



ERVEN 597, 598 AND 599 STANFORD

APPLICATION FOR CONSOLIDATION, REZONING,
SUBDIVISION, CONSENT USE, EXEMPTION TO REGISTER A
RIGHT OF WAY SERVITUDE AND ALLOCATION OF STREET
NAMES

Application prepared for:

BONNYBRAE PROPERTY HOLDINGS (PTY) LTD

WRAP Project Office
PostNet Hermanus Suite 170
Private Bag X16
Hermanus 7200
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

Author

Thian Jansen (Pr Pln A/2858/2019)

Submitted

February 2026

Amended

September 2026 V4



TABLE OF CONTENTS

OVERSTRAND MUNICIPALITY APPLICATION FORM

1. ABBREVIATIONS.....	1
2. PROPERTY DETAILS	1
3. BACKGROUND	1
4. APPLICANT'S BRIEF.....	1
5. PROCESS AND PROCEDURE TO ACHIEVE THE OWNERS' INTENT.....	3
6. CHARACTER OF THE ENVIRONMENT.....	12
7. TITLE DEED.....	13
8. ZONING.....	13
9. NOTIFICATION OF INTEND TO DEVELOP (NID)	17
10. HERITAGE IMPACT ASSESSMENT (HIA) & VISUAL IMPACT ASSESSMENT (VIA)	17
11. SERVICES	17
12. ENVIRONMENTAL CONSIDERATIONS	18
13. NEED AND DESIRABILITY.....	19
14. COMPLIANCE WITH POLICIES AND REGULATIONS.....	26
15. SPATIAL PLANNING POLICIES	32
16. PLANNING PRINCIPLES	37
17. CONCLUSION	39
18. RECOMMENDATION.....	40

