

ERF 571, 10 KING STREET AND ERF 573, 10A KING STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CARTAMORA (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 consolidation in terms of Section 16(2)(e) of the By-Law, to consolidate Erf 571 (2081m² in extent) and Erf 573 (611m² in extent) to create one erf approximately 2692m² in extent.

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 comments on the proposal must be submitted in writing in accordance with 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, 19 April 2024** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **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 571, KINGSTRAAT 10 EN ERF 573, KINGSTRAAT 10A, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM KONSOLIDASIE: MNRE WRAP PROJECT OFFICE NAMENS CARTAMORA (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 konsolidasie ingevolge Artikel 16(2)(e) van die Verordening, om Erf 571 (2081m² groot) en Erf 573 (611m² groot), te konsolideer om een erf ongeveer 2692m² groot te skep.

Volledige 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 ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 19 April 2024** bereik, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar. Telefoniese navrae kan gerig word aan **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 571, 10 KING STREET KUNYE ISIZA 573, 10A KING STREET, STANFORD, INDAWO KAMASIPALA OVERSTRAND: UKUHLANGANISWA OKUCETYWAYO: WRAP PROJECT OFFICE EGAMENI CARTAMORA (PTY) LTD

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), ukuba isicelo sifunyenwe sokudityaniswa ngokweCandelo le-16(2)(e) loMthetho kaMasipala, ukuze kudityaniswe iSiza-571 (2081m² ngokobukhulu) kunye neSiza-573 (611m² ngokobukhulu) ukudala isiza esinye esimalunga nama-2692m² ngokobubanzi.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokungqinelana nemigaqo yeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi koko **19 uTshazimpusi 2024**, ucaphula igama lakho, idilesi kunye neenkukacha zqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa ku**Mnu. P Roux** apha 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

LOCALITY PLAN

ERF 571 & 573 STANFORD

 Erf 571 Stanford (2081m²)

 Erf 573 Stanford (611m²)

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

admin@wrapgroup.co.za

Unit B, Standard House

Corner of Royal and

Dirkie Uys Street



Project Office

Town Planning & Project Management





1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
DEADP	Western Cape Department of Environmental Affairs and Development Planning
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Overstrand Spatial Development Framework, 2020
SDP	Site Development Plan
SR1	Residential Zone 1: Single Residential

2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS

Property description	Erf 571, Stanford	Erf 573, Stanford
Consultant	WRAP Project Office	
Erf extent	2081m ²	611m ²
Current zoning	SR1	SR1

3. BACKGROUND

Erven 571 and 573 Stanford, hereafter referred to as the subject properties, are both owned by Cartamora Developments Pty (Ltd), hereafter referred to as the property owners. These subject properties are currently already connected and have a single dwelling running across both properties.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP was appointed to compile and submit a land use planning application to achieve the vision of the property owners. The following is proposed:

4.1 Consolidation of Erf 571 Stanford (2081m²) and Erf 573 Stanford (611m²) to create a consolidated Erf which measures ±2692m² in terms Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

There are several reasons as to why the property owners want to consolidate these two properties. Some potential benefits of consolidation include:

- Increased property value: Combining these properties into one can create a larger and more valuable piece of real estate. This can be especially beneficial as the properties are located in a desirable area and it has unique features.
- Improved efficiency: Consolidating two properties makes it easier to manage and maintain the combined property.
- Reduced expenses: By consolidating these two properties, the property owners will save money on items like property taxes, utilities, and maintenance costs.





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- Greater control: Consolidating two properties will give the property owners greater control over the combined property. This is useful for property owners who want to ensure that the properties are being used in the best way possible to meet their vision.

