



**ERF 592, 22 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CJ DU TOIT**

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

- ❖ **departure** in terms of Section 16(2)(b) of the By-Law, to:
  - relax the street building line from 4m to 0.8m, to accommodate the existing staircase;
  - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing garage;
  - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing use changes; and
- ❖ **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to legalize the existing structures.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 28 February 2025**, quoting your name, address and 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 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 592, DANEELSTRAAT 22, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE WRAP PROJECT OFFICE NAMENS CJ DU TOIT**

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

- ❖ **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om:
  - die straatboulyn vanaf 4m na 0.8m te verslap, om die bestaande trappe te akkommodeer;
  - die noordwestelike lateraleboulyn vanaf 2m na 0.8m te verslap, om die bestaande motorhuis te akkommodeer;
  - die noordwestelike lateraleboulyn vanaf 2m na 0.5m te verslap, om die bestaande gebruiksveranderinge te akkommodeer; en
- ❖ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande strukture te wettig.

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 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) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **Vrydag, 28 Februarie 2025**, 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.

**ISIZA 592, 22 DANEEL STREET, STANFORD, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: WRAP PROJECT OFFICE EGAMENI CJ DU TOIT**

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

- ❖ **Ukutenxa ngokuhambelana** malunga Candelo 16(2)(b) malunga noku kulandelayo:
  - ukuncitshiswa komgca wokwakha isitalato ukusuka kwi-4m ukuya kwi-0.8m, ukulungiselela izitepsi ezikhoyo;
  - ukuncitshiswa komgca wesakhiwo esisecaleni kumntla-ntshona ukusuka kwi-2m ukuya kwi-0.5m, ukulungiselela igaraji ekhoyo;
  - ukunciphisa umgca wesakhiwo esisecaleni komntla-ntshona ukusuka kwi-2m ukuya kwi-0.5m, ukulungiselela utshintsho olukhoyo losetyenziso; kwaye
- ❖ **Ukumiselwa kwesohlwayo solawulo** ngokweCandelo le-16(2)(q) loMthetho kaMasipala.

Inkcukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxesha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Izicwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi wama-**uLwesihlanu, 28 EyoMdumba 2025** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo.Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba Umchwangcisi **Wedolophu uMnu. P Roux** kule nombolo 028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvulwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhalelizimvo zakhe.

# 1. Locality Plan Erf 592, Stanford

Plan prepared by: Thian Jansen

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



**Project Office**  
Town Planning & Project Management



**Scale 1 : 1000**



**1. ABBREVIATIONS**

<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>SR1</b>	Residential Zone 1: Single Residential

**2. PROPERTY DETAILS**

<b>Consultant</b>	WRAP Project Office
<b>Erf Number</b>	Erf 592 Stanford
<b>Extent</b>	2380m <sup>2</sup>
<b>Zoning</b>	Residential Zone 1: Single Residential

**3. BACKGROUND AND INTENT**

Erf 592 Stanford, hereafter referred to as the subject property, is located at 22 Daneel Street, Stanford (refer to **Plan 1 - Locality Plan**). The property owner appointed WRAP Project Office to submit a land use application on his behalf, refer to **Annexure A - Power of Attorney**. He has owned the property since 2021 and has since drastically improved the property over time. Some of these additions / amendments were however not in line with the allowable development parameters of the Overstrand Municipality.

The development parameters of the OMLUS regarding building lines on single residential properties prohibits any structures within the 2-meter side building line and within 4 meters from the street boundary. As indicated above, some of these additions are encroaching on these building lines and require consent from the municipality before building plans can be approved.

As a result, approval of the following application is required:

- Permanent Departure from the street building line to allow the existing staircase; and
- Permanent Departure from the side building line to allow the existing garage extension and the change of use that had occurred.

**4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT**

WRAP compiled this report to ensure that the property owner's requirements are met.

**4.1 Permanent departure** from the 4m street building line to 0,8m to allow the existing staircase;

The owners have undertaken an extensive renovation project over the last three years to restore a historic structure originally constructed in 1928. The house was renovated to meet modern living standards. A new access point was added to the attic, which houses the geysers and functions solely as a utility area. While this space is not habitable, it requires accessibility.

Due to the existing roof structure, access through the dwelling was not feasible, so stairs were added to reach this area. Please refer below for a visual illustration:

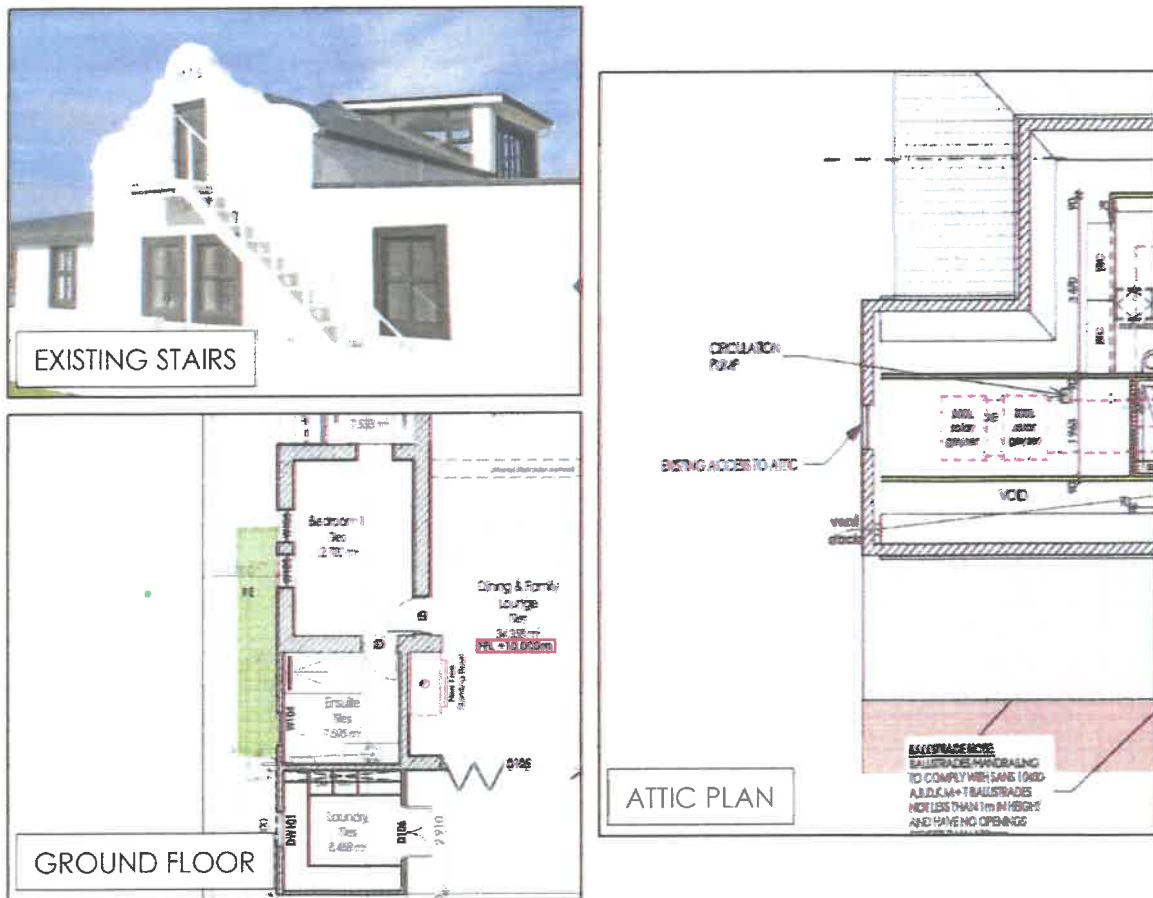


Figure 1: Existing Stairs

The house, originally built in 1928, is situated only 1.8 metres from the street boundary. During recent renovations, stairs were added within this existing setback area, positioned 0.8 metres from the boundary, providing essential access to the attic space. This attic as



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mentioned above serves a utility function, housing critical infrastructure such as geysers, and requires occasional access for necessary maintenance.

The placement of the stairs was carefully considered, given the constraints of the property layout and the need for practical access. Due to the existing roof structure, interior access was not feasible. Adding the stairs in the current position minimises additional site disturbance and preserves the original structure's historical integrity. The staircase's modest footprint of approximately 4.8 m<sup>2</sup> also ensures that the area's spatial characteristics remain largely unchanged.

As the stairs are used infrequently, primarily for maintenance purposes, they do not create significant activity or noise. Consequently, their presence does not intrude upon or negatively impact neighbouring properties. Furthermore, the design of the staircase has been thoughtfully integrated to align with the aesthetic character of the area, utilising materials and a visual profile that complement the historic structure.

Overall, the addition of the stairs has been executed with sensitivity to the surrounding context, ensuring they do not detract from the visual appeal or architectural integrity of the property. It is anticipated that the staircase will remain unobtrusive to both neighbours and passersby, while providing essential access for upkeep within the attic utility area. The careful design and placement of the stairs highlight the owners' commitment to maintaining the property's functionality while preserving its historical character.

#### **4.2 Permanent departure** from the 2m northwestern side building line to 0,5m to allow the existing garage extension;

The improvement on the property includes a double garage, originally built with limited space for both vehicle storage and essential storage needs. To address these spatial constraints, the owner extended the garage to within 0,5 metres of the common boundary with the neighbouring property. With the alteration, the owner can fit more than just two cars and can also fit trailers or a longer vehicle such as a boat etc. Notably, the adjacent property also features a double garage positioned on the boundary line, ensuring visual continuity and cohesion within the local streetscape.

The additional garage space is minimal but crucial, enabling the owner to efficiently store necessary items without encroaching upon other functional or recreational areas of the property. This layout reduces visual clutter and maintains a tidy, well-organised space, which contributes positively to the property's overall appearance and functionality.