LIST OF PLANS

PLAN 1: LOCALITY PLAN

PLAN 2: STATUS QUO ZONING PLAN

PLAN 3: CONSOLIDATION PLAN

PLAN 4: PROPOSED ZONING PLAN

PLAN 5: SUBDIVISION PLAN

PLAN 6: SUBDIVISION - PROPOSED ZONING PLAN

PLAN 7: RIGHT OF WAY SERVITUDE PLAN

PLAN 8: STREET NAME AND NUMBERING PLAN

PLAN 9: SURVEYOR GENERAL PLAN

LIST OF ANNEXURES

ANNEXURE A: RESOLUTION AND POWER OF ATTORNEY

ANNEXURE B: TITLE DEEDS

ANNEXURE C: ARCHITECTURAL DESIGN GUIDELINES

ANNEXURE D: RECORD OF DECISION

ANNEXURE E: ENGINEERING SERVICES REPORT

ANNEXURE F: GLS BULK SERVICES INVESTIGATION

ANNEXURE G: TRAFFIC IMPACT STATEMENT

ANNEXURE H: KLEIN RIVIER ESTATE CONSENT

ANNEXURE I: LANDSCAPE PLAN



OVERSTRAND MUNICIPALITY APPLICATION FORM

		DIRECTORATE: PLANNING & DEVELOPMENT TOWN & SPATIAL PLANNING LAND USE PLANNING APPLICATION FORM (2025/2026) (APPLICABLE FROM 1 JULY 2025 – 30 JUNE 2026) 16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900			
➤ TWO (2) HARD COPIES & ELECTRONIC COPY (PDF) OF THE COMPLETE APPLICATION MUST BE SUBMITTED. ➤ IT IS IMPORTANT TO NOTE THAT THE DATE ON WHICH THE APPLICATION IS REGARDED AS COMPLETE TO PROCEED WITH WILL BE REGARDED AS THE OFFICIAL SUBMISSION DATE.					
SECTION A: APPLICANT DETAILS					
First name(s)	THIAN				
Surname	JANSEN				
Company name	WRAP PROJECT OFFICE				
Postal Address	POSTNET HERMANUS SUITE 170, PRIVATE BAG X16 HERMANUS				
Postal code	7200	Tel / Cell:	+27 (28) 313 1411 / 072 122 7704		
E-mail address	ADMIN@WRAPGROUP.CO.ZA				
SECTION B: OWNER DETAILS					
Registered owner	BONNYBRAE PROPERTY HOLDINGS (PTY) LTD				
Postal Address	P O BOX 530 STANFORD				
Postal code	7210	Tel / Cell:			
E-mail address	ALASDAIR@MAED.CO.UK				
SECTION C: PROPERTY DETAILS					
Erf / Portion and Farm no.	597, 598, 599		Area	STANFORD	
Street Address	R326, STANFORD, 7210				
Current Zoning	RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL	Extent	597 = 48 844m ² 598 = 46 429m ² 599 = 45 761m ²	Are there existing buildings?	☒ Y ☐ N
Title Deed number & date	T	597 = T114687/1997 598 = T114686/1997 599 = T112192/1997			
Any restrictive conditions?	☒ Y ☒ N	If yes, please specify			
Is property encumbered by a bond?	☒ Y ☒ N	If yes, Bondholder?			
Any existing unauthorized building work / structures on the subject premises?	☒ Y ☒ N	If yes, has owner been served with a notice?	☒ Y ☒ N		
Does the property form part of HOA / Body Corporate, etc?	☒ Y ☒ N	If yes, please specify:	Chairperson name & contact details: _____		
PLEASE TAKE NOTE OF THE FOLLOWING: The municipality is legally in a position to <u>refuse</u> the application if the property/s form part of a Homeowner's Association, Management Agency, Body Corporate, or alike of which you are a compulsory member, whether in terms of its constitution or otherwise if the written consent of such body not accompany the application.					
SECTION D: TYPE OF APPLICATION BEING SUBMITTED IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION TARIFFS PAYABLE.					
Has there been any previous related application(s)?	☒ Y ☒ N	If yes, reference/application no.			FEES
All tariffs (except the appeal deposit tariff) include VAT and are valid from 1 July 2025 to 30 June 2026					
x	Rezoning – Section 16(2)(a)	Erven 150m ² and smaller	R876.00	R	
		Erven between 150m ² and 400m ²	R1431.00	R	
		Erven between 400m ² and 5000m ²	R9563.00	R	
		Erven larger than 5000m ²	R10951.00	R10951.00	
	Departure – Section 16(2)(b) – <u>Permanent</u> departure from the provisions of the Land Use Scheme	Erven 150m ² and smaller	R330.00	R	
		Erven between 150m ² and 400m ²	R728.00	R	
		Erven larger than 400m ²	R4157.00	R	
	Departure – Section 16(2)(c) –	Erven 150m ² and smaller	R330.00	R	



APPLICATION FORM

	Departure to use land on a <u>temporary</u> basis for which no provision is made in the Land Use Scheme	Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R
x	Subdivision –Section 16(2)(d) a subdivision of land including the registration of a new servitude or lease agreement that is not exempted in terms of section 26	Up to 5 erven	R5618.00	R
		6 – 10 erven	R9563.00	R
		More than 10	R9563.00	R9563.00
		Additional per erf after 10	R144.00	R9072.00
x	Consolidation of land–Section 16(2)(e) that is not exempted in terms of Section 26 (If combined with subdivision application, <u>only</u> the subdivision fee is payable.)	Erven 150m ² and smaller	R361.00	R
		Erven between 150m ² and 400m ²	R729.00	R
		Erven larger than 400m ²	R4156.00	R
	Relaxation of Title Deed (If combined with departure application <u>only</u> the highest fee applies.)	Erven 150m ² and smaller	R373.00	R
		Erven 400m ² and smaller	R728.00	R
		Erven larger than 400m ²	R4139.00	R
	Amendment, suspension or deletion of restrictive Title Deed conditions in respect of a land unit – Section 16(2)(f)	Erven 150m ² and smaller	R387.00	R
		Erven between 150m ² and 400m ²	R797.00	R