Refer to Figure 1 below for an illustration of the consolidated property –

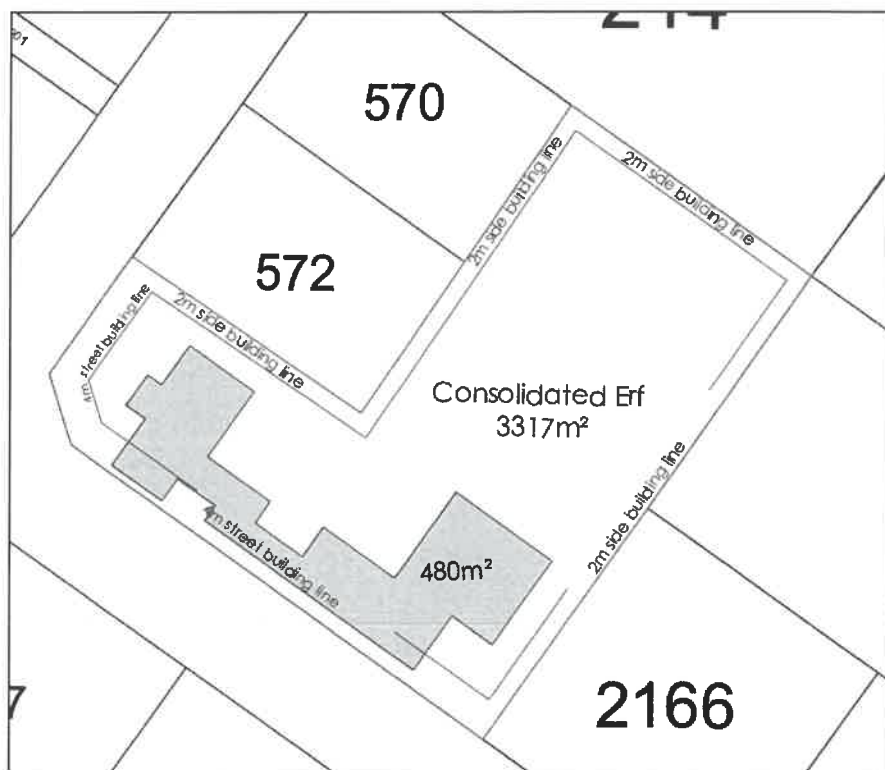


Figure 1: Extract of Plan 4 - Proposed Consolidation

Erf	Erf Extent
571	2081m ²
573	611m ²
Consolidated Erf	±2692m ²

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consolidation of Erf 571 Stanford (2081m²) and Erf 573 Stanford (611m²) to create a consolidated erf which measures ±2692m² in terms Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020

6. LAND USE ENVIRONMENT

The proposed consolidated erf will be larger than the surrounding erven, but the bulk on the property will be limited by the development parameters of the SR1 zoning. The existing erven are only fenced along the boundary lines which abut the street and not fenced on the common boundaries. The proposed consolidated erf therefore appears to be one erf from the street boundary and the neighbouring properties.

File 19/108

Erven 571 and 573 Stanford

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The approval of this proposal will therefore only alter the cadastral boundaries and will not alter the visual urban form which the public experiences in relation to this property on the ground.

7. TITLE DEED

Title deed T98595/1997 was perused and there are no restrictive title deed conditions that may prohibit the approval of the consolidation of the subject property.

8. ZONING

The proposed consolidated property will retain the SR1 zoning. No footprint or land use right expansions are sought in this proposal. The approval of this proposal will therefore maintain the status quo.

9. 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 properties are connected to the OM's services network which includes electricity, water, sewage, and solid waste. The approval of this proposal will not alter this.

Access, Egress, and Parking

Access and egress to the subject properties is gained from King Street and the approval and implementation of this proposal will not alter this.

10. 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 was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owners. In order to achieve this, the property owners are proposing consolidating these two properties.

Socio-economic impact	It is not expected that the proposed consolidation will have a socio-economic impact on the area.
Compatibility with surrounding uses	The proposal is not out of character with the surrounding residential area. The development proposal is not predicted to have a negative impact on the surrounding area.
Impact on the external engineering services	Refer Section 9.





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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 not listed in the OM Heritage Register.
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 is not expected to have an impact on traffic and the access and parking is being provided in terms of the OMLUS.

To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure that the consolidation is not in contravention of any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

This proposal does not entail the alteration of the existing buildings and will therefore have no additional impact on views, sunlight and the character of the area apart from that which the neighbours have become accustomed to.

Economic impact

The proposed consolidation will not have an economic impact.

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 proposal is not predicted to have a negative impact on surrounding properties.

Impact on heritage

WRAP compiled and submitted an application to Heritage Western Cape as the subject property is located in a protected heritage site in terms of Section 31 of the National Heritage Resources Act (1999). In addition, an application was also submitted to Heritage Western Cape in terms of Section 38(1)(c)(ii) for notification of intent to develop. The outcome of these applications will be forwarded to the OM upon receipt.

Environmental impact

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

11. POLICIES AND REGULATIONS

Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within this zone.

Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject properties are designated as a local area in the Heritage Protection overlay zone but is not listed in the heritage register. 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. The regulation promotes the





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protection of historic building typologies, street scape and street block character. The existing building on the subject properties are not going to be altered or affected by the proposal.

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. The consolidation of the properties is not restricted and the utilisation of the consolidated property for its primary use is not predicted to be out of character for spatial planning policies.

12. 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 that do not contribute towards the perpetuation of apartheid spatial development imbalances. The proposal to consolidate the properties is not predicted to contribute to past spatial injustices.