The Overstrand Municipality Land Use Scheme allows for the encroachment of garages or vehicle storage structures onto side and rear building lines under specific conditions, refer below:

(i) written consent from the immediate neighbours is obtained	The neighbour will be notified during the public participation process, if required their consent could be obtained.
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(ii) no building that encroaches the building line may be higher than 3,5 m above the existing ground level on the common boundary, provided that the height may increase at a 40-degree angle away from such boundary;	The garage's roof is approximately 2,78m in height and increase away from the boundary at an angle.
(iii) the length and width of the structure does not exceed one third of the lateral and rear boundary concerned or 9,0 m, whichever is the most restrictive (except in cases as prescribed in point (iv) below);	The garage is linked to an existing second dwelling unit and the total length of the structure along the boundary is approximately 21,83m.
(iv) where the lateral/rear boundary of the property is less than 19,5 m in width, the structure will have a maximum width of 6,5 m on the rear boundary;	N/A
(v) no doors and windows shall be permitted in any wall closer than 1,0 m to the rear or side boundary;	There is a small window approximately 0,31m from the boundary at the rear of the structure, which is not linked to the garage.
(vi) a 1,0 m wide access may be required to the satisfaction of the Fire Department;	There is sufficient access to the rear of the structure on the opposite side of the structure which will remain undeveloped.
(vii) no runoff of rainwater from a roof shall be discharged directly onto adjoining properties;	Comply
(viii) the garage/carport shall be included in the calculation of coverage on the land unit; and	Comply
(ix) the Municipality is satisfied that the structure does not pose a fire hazard and is constructed of appropriate material to its satisfaction.	Noted

The small extension complies with most of the OM's policies for vehicle storage structures, ensuring that it is compatible with both the intended residential use and the spatial framework of the area.

Furthermore, this small garage extension has been designed to minimise any impact on neighbouring properties. By limiting the encroachment to only 0.5 metres from the boundary, the owner has ensured that the extension remains within a practical and reasonable boundary distance. Given that the neighbouring property also has a double garage positioned directly on the boundary line, the extension aligns with the local built environment and preserves both visual harmony and privacy between properties.

In conclusion, the minor extension to the garage aligns with OM's development parameters, respects the spatial arrangement of surrounding properties, and serves an essential functional need for the owner. Allowing this small extension promotes efficient



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use of property space, contributing to the owner's capacity to maintain a well-organised and visually harmonious property, without causing undue impact on adjacent properties or the surrounding area.

**4.3 Permanent departure** from the 2m northwestern side building line to 0,5m to allow the existing use changes;

The structures on the property have been standing for nearly a hundred years. The current owners have carefully renovated the property to retain its historic character, with various modifications proposed and approved throughout the renovation process.

As mentioned above, the garage is integrated with a second dwelling, a historically constructed arrangement that was maintained during the renovation, as reflected in the approved building plans for these amendments. Originally, an outdoor storage area was scheduled for demolition, but it was ultimately decided to preserve this feature to retain its historical value and convert the space to an ensuite bathroom.

Additionally, the storage area existed and was previously approved to extend over the building line and it has now only undergone renovation. With the proposed en-suite bathroom, the existing bathroom has been incorporated into the bedroom. These alterations enhance the functionality and comfort of the living space while respecting the property's original structure. Please see the figure below for a visual reference of the proposed layout changes:

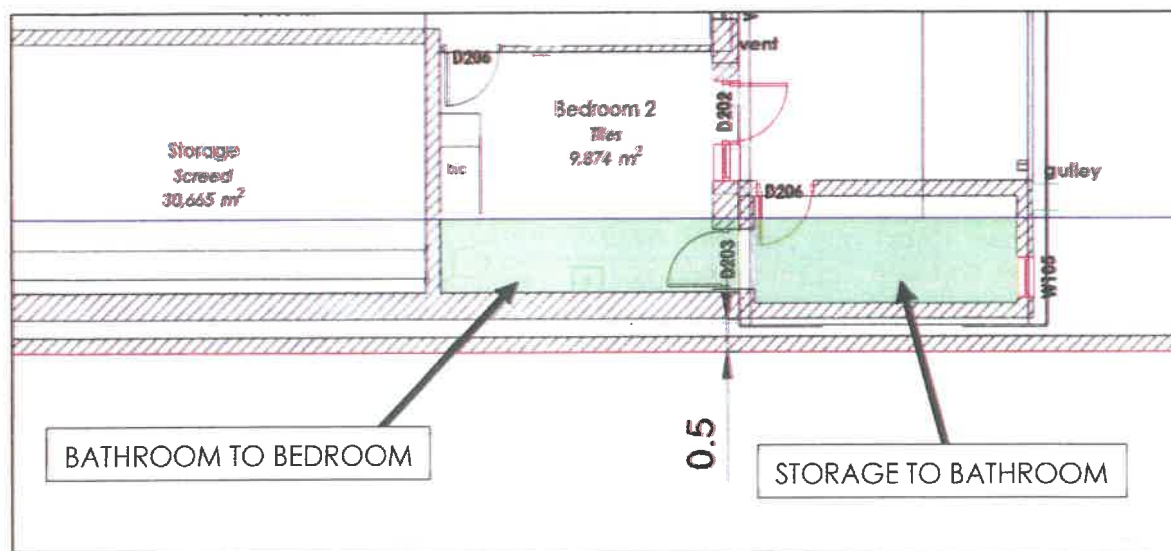


Figure 2: Proposed use changes

To ensure functionality, the bathroom is also linked to an outside door, allowing it to serve as a toilet for employees working on the property.