		Erven larger than 400m ²	R5887.00	R
	Permission required in terms of the Land Use Scheme – Section 16(2)(g)	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R
	Amendment, deletion or additional conditions in respect of an existing approval – Section 16(2)(h)		R3140.00	R
	Extension of the period of validity of an approval –Section 16(2)(i)		R1045.00	R
	Phasing, amendment or cancellation of a plan of subdivision or a part thereof, including a General Plan or diagram – Section 16(2)(k)		R3341.00	R
	A permission required in terms of the conditions of approval – Section 16(2)(l) (Amendment of Site Development Plan (SDP), Constitution / Architectural Guidelines)		R3025.00	R
	Zoning determination– Section 16(2)(m)	Erven 150m ² and smaller	R876.00	R
		Erven between 150m ² and 400m ²	R2752.00	R
		Erven larger than 400m ²	R4157.00	R
	Closure of a public place or part thereof – Section 16(2)(n) [not applicable if combined with rezoning application]	Erven 150m ² and smaller	R876.00	R
		Erven between 150m ² and 400m ²	R1431.00	R
		Erven between 400m ² and 5000m ²	R9563.00	R
		Erven larger than 5000m ²	R10951.00	R
x	Consent use provided for in the zoning scheme – Section 16(2)(o)	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R876.00	R
		Erven larger than 400m ²	R4157.00	R4157.00
	Permission in terms of Land Use Scheme including permission for the reconstruction of an existing building that constitutes a non-conforming use – Section 16(2)(p)	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R
	Permission required in terms of condition(s) of approval		R3341.00	R
	Determination of an Administrative Penalty – Section 90.(5)		To be determined.	
	Deviation / amendment of SDF/Sectoral Plans – Municipal Systems Act, Act 32 of 2000		R3934.00	R
x	Exemption of subdivision / consolidation - Section 26 of the By-Law		R165.00	R165.00
	Search fee		R418.00	R

SUBTOTAL APPLICATION FEE: R33908.00

ADVERTISING FEES (All prices include VAT and are valid from 1 July 2025 to 30 June 2026)

NOTES: On the Town Planner's discretion placing of advertisements for any other application(s), except the ones listed below, can be required. Site notice for ROR applications to be displayed on the erf/erven according to Section 50.(1)(a) & (2) of the Overstrand Municipality By-Law.

INTERESTED & AFFECTED PARTIES	Registered Letters: >10: Applicant to pay according to SAPO rates		Applicant to be informed.	
ADVERTISEMENT IN NEWSPAPERS	Rezoning, Subdivision (≥2 erven), etc.	Local Newspaper	R6039.00	R6 039.00
	Removal / Amendment of Title Deed Restrictions	Local Newspaper & Provincial Gazette	R12077.00	R
	Placing of Final Notice (Removal of Title Deed Restrictions)	Provincial Gazette	R1707.00	R
SUBTOTAL ADVERTISING FEE				R

**APPLICATION FORM****TOTAL APPLICATION FEE: R39 947.00**

Your attention is hereby drawn to Section 40.(1), (2) and (3) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020, which reads as follows:

- (1) "An applicant must pay the application fees determined by the Municipality prior to submitting an application in terms of this By-law;
 (2) Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.
 (3) If an applicant wishes to retract the application and the said application has never been advertised, the advertising fees may be refunded to the applicant on request."

BANKING DETAILS		METHOD OF PAYMENT	
NAME	Overstrand Municipality	(1) Electronic transfer (EFT)	X
BANK	ABSA	(2) Payment at municipal office	X
BRANCH CODE	632005	INCLUDE THE REQUESTED REFERENCE NUMBER ON <u>ALL</u> INTERNET PAYMENTS & ATTACH PROOF OF PAYMENT TO THE APPLICATION WITH SUBMISSION.	
ACCOUNT NO	322 00000 35		
REFERENCE NO	E.g., Erf123HermanusADVERT (Erf number, suburb and APPL or ADV)		

SECTION E: DETAILS OF APPLICATION**DEPARTURE / CONSENT / AMENDMENT / REZONING REQUIRED:**

Y	N	Building line encroachment	STREET	From		m	To		m
			STREET	From		m	To		m
			SIDE / LATERAL	From		m	To		m
			SIDE / LATERAL	From		m	To		m
Y	N	Exceed permissible height	REAR	From		m	To		m
				From		m	To		m
Y	N	Exceed permissible site coverage		From		%	To		%
Y	N	Other / temporary uses (please specify)					Extent		m ²
Y	N	Rezoning	From	RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			To	SUBDIVISIONAL AREA	

BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT / INTENT OF APPLICATION:

- CONSOLIDATION OF ERVEN 597, 598 & 599 STANFORD IN TERMS OF SECTION 16(2)(E) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- REZONING OF THE CONSOLIDATED ERF FROM RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL TO SUBDIVISIONAL AREA ZONE (SA) IN TERMS OF SECTION 16(2)(A) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- SUBDIVISION OF CONSOLIDATED ERF INTO SEVENTY-SIX (76) RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL (SR1) ERVEN, EIGHT (8) OPEN SPACE ZONE 3: PRIVATE OPEN SPACE (OS3) ERVEN AND ONE (1) TRANSPORT ZONE 2: ROAD AND PARKING (TR2-A) ERF IN TERMS OF SECTION 16(2)(D) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- CONSENT USE TO ALLOW URBAN AGRICULTURE IN TERMS OF SECTION 16(2)(O) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- EXEMPTION OF THE REGISTRATION OF A RIGHT OF WAY SERVITUDE IN TERMS OF SECTION 26(1)(H)(V) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- ALLOCATION OF STREET NAMES IN TERMS OF SECTION 96 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
- APPROVAL OF THE ARCHITECTURAL DESIGN GUIDELINES.
- ESTABLISHMENT OF AN OWNER'S ASSOCIATION IN TERMS OF SECTION 31 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.

SECTION F: LIST OF ATTACHMENTS & SUPPORTING INFORMATION

Y	N	Power of Attorney / Owner's consent if applicant is not owner	✓	Y	N	Approved building plan(s) / Approval letter(s) of previous application(s)	✓
Y	N	Trust Resolution (if applicable)		Y	N	Parking Layout	
Y	N	List of board of active directors/members/trustees' resolution (if applicable)		Y	N	Homeowner's Association consent (if applicable)	
Y	N	Bondholder's consent (if applicable)		Y	N	SG diagram	✓
Y	N	Copy of Title Deed	✓	Y	N	GLS report (if applicable)	
Y	N	Conveyance's certificate (if applicable) (Annexure A)		Y	N	Heritage Western Cape approval (if applicable)	
Y	N	Motivation report / Letter (Annexure A & B)	✓	Y	N	1:50 / 1:100 Flood line certificate	
Y	N	Locality plan (Annexure A)	✓	Y	N	Land Use Plan / Zoning Map (if applicable)	✓
Y	N	Proposed Subdivision Plan / Consolidation Plan / Phasing Plan (Annexure A)		Y	N	Copy of Environmental Impact Assessment / Heritage Impact Assessment / Traffic Impact Assessment /	



APPLICATION FORM

						Traffic Impact Statement / Record of Decision	
Y	N	X2 sets of to-scale Site development/building plans indicating all structures, building lines & elevations indicating proposal (A4 or A3) (Annexure A)	✓	Y	N	List of Title deed conditions to be removed/amended	
Y	N	Other (Specify)					

**** (Please note that in terms of the National Environmental Management Act, 1998 any change in land use may be subject to an Environmental Assessment)**

SECTION G: DECLARATION

I / we hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. That I/we am/are properly authorized to make this application on behalf of the owner and (where applicable) that copies of such full relevant Powers of Attorney/Consent are attached hereto.
3. Where a consultant/agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the By-law will be sent to the consultant/agent and that the owner may be included in correspondence, as deemed necessary.
4. That, as owner/applicant/developer, I'm/we're aware of the state of existing bulk services provision and infrastructure availability in the subject area and that any development contributions might be payable in respect of the development herein proposed (if applicable).
5. I'm aware that it is an offense in terms of Section 84.(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct and in doing so can lead to criminal proceedings of a fine or imprisonment or both.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. That the removal of a title deed restriction will be evaluated by the Municipality in relation to a proposed land use application or development as set out in a detailed and comprehensive motivation.
8. In terms of section 13, read with section 18 of the Protection of Personal Information Act and sections 46.(1)(b); 46.(3)(a) and (b); 46.(4); 47.; 48.; 49. and 50. of the Municipal Land Use Planning by-law, I accept and consent that my personal information disclosed in this application, may be collected and disclosed by the Overstrand Municipality for purposes of complying with the requirements of public participation.

Registered owner's signature _____ Date _____

Full name _____

Agent / Consultant's signature *Janzen* _____ Date **3 FEBRUARY 2026 & 25 SEPTEMBER 2026**

Full name **THIAN JANSEN**

Professional capacity **PROFESSIONAL TOWN PLANNER (A/2858/2019)**

- If application is made by a person/s other than registered owner (e.g., Consultant / Agent), full power of attorney and signatures of both parties above are required & also to be signed by two witnesses.
- If property is owned by more than one person, signature of each owner is required. Where the property is owned by a company / trust / other juristic person, a copy of the board of directors / members / trustees' resolution is required.
- The names of all signatories must also be indicated in printed letters.