Spatial sustainability

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to utilise the property to its maximum extent. The proposed consolidation and improvement of the property will optimise the utilisation of space on the property.

Efficiency

This proposal is intended to maximise the usage of the subject properties and ensure the property owners make use of existing services, space, energy, and infrastructure on the subject properties.

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.





RECOMMENDATION

13. EVALUATION

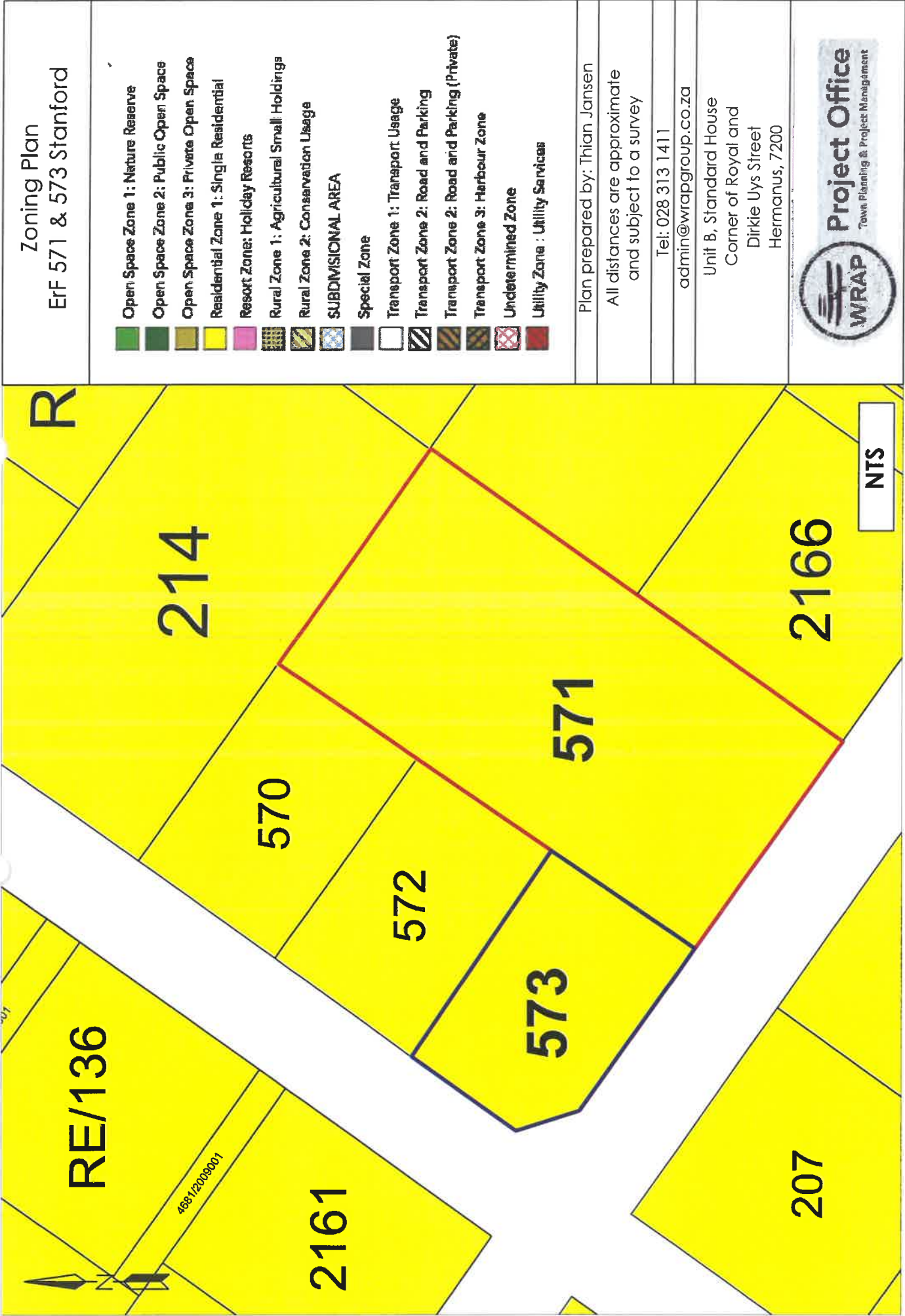
This application has been submitted to obtain approval from the Overstrand Municipality to consolidate two subject properties. The proposed consolidation aligns with the guidelines established by the OMLUS and the zoning of the property in question. The proposal is consistent with the neighbouring residential area and will not be considered as out of the ordinary. The proposal is also consistent with all applicable land-use planning regulations.

