



ERF 99, 40 KORTMARK STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF BJ BAXTER & FS CLITHEROE

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 99, Stanford to create two (2) single residential properties namely, Portion A approximately 895m² and the Remainder approximately 1009m² 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 / (e) (alida@overstrand.gov.za) on or before **Friday, 16 May 2025**, 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 99, KORTMARKSTRAAT 40, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING: MNRE WRAP PROJECT OFFICE NAMENS BJ BAXTER & FS CLITHEROE

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 99, Stanford te onderverdeel om twee (2) enkel residensiële eiendomme te skep naamlik, Gedeelte A ongeveer 895m² en die Restant ongeveer 1009m² groot.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae 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 / (e) (alida@overstrand.gov.za) bereik voor of op **Vrydag, 16 Mei 2025**, 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 99, 40 KORTMARK STREET, STANFORD, INDAWO KAMASIPALA WASEOVERSTRAND: ISICELO SOKWAHLULAHLULA: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA BJ BAXTER & FS CLITHEROE

Isaziso ke ngoko sinikwe ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe sokwahlulwa-hlulwa ngokweCandelo le-16 (2)(d) loMthetho kaMasipala, ukwahlula-hlula Isiza 99, eStanford ukudala iipropati ezimbini (2) zokuhlala enye ezizezi, Isahlulo A malunga ne-895m² kunye neNtsalela malunga ne-1009m² ngobungakanani.

linkcukacha malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu e-16 Paterson Street, eHermanus naseStanford Library, eQueen Victoria Street, eStanford. Nawaphi na amagqabantshintshi kufuneka abhalwe ngokwemigaqo yeCandelo lama-51 nelama-52 loMthetho kaMasipala kwaye afikelele kuMasipala (16 Paterson Street, Hermanus / (e) (alida@overstrand.gov.za) ngo **Lwesihlanu** okanye ngaphambi koko, **16 uMeyi 2025**, ucaphula igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo yomnxeba inokwenziwa **kuCwangcisi weDolophu, uMnu. P Roux** ngo-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.



1. Locality Plan Erf 99 - Stanford

Plan prepared by: Veronica Jansen

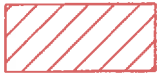
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

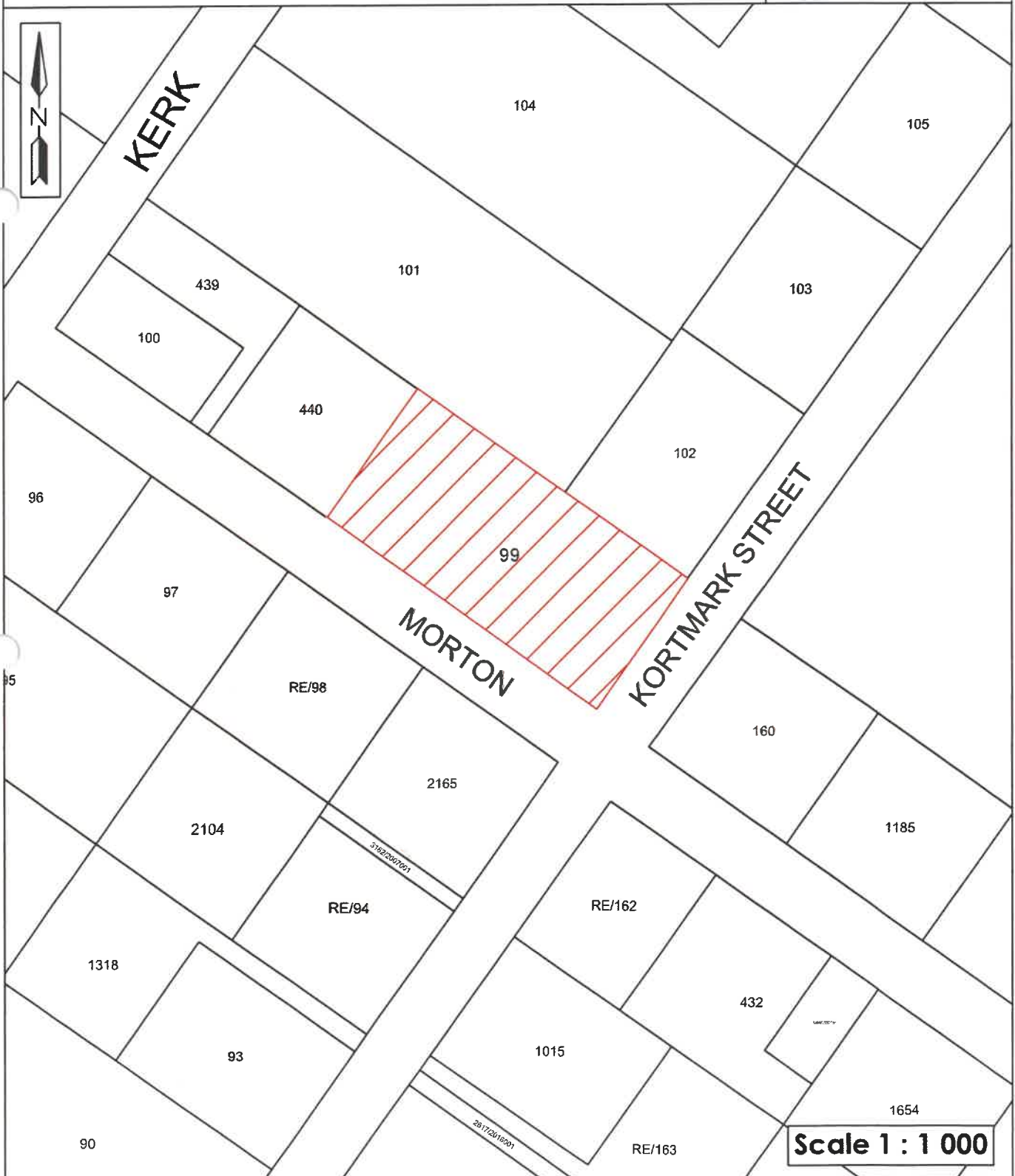
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Subject property



