



ERF 1021, 8 LONGMARKET STREET AND ERF 2294, 8A LONGMARKET STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF GAD TRUST AND WITTHOFT ESTATES (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), of the following applications applicable to the above-mentioned properties, namely:

- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide Erf 1021 into two portions namely, Portion A, approximately 300m² and a Remainder, approximately 878m² in extent; and
- ❖ **consolidation** in terms of Section 16(2)(e) of the By-Law, to consolidate Portion A with Erf 2294 to create one erf approximately 1497m² in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Thursday, 20 March 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 1021, LONGMARKETSTRAAT 8 EN ERF 2294, LONGMARKETSTRAAT 8A, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: MNRE PLAN ACTIVE STAD -EN STREEKSBEPLANNERS NAMENS GAD TRUST EN WITTHOFT ESTATES (EDMS) BPK

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

- ❖ **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, om Erf 1021 in twee gedeeltes te onderverdeel naamlik, Gedeelte A, ongeveer 300m² en 'n Restant, ongeveer 878m² groot; en
- ❖ **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening, om Gedeelte A met Erf 2294 te konsolideer om een erf ongeveer 1497m² groot te skep.

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) voor of op **Donderdag, 20 Maart 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.

NGU-ERF 1021, 8 LONGMARKET STREET AND ERF 2294, 8A LONGMARKET STREET, STANFORD, UMASIPALA KUMMANDLA WASE-OVERSTRAND: ISICELO SOKWAHLULA-HLULA NOYONDELELANISO: NGABAMNUM BAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA- GAD TRUST AND WITTHOFT ESTATES (PTY) LTD

Kukhutshwe isaziso esingemiba emayela neSoloty lama-48 nguMasipala wase-Overstrand Osisihlomelo soMthethwana Ongezicwangciso Zokusetyenziswa koMhlaba kaMasipala ngu2020 (Umthethwana), isicelo esi sisebenziseka kwezi zakhiwo zilandelayo, ezaziwa:

- ❖ **ukwahlulahlula** imiba yeSoloty le-16(2)(d) loMthethwana, ukwahlulahlula Isiza esingu-Erf 1021 ibe zinxalenye ezimbini, Inxalenye A-Portion A, engumlinganiselo ozimitha ezingama-300m² neNtsalela, engumlinganiselo 878m² ububanzi; kunye ne
- ❖ **yondelelaniso** ngemiba yeSoloty le-16(2)(e) loMthethwana woyondelelaniso kwiNxalenye A uPortion A kunye Isiza engu-Erf 2294 ukudala isiza esingumlinganiselo ongu-1497m² ububanzi.

Iinkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwintsuku zaphakathi evekini phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Lezicwangciso zeDolophu, Paterson Street, Hermanus ne Stanford Library, Queen Victoria Street, Stanford. Naziphi na izimvo ezibhalileyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana obhalwe ngentla uMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi uLwesine, 20 EyoKwindla 2025, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi weDolophu, Mr. P Roux** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumncedi ukuhlomla.



**PROPOSED SUBDIVISION AND
CONSOLIDATION**

ERVEN 1021 AND 2294

STANFORD

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

The GAD Trust and Witthoft Estates Proprietary Limited, the respective owners of Erven 1021 and 2294 Stanford, have engaged Plan Active Town and Regional Planners to oversee the subdivision of a portion of Erf 1021 Stanford, which will then be consolidated with Erf 2294 Stanford.

Erf 1021 Stanford is currently underutilized, containing only a garden shed, while Erf 2294 Stanford has an established dwelling. The objective of this subdivision and consolidation is to enlarge the rear garden space for the existing dwelling on Erf 2294 Stanford.

This development aligns with the owners' strategic vision to maximize the use of Erf 2294 Stanford. Importantly, no additional erven will be created as a result of this subdivision. Erf 1021 has a total area of 1,178m², and Erf 2294 covers 1,197m². The

properties are held under Title Deed Numbers T7002/2024 and T25928/2020, respectively. This initiative reflects modern urban planning principles and meets the owners' functional requirements for the properties.