The bathroom that was incorporated to increase the existing bathroom is not expected to have more of an impact than previously experienced as both uses are considered habitable.



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The proposed uses of the en-suite bathroom are integral to enhancing the property's overall functionality and supporting the operational needs of the property. Allowing these uses to proceed not only aligns with the property's historical character but also addresses practical considerations for the current owners and their employees.

- **Improved Functionality:** The integration of an en-suite bathroom significantly enhances the functionality of the living space. It offers improved convenience for the occupants of the bedroom, ensuring comfort and privacy. By incorporating the existing bathroom into this new layout, the owners are optimising the available space, thereby making the property more practical for contemporary living.
- **Support for Employees:** The inclusion of an outdoor access door to the bathroom provides essential facilities for employees working on the property. This consideration is particularly important for maintenance and construction workers who may be on-site for extended periods. By offering a dedicated toilet facility, the property owners promote a respectful and hygienic environment for their employees, which can enhance overall productivity and morale.
- **Preservation of Historical Integrity:** The proposed alterations are carefully designed to respect the property's original structure and historical significance. By thoughtfully integrating modern amenities within the existing framework, the owners are preserving the character of the property while enhancing its utility. This balance of historical preservation and functional improvement aligns with the community's values and contributes positively to the local aesthetic.

In conclusion, the approval of these two proposed uses is justified based on their potential to enhance the property's functionality, support the operational needs of the owners and their employees, and comply with local regulations, all while preserving the historical integrity of the structure. Allowing these changes will contribute positively to the property's value and the overall community.

### **4.4 Determination of an administrative penalty;**

The property owner, as mentioned in Section 3 of this report, are currently in the process of ensuring his property complies with the development parameters of the OMLUS to allow building plans to be approved for all the additions. As a result, several additions that occurred over the past few years need to be rectified and approved by the municipality. To ensure compliance with the By-Law, it is of importance to include an application for the determination of an administrative penalty. It is however requested that the administrative penalty be waived in total.

Section 90(3) of the By-law requires that the following information be provided:

#### **The nature, duration, gravity and extent of the contravention**

Section 4.1 – 4.3 indicates the nature and gravity of the additions that were constructed without prior approval. The total extent of the building line encroachments is:



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Existing Stairs	±4,8m <sup>2</sup>
Existing Garage Extention	±7,5m <sup>2</sup>
Use Change – Bathroom to Bedroom	±4,6m <sup>2</sup>
Use Change – Storage to Bathroom	±5m <sup>2</sup>

### **The conduct of the person (allegedly) involved in the contravention**

The owner was responsible for ensuring that there were no contraventions in terms of the By-Law.

### **A report by a quantity surveyor in matters of unauthorised building/construction**

Due to the small-scale nature of the encroachment no quantity surveyor was involved.

### **Whether the unlawful conduct was stopped**

The structures have already been constructed.

### **Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.**

To the knowledge of this office, the property owner has not previously contravened the By-Law.

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## **5. LAND USE ENVIRONMENT**

The subject property is in Stanford, the property is surrounded by other Residential Zone 1: Single Residential properties. The surrounding area's zonings are illustrated in the attached **Plan 2 - Zoning Plan**.

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## **6. TITLE DEED**

The title deed of the subject property (T51889/2021) attached as **Annexure B** does not contain any restrictive conditions which may prohibit the approval of the permanent departures.

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## **7. ZONING**

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66(1)(q) of the OM By-Law:



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<b>RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL</b>		
<b>Parameters</b>	<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	Crèche, Dwelling House, Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Comply
<b>Consent use</b>	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	N/A
<b>Development parameters</b>		
<b>Coverage</b>	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m <sup>2</sup> and greater = 50%	Comply
<b>Building lines</b>	<p>(i) The street building line is determined in accordance with the net erf area:</p> <ul style="list-style-type: none"> <li>• 400 m<sup>2</sup> and greater = 4m</li> </ul> <p>(ii) The side and rear building lines are determined in accordance with the net erf area:</p> <ul style="list-style-type: none"> <li>• Greater than 400 m<sup>2</sup> = 2m</li> </ul> <p>The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.</p>	<p><b>Deviate, motivated and applied for.</b></p> <ul style="list-style-type: none"> <li>• Permanent departure from the 4m street building line to 0,8m to allow the existing stairs.</li> <li>• Permanent departure from the 2m northwestern side building line to 0,5m to allow the existing garage extension and the change of uses that had occurred.</li> </ul>
<b>Height</b>	The existing dwelling adheres to the 8,0m height restriction of the OMLUS and the height restriction of the heritage area of Stanford	Comply
<b>Garages and carports</b>	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply



**8. SERVICES**

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

**Electricity, Water, Sewage and Solid Waste**

The subject property is connected to the existing networks in the area, which include electricity, water and sewage. The proposal of this application is not anticipated to impact on existing services, solid waste is collected every week by the OM.

**Access and Egress**

Vehicular access and egress to the property is gained from Du Toit Street.