Scale 1 : 1 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SRT	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Erf description	Erf 99 Stanford
Erf extent	1 904m ²
Current zoning	Residential Zone 1: Single Residential

3. BACKGROUND

The current owners of Erf 99 Stanford, hereafter referred to as the subject property, historically subdivided the property into two portions. The approval has lapsed due to the fact that the subdivision was only registered at the Surveyor General and not at the Deeds office during the validity period of the approval.

There is a prospective buyer for the subdivided portion and therefore the reason for the application for subdivision into the same two portions as was historically approved.

The owner has a clear vision for the subject property, namely, to transform it into two erven, separating the existing dwelling from a portion of the erf that is mostly vacant except for a small outbuilding which the prospective buyer will purchase after approval. With ample space available, the proposed Portion A provides more than sufficient room for the construction of an individual dwelling house that aligns with the sizes of neighbouring properties. By subdividing the property, the owner aims to maximise the potential of the site and contribute to the overall development of the area. By embracing this approach, the owners aspire to contribute to the revitalisation of the local housing market and to provide high-quality residential options in the sought-after Stanford area.

Through careful planning and consideration of the surrounding property sizes, the owner wants to ensure that the new erf will blend harmoniously into the existing neighbourhood. This approach not only enhances the visual appeal of the area but also promotes a sense of continuity and unity within the community.

Approval of the following application is required:

- Subdivision into two erven.

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP Project Office was appointed to compile and submit a land use planning application to achieve the vision highlighted in Section 3 of this report. The following is proposed:

4.1 Subdivision of Erf 99 Stanford into Portion A, $\pm 895\text{m}^2$, and the Remainder, $\pm 1009\text{m}^2$.

The subject property has an extent of 1904m^2 , and as it was historically subdivided, it conformed to the minimum property size. The owner's intention is to "redo" the subdivision of the property on the historically approved boundary lines, which offers sufficient space for potential development. The owner's intent is to retain the existing dwelling on the remainder as it is currently used by the owners and sell the proposed Portion A, which is a mostly vacant area with a small outbuilding, to the prospective buyer.

The proposed subdivision aims to divide the property into two portions. This strategic division allows the property owners to maximize the extent and development potential of the subject property, refer to Figure 1 below.



Figure 1: Aerial view of the proposed subdivision



By subdividing the property into an additional portion, the owners can effectively continue to utilize their remainder of the property for residential purposes while allowing the prospective buyer to develop a well-sized residential property that aligns with the surrounding neighbourhood. This approach ensures that the new residential property will seamlessly integrate into the existing fabric of the area, promoting a harmonious and balanced landscape. Refer to Table 1 below for more information on the extents of the proposed subdivided property.

Table 1: Subdivision extents

Status Quo		
Existing extent Erf 99, Stanford		1904m ²
Proposed Subdivision		
1	Proposed Remainder of Erf 99, Stanford	±1009m ²
2	Proposed Portion A (a Portion of Erf 99, Stanford)	±895m ²

The proposed subdivision not only maximizes the development potential of the subject property but also presents an opportunity for a prospective homeowner to invest in a conveniently sized residential plot. Figure 1 (on page 2) serves as an illustrative guide, depicting the proposed subdivision plan and providing a visual representation of the future layout of the properties. This visual aid assists in understanding the potential of the subject property and the proposed development opportunity to be created for Portion A.