2. APPLICATION DETAILS

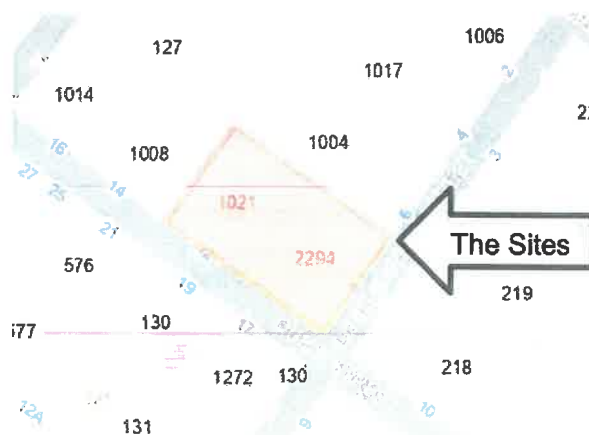
The application is made in accordance with the following provisions of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

- Chapter 4, Section 16(2)(d), for the subdivision of Erf 1021 Stanford.
- Chapter 4, Section 16(2)(e), for the consolidation of Portion A, a portion of Erf 1021 Stanford with Erf 2294 Stanford.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

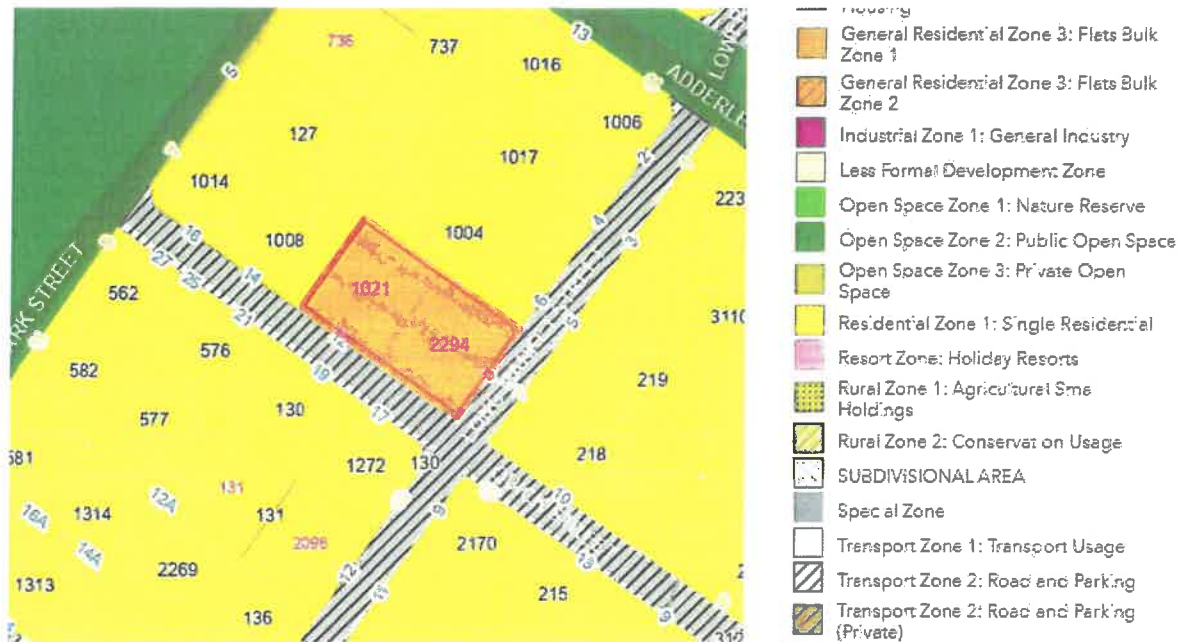
Erf 1021 and Erf 2294 Stanford are situated at 12 Quick Street and 8 Long Market Street, Stanford, respectively. For detailed reference, please consult the enclosed locality plan and the abstract from the Overstrand GIS Map provided below:



3.2 ZONING

Erven 1021 and 2294 Stanford are zoned as Residential Zone 1, Single Residential. The surrounding properties in the area share the same zoning designation, highlighting

Stanford as a primarily single residential area. For additional information on the zoning of nearby properties, please refer to the zoning map abstract provided below.