**9. NEED AND DESIRABILITY**

The need and desirability of the approval and implementation of this proposal in accordance with Section 66(1)(c) of the OM By-Law can be illustrated as follow:

**Need and desirability.**

The need for the land use application is to ensure the property meets all the needs of the owner. The desirability is more often a personal feeling of the owner, and the owner has a need to build a covered- carport and pedestrian entrance. The structures will not benefit any other users or person other than the property owner, but it will however increase the property value and in the future, may yield additional income for the OM.

Socio-economic impact	The permanent departures are not predicted to have a socio-economic impact.
Compatibility with surrounding uses	The proposal is to ensure the property complies with the OMLUS. It is not predicted that the proposal is out of line with the surrounding area.
Impact on the external engineering services	Refer to Section 8.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health, and wellbeing of the surrounding community.
Impact on heritage	The subject property is listed in the OM Heritage Register, the additions that were made were do so in compliance with approved alterations.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access.



**Impact on views, sunlight and character of the area**

The subject property is located in a residential setting, and the structures are in keeping with the area's character. No complaints have been received, and it is not anticipated that the alterations will impact any views, sunlight, or the overall character of the area.

**Economic impact**

The impact on the local economy is minimal. The building and renovation of the existing structures provided temporary employment for a contractor and workers involved in the construction phase.

**Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The renovations that took place are not expected to have an impact on the property values of surrounding properties.

**Environmental impact**

The subject property is not located within an environmentally important area.

**Heritage impact**

The subject property is located within the Stanford Heritage core. The alterations that took place took cognisance of its heritage importance and had taken consideration on the recommendation made in the OM Heritage Register by conserving wherever possible and retaining the historic fabric wherever possible.

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**10. POLICIES AND REGULATIONS**

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**10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The property is not located within the EMOZ.

**10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The property is located within the Stanford HPOZ the purpose of which is to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

Purpose of the Stanford HPOZ	
18.2.1 To protect and enhance the wide range of heritage sites and streetscapes of considerable heritage significance which contribute to the unique townscape character.	The subject property and its renovation conserved where possible and attempted to ensure the streetscape is retained.
18.2.2 To protect and enhance the role of Market Square and Queen Victoria Street as major structuring elements within the historic core of Stanford which reflect a number of architectural and	The subject property is not located near the Market Square and Queen Victoria Street.



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<p>historical features and establish the character and sense of place in Stanford.</p>	
<p>18.2.3 To enable adjustments in the standard provisions of the land use scheme, especially related to the provision of parking and the implementation of setback lines, to ensure the enhancement of identified streetscapes of heritage and architectural value.</p>	<p>The proposed departures are not expected to have a significant impact on the surrounding streetscapes, including those with heritage and architectural value.</p>
<p>18.2.4 To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.</p>	<p>The subject property is not located near the Klein River or 'Die Oog'.</p>
<p>18.2.5 To protect and enhance the character of the historical built environment (established by street, subdivision and building patterns, including building setbacks, orientation, scale, massing and form, street interface and access) and avoid negative impacts on townscape and streetscape character in general and on architecturally and historically significant buildings in particular. This applies to new development, alterations to existing structures, road engineering interventions and boundary treatments and include security fencing, signage and landscaping.</p>	<p>The subject property was renovated with consideration for the surrounding area, and the proposed additions are not expected to negatively impact the area or its heritage value.</p>
<p>18.2.6 To protect and enhance historical building typologies. Inappropriate typologies must be avoided in the historical core of Stanford with its significant spatial character. The historical present, streetscape and street block character and the role of buildings as landmarks, street liners or corner buildings in contributing to this character must be respected. Appropriate modern interpretations will be considered by the Municipality with comment from Stanford Heritage Committee.</p>	<p>The subject property was renovated with consideration for the surrounding area, and the proposed additions are not expected to negatively impact the area or its heritage value.</p>



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18.2.7 To protect and enhance the leiwater system which contributes substantially to the area's character.	The proposed departures will not have an impact on the existing leiwater system.
18.3 Land use and building plan applications, if applicable, within the defined Stanford HPOZ area must be submitted to the Stanford Heritage Committee for comment.	This condition will be complied with.
18.4 Height, massing and orientation	The subject property was renovated with consideration for the surrounding area, and the proposed additions are not expected to negatively impact the area or its heritage value.

### 10.3 Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

## 11. PLANNING PRINCIPLES

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

### **Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal is not predicted to influence past spatial injustices.

### **Spatial sustainability & Efficiency**

Spatial sustainability involves planning proposals that contribute to creating viable communities. This proposal seeks to make use of existing and additional space that would otherwise remain unusable. This application is intended to maximise the usage of the subject property and ensure the owner's requirements are met.

### **Spatial resilience**

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

### **Good administration**

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

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced

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outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



## EVALUATION & RECOMMENDATION

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### 12. EVALUATION

In conclusion, the proposed renovations and additions to the subject property align with principles of spatial sustainability, enhancing both the functionality and usability of previously underutilised spaces. These alterations have been thoughtfully designed to respect the property's historic character, ensuring compatibility with the surrounding residential setting and preserving the area's heritage value.