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
PSDF	Western Cape Provincial Spatial Development Framework, 2014
SHC	Stanford Heritage Committee
OMSDF	Overstrand Municipality Spatial Development Framework, 2020
SDP	Site Development Plan

2. PROPERTY DETAILS

Property Information	597	598	599
Extents	4,8844 Ha	4,6429 Ha	4,5761 Ha
Current zoning	Residential Zone 1: Single Residential		

3. BACKGROUND

Stanford is a flourishing farming community where the Klein River winds through lush fields and village homes nestled along its banks. The village has retained its rural charm, with many historical features carefully preserved.

Its peaceful and quiet character continues to attract people seeking the quality of life that a small village and its surrounding landscape offer. Over the past decade, numerous historic homes have been lovingly restored, and a significant number of new residences have been established, contributing to Stanford's steady growth.

4. APPLICANT'S BRIEF

The owners of Erven 597, 598 and 599 Stanford, housing the vineyards located in front of the Walker Winery and Birkenhead Brewery, intend to develop the subject properties into a residential estate that will form a natural eastern extension of the village of Stanford.

Having owned the properties for nearly 30 years, the owners have utilised the land as part of a broader agricultural enterprise, which includes extensive vineyards located to the south of the R326. They have now determined that the time is right to transform these erven into a sought-after, high-end estate. The vision is to retain portions of the existing vineyards in order to establish a distinctive agri-residential development that offers a unique lifestyle experience while preserving the agricultural character of the area.

The subject properties, located along the R326, present a unique opportunity to seamlessly connect Stanhaven with the rest of Stanford by bridging the existing gap. This connection represents a natural extension of the urban area. Positioned between Agrimark and Stanhaven, the properties have the potential to extend beyond their physical boundaries, serving as a transition between past and future, tradition and innovation.



Figure 1: Locality of Erven 597, 598 and 599 Stanford

The proposed development represents more than a conventional real estate initiative. It reflects a vision to establish a residential environment within an agricultural setting, ensuring that the rural character of the area is preserved for future generations to appreciate and enjoy.

Given its scale, the development is designed to offer a superior quality of life for future residents. Importantly, the project is expected to contribute to economic growth in the Stanford area while also responding to the increasing demand for housing in the Overstrand region, as the population continues to grow in the years ahead.

The proposed development is informed by two complementary sets of guiding considerations, namely the owners' brief for the site and the obligations arising from the land as identified in the Heritage Impact Assessment (HIA) Statement of Significance. Read together, these considerations establish a unified framework that balances contemporary development objectives with the protection and reinforcement of the site's rural and cultural landscape context.

The owners' brief sets out key principles aimed at ensuring a sustainable and functional development that respects its agricultural setting. These principles include the preservation of portions of the agricultural landscape to retain the rural character of the area, the maintenance of access to surrounding agricultural and tourism related properties, and the integration of functional open spaces and recreational areas throughout the site. Environmental sustainability is prioritised through the use of indigenous landscaping and the reduction of reliance on Eskom by incorporating solar energy systems, supplemented by gas where necessary.

The brief further requires a high standard of access control and security, while promoting a modern architectural approach that incorporates design elements characteristic of the Overberg and Stanford aesthetic.

In addition, the HIA identifies a series of obligations that arise from the inherent heritage significance of the land and its role as an agricultural forecourt to the historic town of Stanford. These obligations require the development to reinforce village scale settlement patterns, maintain visual permeability through low boundary treatments, and preserve key views and the open rural character along the R362. Connectivity to the wandelpad and the broader cultural landscape network is required, alongside the provision of open spaces limitedly accessible to the wider Stanford community. The development form is to favour compact village clusters over dispersed sprawl, retain existing flora where feasible, and respond to historic spatial typologies through a range of erf sizes. Water harvesting strategies are also required, acknowledging the historic reliance on the Milstream eye as the town's primary water source.

Collectively, the owners' brief and the heritage-derived obligations are aligned in their intent to protect the agricultural and rural character of the site, promote walkability and social integration, and ensure that built form, landscape treatment and infrastructure respond sensitively to the historic and cultural context of Stanford. The proposed development framework therefore reflects both private development objectives and public heritage responsibilities, ensuring a contextually appropriate and sustainable outcome.