3.3 LAND USE

Erf 1021 Stanford is underdeveloped, with only a garden shed of approximately 9m² situated near the rear boundary. The remainder of Erf 1021 consists of a well-maintained lawned garden. In contrast, Erf 2294 Stanford features an established dwelling and garden. The dwelling is positioned towards the rear of Erf 2294, closer to the boundary with Erf 1021, as clearly shown in the aerial photograph provided below.



The surrounding land use primarily consists of single dwellings, reflecting the character of an established single residential area. The proposed subdivision and consolidation of Erven 1021 and 2294 Stanford aim to enlarge Erf 2294 while ensuring that the remaining portion of Erf 1021 remains consistent with the average erf size in the area. This approach ensures that the subdivision will not negatively impact the surrounding neighbourhood.

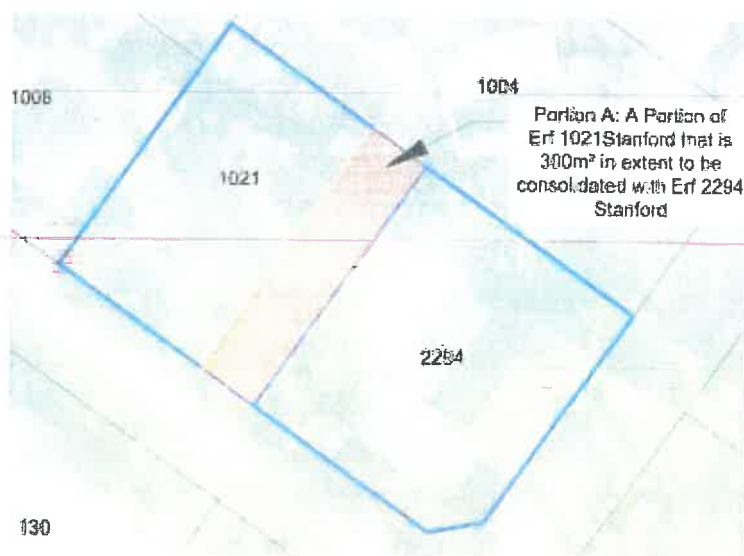
3.4 PROPOSAL

The following is proposed in terms of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

- The subdivision of Erf 1021 Stanford to create a Portion A and a remainder in terms of Chapter 4, Section 16(2)(d),
- The consolidation of Portion A, a portion of Erf 1021 Stanford with Erf 2294 Stanford in terms of Chapter 4, Section 16(2)(e).

3.4.1. Proposed Subdivision & Consolidation

Erf 1021 Stanford spans 1,178m². It is proposed that the south-eastern portion, measuring 300m², be subdivided and consolidated with Erf 2294 Stanford. For more detailed information, please refer to the enclosed proposed subdivision plan and the abstract provided below.



Motivation report

The detail of the subdivision can be tabled as follows:

TOTAL EXTENT OF ERF 1021 STANFORD	<u>1178m²</u>
PROPOSED SUBDIVISION OF ERF 1021 STANFORD	Portion A: <u>300m²</u> Remainder Erf 1021: <u>878m²</u>

Upon completion of the subdivision, the remaining portion of Erf 1021 Stanford will measure 878m², providing sufficient space for the construction of a dwelling and associated outbuildings. This remaining area aligns with the existing erf sizes in the same residential block, such as Erf 1008 Stanford (985m²), Erf 1014 Stanford (985m²), and Erf 1006 Stanford (807m²). Other erven of similar size on Quick Street include Erf 576 Stanford (865m²) and Erf 562 Stanford (858m²).

Portion A, a 300m² section of Erf 1021 Stanford, will be consolidated with Erf 2294 Stanford, increasing its size to 1 497m². The garden shed currently situated on Erf 1021 will be dismantled and relocated to Erf 2294, in compliance with the applicable land use restrictions under the Zoning Scheme. The residential zoning for both the remaining extent of Erf 1021 and the consolidated Erf 2294 will remain unchanged, preserving the properties' designation as single residential. This ensures the character of the residential environment along Quick Street and Long Market Street remains intact, with no alterations to the land use, zoning, or streetscape. The ample open space will continue to contribute to a pleasant living environment and maintain the residential appeal of the properties.