The changes do not intrude upon or negatively impact neighbouring properties, nor do they affect views, sunlight, or the architectural integrity of the neighbourhood. Additionally, while the economic impact is minimal, the construction phase provided temporary employment opportunities within the local community. The project complies with municipal guidelines, contributing to a viable, well-integrated community that respects both historical and contemporary planning values.

Based on these factors, it is recommended that approval be granted for these proposed changes, which will ultimately enhance the property's value and functionality without compromising the character of the surrounding area.

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### 13. RECOMMENDATION

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

- 13.1 Permanent departure** from the 4m street building line to 0,8m to allow the existing staircase in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.2 Permanent departure** from the 2m northwestern side building line to 0,5m to allow the existing garage extension in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.3 Permanent departure** from the 2m northwestern side building line to 0,5m to allow the existing use changes in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.4 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

3. Aerial Plan  
Erf 592, Stanford



NTS

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411





Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

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



**Project Office**  
Town Planning & Project Management

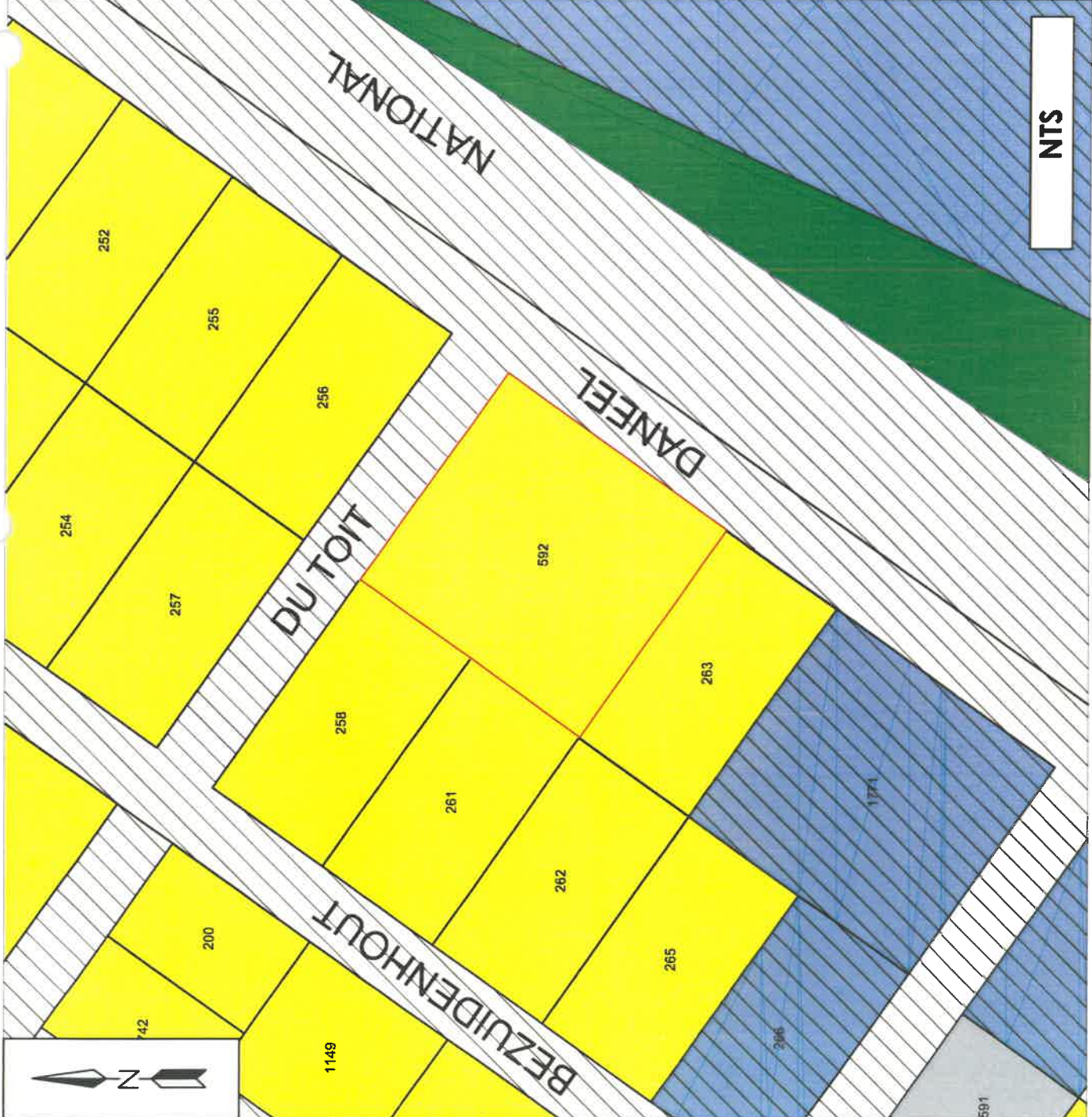