Overall, the proposed subdivision and retention of the existing dwelling house demonstrates the property owners' commitment to capitalizing on the available space and meeting the housing demand in the area.

With the growth of the population in the Overstrand area, new housing opportunities should be welcomed. The OMSDF contains projections on the population growth for the main areas in the Overstrand Municipality. The OMSDF indicates that Stanford was experiencing a population growth rate of 6.4% per annum between 2001 and 2011. The information contained within the OMSDF indicates that Stanford requires several hundred dwelling units to be built to accommodate the projected population growth. (OMSDF, p28).

This increases the pressure on the OM to continue to provide housing opportunities in areas where options are limited. Creating new housing and development opportunities in the Stanford area should be welcomed as the supply of new vacant erven in the Stanford area are scarce.

5. LAND USE ENVIRONMENT

There is a mixture of zonings surrounding the subject property, although the area is considered to be predominantly residential. The surrounding area's zoning is illustrated in **Plan 3 – Zoning Plan.**



6. TITLE DEED

Title deed T42545/1996 (refer to **Annexure B**) was perused and there are no restrictive conditions prohibiting the subdivision of the property.

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: The proposal is to subdivide the property both of which is and will be zoned SR1 to allow the properties to be used for residential purposes.

Residential Zone 1: Single Residential			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	None	Not applicable
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	Remainder of Erf 99 Comply. Portion A To be determined.	Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Remainder of Erf 99 Single Storey. Portion A To be determined.	Comply



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Building lines	(i) The street building line is determined in accordance with the net erf area: 400 m ² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: Greater than 400 m ² = 2m	 Remainder of Erf 99 Comply. Portion A To be determined.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Remainder of Erf 99 Comply. Portion A To be determined.	Comply
Parking	Two on-site parking bays per dwelling unit, provided that on erven less than 400 m ² , only 1 on-site parking bay needs to be provided.	Remainder of Erf 99 Comply. Portion A To be determined.	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 OM's services network which includes electricity, water, sewage and solid waste. Both properties will be connected to the OM's services network, creating an additional connection requirement if the proposal is approved, and the required Bulk Services Contribution will be made to the OM.

Access and Egress

Refer to **Plan 4** for the proposed subdivision plan as well as **Plan 2** which illustrates that vehicular access, and egress will be as follows:

	Property	Access and Egress
1	Proposed Remainder of Erf 99, Stanford	40 Kortmark Street
2	Proposed Portion A (a Portion of Erf 99, Stanford)	Morton 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 proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

<p>Socio-economic impact</p>	<p>The proposed subdivision to accommodate a higher density residential development has a positive impact on the following socio-economic aspect of the area:</p> <ul style="list-style-type: none"> • Increased Housing Options: The subdivision creates new residential opportunities by dividing the property into two portions. This allows for the construction of an additional dwelling house, providing a greater supply of housing options for residents. The increased availability of housing can help address the housing demand and potentially contribute to a more balanced and diverse housing market. • Job Creation: The subdivision itself can generate employment opportunities. Various professionals and skilled workers, such as architects, construction workers, engineers, and landscapers, may be involved in the planning, design, and construction phases. The subdivision can create both direct and indirect employment, thereby stimulating local economic activity and supporting livelihoods. • Economic Growth: The development of new residential properties through subdivision can contribute to local economic growth. It attracts investment and increases economic activity in the construction sector, as well as in related industries such as real estate, retail, and services. This growth can lead to increased tax revenue for local authorities, which can be reinvested in community infrastructure and services. • Property Value Enhancement: The subdivision and subsequent development of the subject property can positively impact property values in the surrounding area. Well-designed and well-maintained residential properties can enhance the aesthetic appeal and desirability of the neighbourhood. This can lead to an overall increase in property values, benefiting not only the property owners but also the broader community.
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Compatibility with surrounding uses	The properties will be used for residential purposes which is compatible with the surrounding area.
Impact on the external engineering services	The Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate, and the property owners will be expected to make a bulk services contribution. These contributions will also enable the municipality to improve any current services if required.
Impact on safety, health and wellbeing of the surrounding community	It is not expected that the proposed subdivision will have an impact on the safety, health or wellbeing of the surrounding community.
Impact on heritage	The subject property is listed in the OM Heritage Register with a C3 grading. However, the subdivision of the property is only a cadastral change and is not proposed to have any impact on the heritage building.
Impact on the biophysical environment	Subdividing the erf could reduce pressure on the surrounding biophysical environment by utilizing existing infrastructure for the retained house, while the proposed Portion A allows for controlled development, potentially reducing urban sprawl. The new development on the second erf can be planned with environmentally conscious designs, promoting sustainable land use and resource management.
Traffic impacts, parking, access and other transport related considerations	The proposed development will have adequate parking on each portion. Access and egresses points are divided between two different streets, and the subdivision is not expected to have a significant impact on traffic flow.

