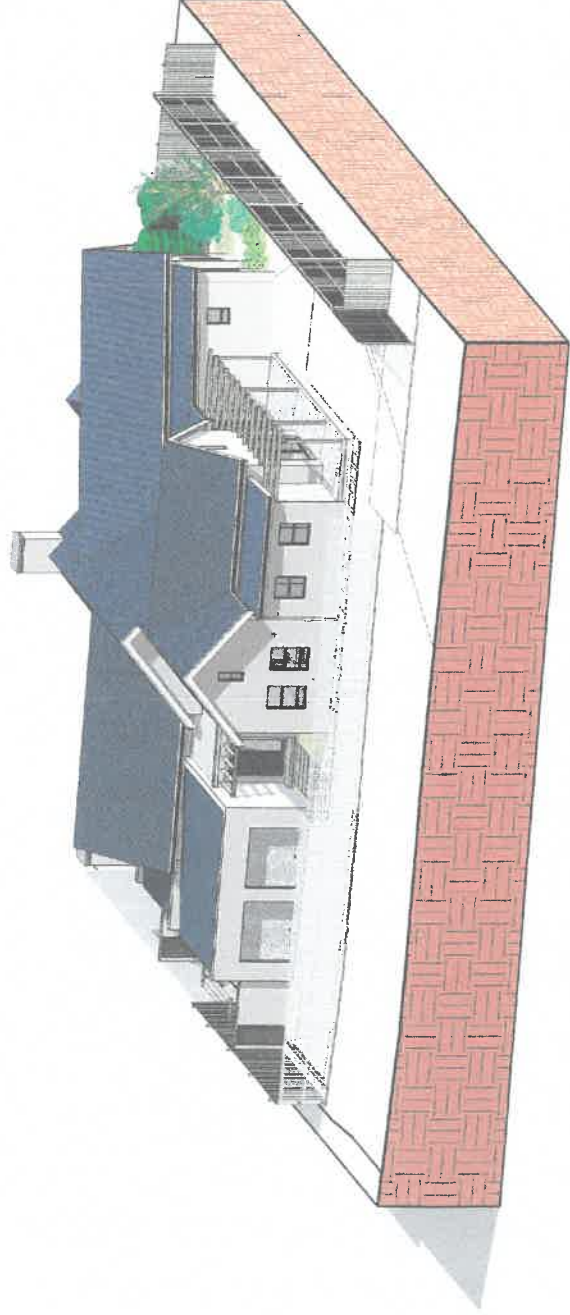
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3D NORTH ELEVATION



3D SOUTH ELEVATION

Architect : REG. No. 4087

Owner :

Project :

**HOUSE
LINUXAX**

PROPOSED ALTERATIONS AND
ADDITIONS TO HOUSE ON ERF 7 MOORE
STREET STANFORD FOR LINUXAX
(PTY)LTD

Drawing Title:

**SKETCH DRAWINGS:
3D VIEWS**

Date : OCT 2023 Drawn by JW

Scale : Sheet size A3

Drawing number : 2310/SK/05 Rev

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PROFESSIONAL ARCHITECT
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0639 448 / 0639 448 0000 on 22.10.2022