## 2. Zoning Plan Erf 592, Stanford

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

Plan prepared by: Thain Jansen

All distances are approximate and subject to a survey

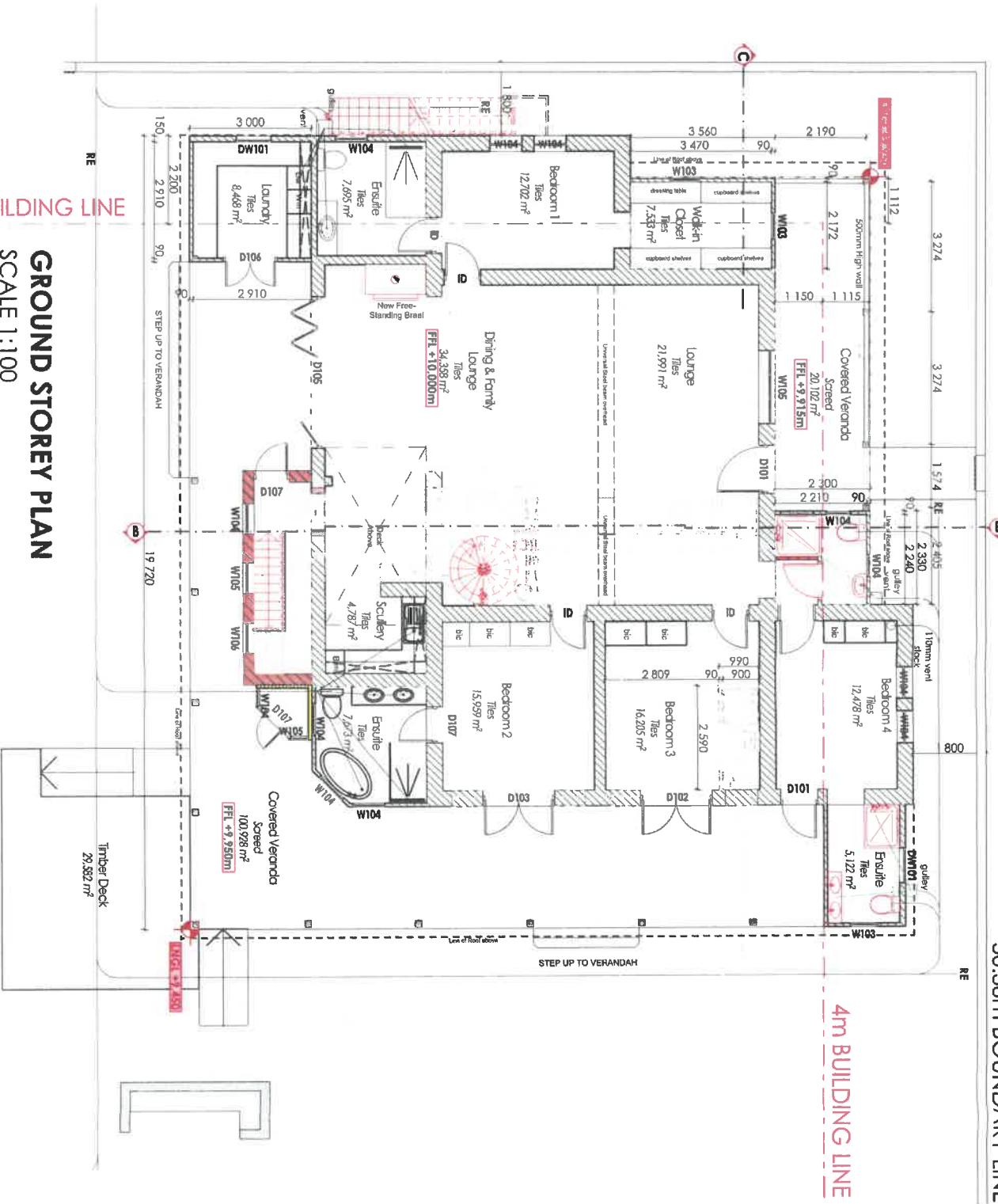
Tel: 028 313 1411  
 Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)  
 Unit B, Standard House,  
 Corner of Royal and Dirkie Uys  
 Street Hermanus, 7200







**DANEEL STREET**  
**50.38m BOUNDARY LINE**



4m BUILDING LINE

**GROUND STOREY PLAN**  
**SCALE 1:100**

4m BUILDING LINE

**GENERAL NOTES:**  
Dimensions noted on drawings are from finished external surfaces unless otherwise indicated. All measurements, levels, dimensions, setting out, and any discrepancies are to be the responsibility of the contractor. The contractor shall be responsible for ensuring that the drawings are interpreted correctly. The contractor shall be responsible for ensuring that the drawings are interpreted correctly. The contractor shall be responsible for ensuring that the drawings are interpreted correctly.

Drawing For Council Use Only

No.	Description	Date

Owner: *[Signature]* Architect: *[Signature]*

Date: 2024/10/02 Date: 2024/10/02

**ALTERATIONS & ADDITIONS**  
FOR  
C.J. & M. DU TOIT FOR GRF 592,  
DANEEL STREET, STANFORD

DWELLING FLOOR PLAN

Project number: 2021.1874.4.5  
Sheet number: A104  
Date: 2 October 2024  
Drawn by: ZP Checked by: H48B

Design: *[Logo]*  
487 van der Meer, Pretoria, 001 1811  
081 002 5177 [www.designwv.co.za](http://www.designwv.co.za)  
Pretoria, South Africa

Scale: As Indicated







COMPANIES

The copyright of the literary works, artistic works and designs... Drawing For Council Use Only

GENERAL NOTES:

Dimensions noted on drawings are given finished... All dimensions to be used where available...