Impact on views, sunlight and character of the area

The proposed subdivision will not have any impact on the views, sunlight and character of the surrounding area. The proposed development of the proposed Portion A will follow the development parameters set out by the OMLUS, which will ensure that the proposed development will not have an impact on the views and sunlight of the surrounding area.

Economic impact

Section 3 of this report indicated the economic impact that this development will have. Various role players will be employed and involved in the process. Jobs will be created on a temporary basis for all those role players involved, while on a more permanent basis more rates and taxes will be collected by the municipality.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed subdivision will increase the surrounding property values as more housing opportunities will be created and new development will take place.



Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

Heritage considerations

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

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

The property is located within the Local Area (Stanford) HPOZ. The purpose of this zone 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 subdivision of the property is only a cadastral change and is not proposed to have any negative impact on any heritage buildings or streetscapes.
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 historical features and establish the character and sense of place in Stanford.	The subdivision of the property is only a cadastral change and is not proposed to affect the architectural and historical features or the character and sense of place in Stanford.
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.	The proposed subdivision is not expected to have a significant impact on the surrounding streetscapes, including those with heritage and architectural value.
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.	The subject property is not located near the Klein River or "Die Oog".
18.2.5 To protect and enhance the character of the historical built	The dwelling on the property is existing and not proposed to change. The



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<p>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>subdivision is only a cadastral change, and the proposal is 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 existing dwelling on the property is not proposed to change. The subdivision is only a cadastral change, and the proposal is not expected to negatively impact the area or its heritage value.</p>
<p>18.2.7 To protect and enhance the leiwater system which contributes substantially to the area's character.</p>	<p>The proposed subdivision will not have an impact on the existing leiwater system.</p>
<p>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.</p>	<p>This condition will be complied with.</p>
<p>18.4 Height, massing and orientation</p>	<p>The subdivision is only a cadastral change, and the proposal is not expected to negatively impact the area or its heritage value.</p>

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

10.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The



compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK - PSDF

Policy preface

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

Consistency of the proposal with the policy

Throughout the framework, the process of infill planning is emphasized. Section 3.3.7 states that densification should take place using infill planning and should be the first choice when densification is proposed.

The proposal to create an additional erf is in line with the proposal to densify an existing area. By densifying through infill, no urban sprawl is created, and the maximisation of the existing urban area is used. By densifying existing areas, these areas can benefit from higher economic activity.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK – MSDF

Policy Preface

The SDF's intention is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which development proposal should ideally attempt to synchronise with.

Consistency of the proposal with the policy

The policy promotes the protection of the character of the OM. The approval and implementation of the proposed subdivision will not undermine the character of the site and surrounding area.

The SDF promotes the containment of the footprint of OM within the well-defined urban edge. The subject property is located within the urban edge of OM and this proposal contains urban development within this footprint as prescribed.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles 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 which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the subdivision does not perpetuate apartheid spatial development imbalances.

Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal to subdivide intends to ensure the subject property is utilised to its maximum capabilities. The proposed infill densification is a sustainable method to create new properties without requiring additional land.

Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the property has sufficient space to provide two families with dwelling houses.

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 which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



12. EVALUATION

The proposal needs to be evaluated on the basis that the current situation is not utilising the space efficiently. The owner envisions subdividing the property, which in turn will increase the residential capabilities of the area.

The proposal will not introduce any new land use rights, as the proposed subdivision is intended for residential purposes. This proposal aligns with all relevant spatial planning policies, indicating that the owners have duly considered such policies.

Throughout the entire process, various stakeholders will be engaged to assist the owners in realising their vision. These stakeholders include town planners, architects, land surveyors, and construction companies, each playing a vital role in the development of the residential property.