The proposed remainder of Erf 1021, measuring 878m², is consistent with other approved subdivisions in the area, particularly erven 562, 576, 1006, 1008, and 1014, located within the same residential block and on Quick Street.

3.5 ACCESS AND TRAFFIC

Erf 2294 Stanford, including the proposed Portion A to be consolidated, will continue to utilize its existing vehicular access from Long Market Street. Access to the remaining extent of Erf 1021 Stanford will remain from Quick Street, with the exact entry point to

be determined once the owner decides to develop the site. The building plan will confirm this access, and no additional access points will be required.

3.6 SERVICES

The application involves the subdivision and consolidation of Erven 1021 and 2294 Stanford. No additional erven will be created upon approval of this application. Both properties are currently serviced as single residential erven, and no further services or an increase in service capacity will be required.

3.7 TITLE DEED

Title Deed Numbers T7002/2024 and T25928/2020 contain no restrictions that would hinder the approval of the application for the proposed subdivision and consolidation of Erf 1021 and Erf 2294 Stanford.

Furthermore, there is only a bond registered against Erf 2294 Stanford. We have enclosed a copy of the bondholder's consent received from FNB.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

The Overstrand Spatial Development Framework (2020) designates the area encompassing Erf 1021 and Erf 2294 Stanford for urban development purposes. This application does not propose any changes to land use; rather, it seeks to subdivide a portion of Erf 1021 Stanford for consolidation with Erf 2294 Stanford.

As a result, the proposed subdivision and consolidation will not impact the spatial integrity of the area and aligns with the objectives outlined in the Overstrand Municipal Spatial Development Framework (2020). This ensures that the application for subdivision and consolidation supports the overall urban development strategy while maintaining the intended character and functionality of the area.

Overstrand Growth Management Strategy (2010)

The Overstrand Municipal Growth Management Strategy (OMGMS, 2010) identifies Erf 1021 and Erf 2294 Stanford as part of Planning Unit No. 1, where no densification is proposed. This application does not involve the creation of additional portions; instead, it aims to consolidate a portion of Erf 1021 to create a larger residential erf, Erf 2294 Stanford.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Based on the information provided, Erven 1021 and 2294 in Stanford are located within the Heritage Protection Overlay Zone (HPOZ). However, the Overstrand Heritage Survey Report (2009) indicates that these properties are not designated for heritage conservation. They do not have significant associations with important individuals, groups, events, or activities, nor are they connected to the history of slavery or living heritage.

Within the HPOZ, the subject properties are classified as being within the Local Area, marked in yellow on the Overstrand Municipality GIS Map. The application aligns with current land use trends, maintaining the status quo regarding heritage considerations and ensuring the ongoing preservation and enhancement of Stanford's historical character. Furthermore, the proposed subdivision and consolidation of the subject erven will have no impact on the heritage value of Stanford.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision of Erf 1021 Stanford and the consolidation of Portion A with Erf 2294 Stanford do not trigger any listed activities under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998). These properties are situated within the Environmental Management Overlay Zones, specifically the Coastal Protection Zone and Rural Risk Zone.

Given that the application involves the subdivision of a portion of Erf 1021 for consolidation with Erf 2294 and that the zoning remains unchanged, the proposed application will have no impact on the biophysical environment. It aligns with the permitted uses within the Coastal Protection Zone and Rural Risk Zone. The properties are located within an established, developed area of Stanford, where existing infrastructure and urban development patterns minimize potential environmental impacts. Therefore, it is anticipated that the application will not result in any adverse effects on the biophysical environment or its protection.

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed subdivision of Erf 1021 and the consolidation of Portion A with Erf 2294 Stanford support spatial justice by ensuring equitable access to residential land while maintaining the integrity of the existing residential area. This application does not create additional erven but rather enhances the size of an existing erf, contributing to the overall residential capacity of Stanford without displacing current residents or altering the community dynamics.