Table with 2 columns: No., Description, Date. Row 1: 1, New floor plan, 2022/05/17. Row 2: 2, New floor plan, 2022/05/17.

ALTERATIONS & ADDITIONS FOR C.J. & M. DU TOIT FOR ERF 592, DANIEL STREET, STANFORD. Project number: 2021.1674.4.5. Date: 17 May 2022.

AREA SCHEDULES: ERF 592, RESIDENTIAL 1M. Includes table for floor area, wall area, and other metrics.



NOTE: ALL DIMENSIONS TO BE USED WHERE AVAILABLE... ALL DIMENSIONS TO BE USED WHERE AVAILABLE...

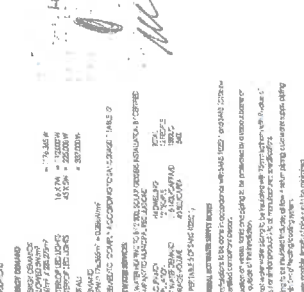
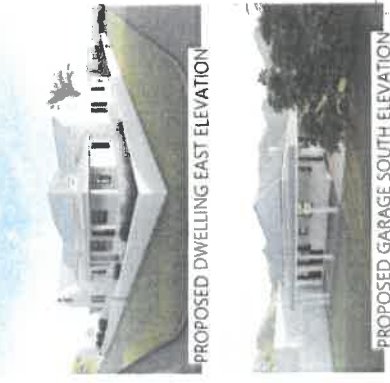


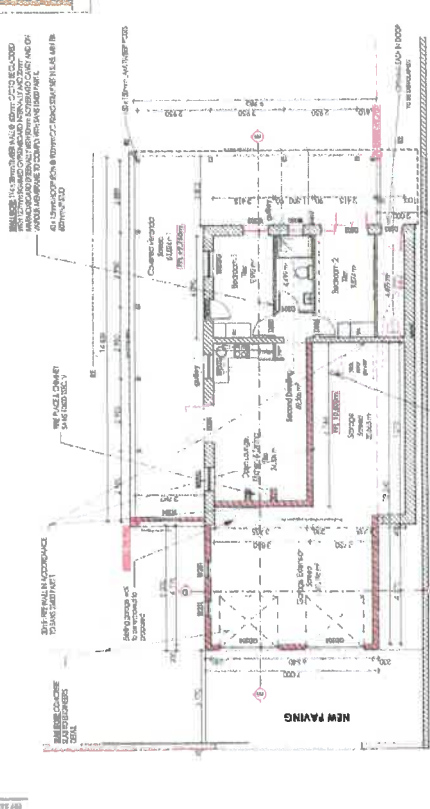
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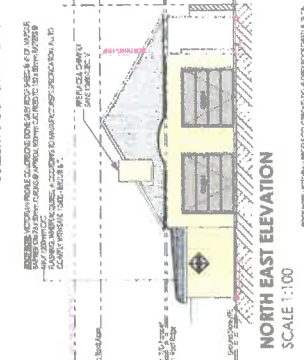
PROPOSED DWELLING WEST ELEVATION



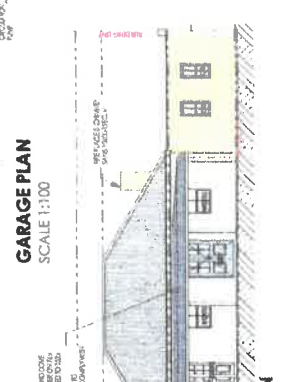
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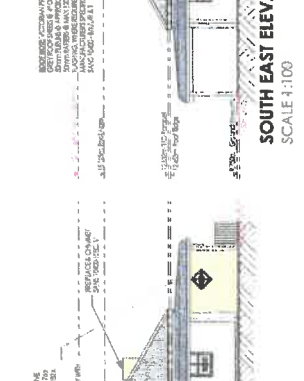
GARAGE PLAN SCALE 1:100



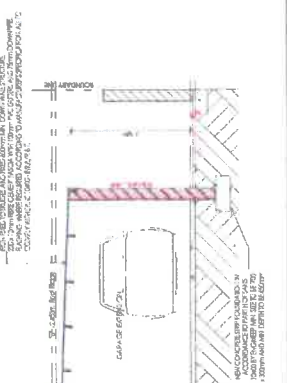
NORTH EAST ELEVATION SCALE 1:100



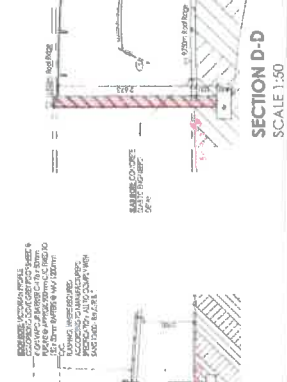
SOUTH EAST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION SCALE 1:100



SECTION D-D SCALE 1:50



SECTION E-E SCALE 1:100



SITE & ROOF PLAN SCALE 1:200

50.23m BOUNDARY LINE