13. RECOMMENDATION

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

- 13.1 Subdivision** of Erf 99 Stanford into Portion A, $\pm 895\text{m}^2$, and the Remainder, $\pm 1009\text{m}^2$ in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

2. Aerial Plan
Erf 99 Stanford

Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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







Project Office
Town Planning & Project Management



NTS

3. Zoning Plan Erf 99 - Stanford

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

Plan prepared by: Veronica Jansen

All distances are approximate and subject to a survey

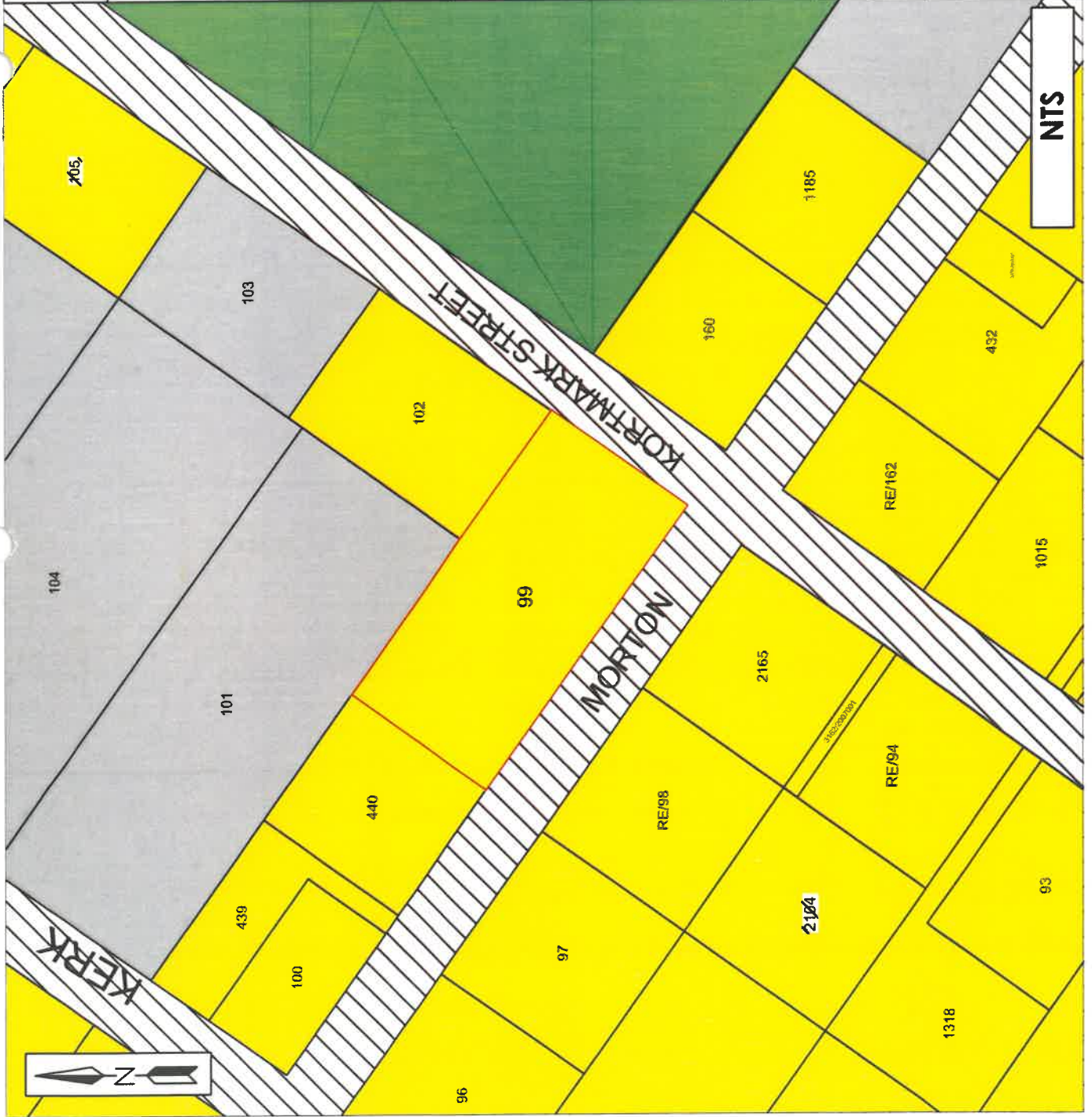
Tel: 028 313 1411

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



Project Office
Town Planning & Project Management



4. Subdivision Plan
Erf 99 Stanford

Proposed Subdivision

Property Extent - 1904m²

Remainder: 1 009m²

Portion A: 895m²

Plan prepared by: Veronica Jansen on 07/02/2025
Based on plans from Micheal Gates

Plan Number - 24/781 (001)

All distances are approximate
and subject to a survey

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SCALE 1 : 500