14. RECOMMENDATION

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

- 14.1 Consolidation** of Erf 571 Stanford (2081m²) and Erf 573 Stanford (611m²) to create a consolidated Erf which measures ±2692m² in terms Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.





Aerial Map
Erf 571 & 573 Stanford



NTS

Plan prepared by: Thian Jansen
All distances are approximate
and subject to a survey

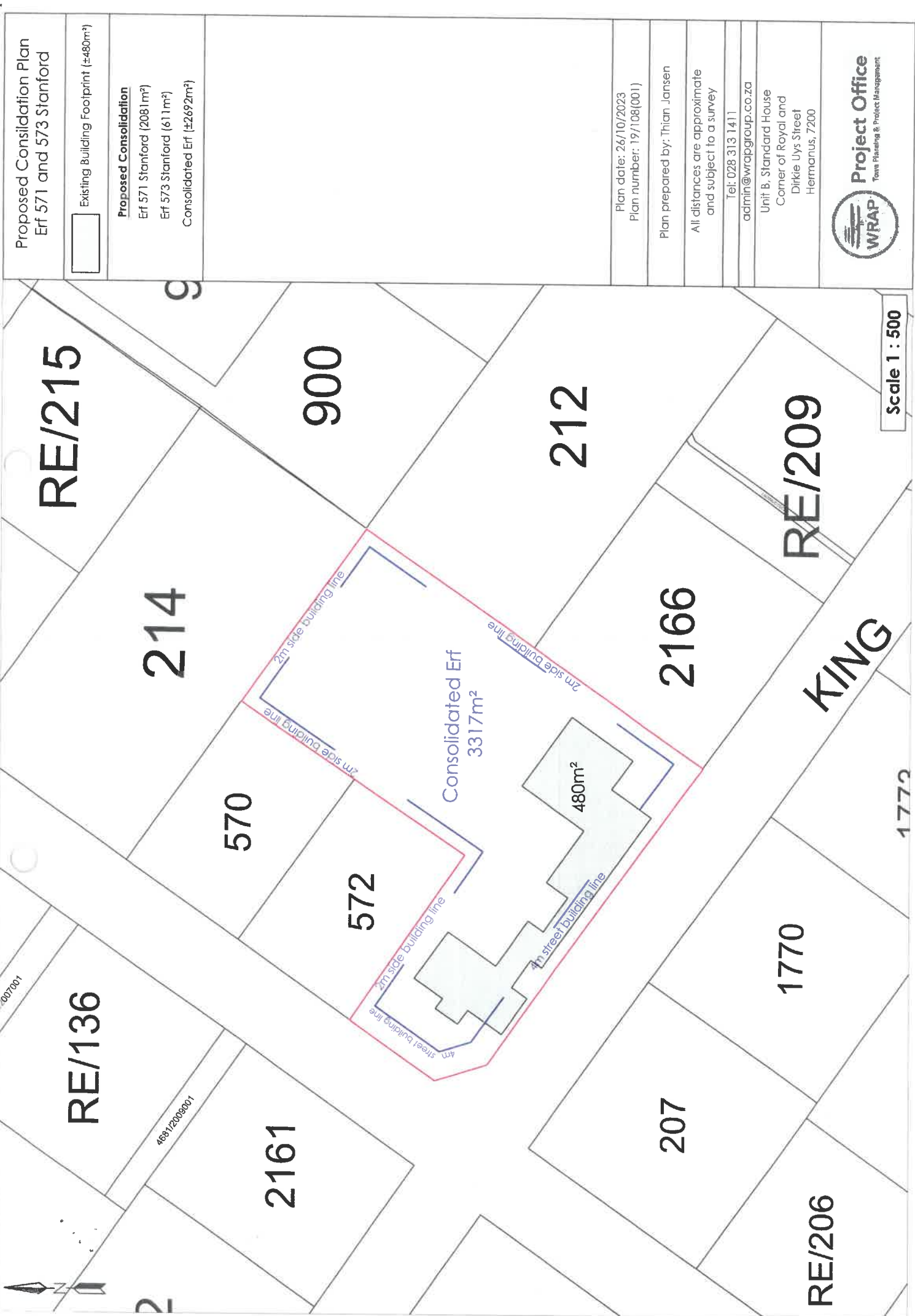
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Scale 1 : 500

Proposed Consolidation Plan
Erf 571 and 573 Stanford

Existing Building Footprint (±480m²)

Proposed Consolidation

Erf 571 Stanford (2081m²)
Erf 573 Stanford (611m²)
Consolidated Erf (±2692m²)

Plan date: 26/10/2023
Plan number: 19/108(001)

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

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