Spatial Sustainability : The application aligns with the principles of spatial sustainability by promoting the optimal use of land resources. By consolidating a portion of Erf 1021 with Erf 2294, the proposal enhances the utility of the existing erf while retaining sufficient space on Erf 1021 for future development. The project respects the existing zoning regulations and does not trigger any activities under the National Environmental Management Act (NEMA), ensuring that the development is compatible with the Coastal Protection Zone and Rural Risk Zone. Additionally, the development maintains the established character of the area, contributing to sustainable urban growth.

Motivation report

Efficiency: The application demonstrates efficiency in land use by maximizing the potential of the existing properties without requiring additional infrastructure or services. The properties are already serviced as single residential erven, and the consolidation will not necessitate an increase in service capacity. Furthermore, the existing vehicular access points from Long Market Street and Quick Street will remain unchanged, ensuring minimal disruption and preserving the established transportation network.

Spatial Resilience: The proposed subdivision and consolidation enhance the spatial resilience of the area by reinforcing the established urban fabric of Stanford. By integrating the additional land into Erf 2294, the application promotes a cohesive community layout while minimizing potential environmental impacts. The location of the properties within a developed area, along with existing infrastructure, supports resilience against environmental challenges. The continued preservation of the historical character of Stanford is also prioritized, ensuring that the community remains adaptable and responsive to future changes while maintaining its cultural and environmental integrity.

Good administration: Plan Active is dedicated to the principle of good administration and is committed to collaborating with the Overstrand Municipality to facilitate a smooth and timely land use planning process. Adhering to municipal bylaws as well as provincial and national land use planning legislation is essential for ensuring transparency and legality throughout the procedure.

By strictly following the regulations specified in the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, we can contribute to an efficient and streamlined process.

4. RECOMMENDATION

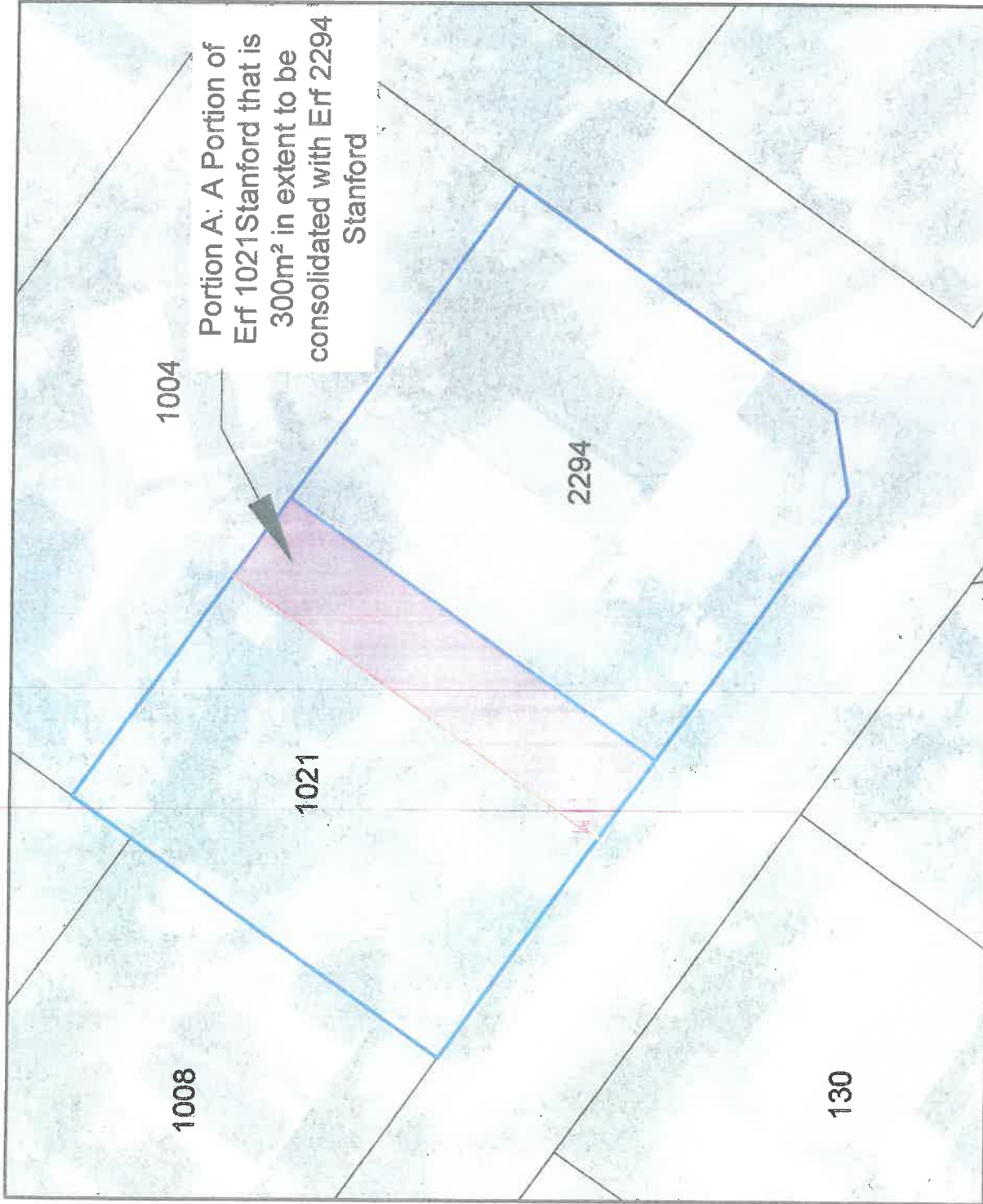
Based on the assessment of the proposed subdivision and consolidation for Erf 1021 and Erf 2294 Stanford, we recommend the application for the following reasons:

- **Alignment with Planning Frameworks:** The application aligns with the Overstrand Municipal Growth Management Strategy and the Overstrand Spatial Development Framework, which designate the area for urban development and do not propose any changes to land use.
- **No Negative Environmental Impact:** The proposed subdivision and consolidation do not trigger any activities under the National Environmental Management Act (NEMA), indicating that there will be no adverse effects on the biophysical environment. The project respects the Coastal Protection Zone and Rural Risk Zone regulations.
- **Preservation of Community Character:** The application maintains the existing zoning and land use, ensuring that the character and functionality of the residential area remain intact. This is crucial for preserving the established community identity of Stanford.
- **Sustainable Land Use:** By optimizing the use of existing erven and infrastructure, the application promotes sustainable land use practices. The remaining portion of Erf 1021 will still be large enough for future development while contributing positively to the local environment.
- **Consistency with Local Development Patterns:** The proposal is consistent with existing urban development patterns in Stanford, minimizing potential environmental impacts and ensuring that the development integrates seamlessly into the surrounding area.

Motivation report

- **Support for Spatial Justice and Equity:** The application promotes spatial justice by enhancing access to residential land while maintaining equity within the community. It ensures that existing residents are not displaced and that the benefits of the development are shared among the community.
- **Infrastructure Efficiency:** The project does not require additional infrastructure or services, allowing for efficient use of existing resources. The current access points will remain unchanged, further supporting efficient land use.

In conclusion, the proposed subdivision and consolidation of Erven 1021 and 2294 Stanford represent a well-considered development that aligns with local planning principles and community needs. Therefore, we recommend that the application be approved.



Portion A: A Portion of Erf 1021 Stanford that is 300m² in extent to be consolidated with Erf 2294 Stanford

Notes:

- Existing Erf Boundaries
- Proposed Subdivision Line
- Portion A

Portion A, a subdivided portion of Erf 1021 Stanford that is 300m² in extent to be consolidated with Erf 2294 Stanford.
 Portion A + Erf 2294 Stanford = 1497m².
 Remainder Erf 1021 Stanford = 878m² to

All distances approximate and subject to survey.
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Property Description:
ERVEN 1021 & 2294 STANFORD

Plan Description:
PROPOSED SUBDIVISION & CONSOLIDATION

Scale: **1:500**
 Drawing Nr: Stanford 1021.dwg
 Date: 07/10/2024