5. PROCESS AND PROCEDURE TO ACHIEVE THE OWNERS' INTENT

5.1 Project Summary

Erven 597, 598 and 599 Stanford are proposed to be consolidated to create a combined property measuring 141 034 m² (14.1034 ha) in extent (refer to **Plan 1 – Locality Plan**). All three erven are currently zoned Residential Zone 1: Single Residential (refer to **Plan 2 – Status Quo Zoning Plan**) and have historically been located within the disestablished Stanford municipal area and now within the Overstrand (Stanford) Urban Edge.

The proposed development will comprise the following components:

- 76 residential properties;
- privately zoned open spaces; and
- private internal roads.

Access to the development will be gained via the existing access point off the R326. This access will serve the proposed development and, where necessary, connect to surrounding developments. Currently, access to the Walker Bay Winery, Birkenhead Brewery and Klein Rivier Estate is secured via registered right-of-way servitudes. As part of this proposal, the existing right-of-way servitudes will be cancelled and new servitudes will be registered over the redesigned internal private roads. The intention is to upgrade the access in a manner that will effectively distribute traffic associated with the development.

Land Assembly

As outlined above, the proposal involves the consolidation of four individual erven to create a single, larger property, which will subsequently be subdivided into smaller residential erven.

Status Quo	
Erf 597, Stanford	4,8844 ha
Erf 598, Stanford	4,6429 ha
Erf 599, Stanford	4,5761 ha
Proposed Consolidation	
Consolidated Erf	14,1034 ha

The proposed consolidation represents a strategic first step in unlocking the full development potential of the subject properties. By creating a single, larger erf, the owners will be in a position to efficiently subdivide the consolidated land into the various components of the proposed development.

This approach promotes the optimal use of land, allowing for a layout that supports the primary development rights of the erven in terms of the Overstrand Municipality Land Use Scheme (OMLUS), while maintaining a scale and pattern that is appropriate to the surrounding neighbourhood context.

- **Consolidation** of Erven 597, 598 and 599 Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The consolidation further facilitates a coherent and integrated subdivision design. Ultimately, this process will result in a well-considered infill development that aligns with local growth and densification objectives, while respecting the established character and fabric of the area.

Table 1: Percentage of each component (Refer Plan 6)			
Legend Colour	Zoning	Size (m ²)	Percentage
	Open Space Zone 3: Private Open Space	55578	39,41%
	Residential Zone 1: Single Residential	61031	42,75%
	Transport Zone 2: Road and Parking (A) (Private)	25161	17,84 %
Total		141034	100,00%

The rezoning and subdivision of the consolidated property will introduce new residential opportunities to the Stanford housing market. The proposed zoning and development form are consistent with broader development trends observed across the Overstrand Municipality.

The development aims to combine a contemporary residential offering with the historic agricultural character of Stanford, responding to a segment of the market that has not previously been accommodated within the village.

5.2 Land Development

5.2.1 Rezoning and subdivision

The following applications need to be considered for approval:

5.2.1.1 Rezoning of the Consolidated Erf from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2.1.2 Subdivision of the Consolidated Erf into seventy-six (76) Residential Zone 1: Single Residential (SR1) erven, eight (8) Open Space Zone 3: Private Open Space (OS3) erven and one (1) Transport Zone 2: Road and Parking (TR2-A) erf in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2.1.3 Consent Use to allow urban agriculture in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

(Refer Plan 4: Proposed Zoning Plan, Plan 5 – Subdivision Plan & Plan 6 – Subdivision - Proposed Zoning Plan)

5.2.2 Density

The OMSDF includes several population growth projections for Stanford, with the most recent projection extending to 2031. These estimates were based on data from the 2011 Statistics South Africa Census and the 2016 Community Survey, which served as the baseline for population figures at that time.

The OMSDF's methodology involved analysing historical population trends and using these insights to forecast future growth. This approach factored in demographic shifts, migration patterns, and local socio-economic dynamics to develop a reliable projection for long-term planning.

These projections play a vital role in guiding urban development, ensuring that infrastructure, housing, and services can accommodate the anticipated population increase. The outcomes of these studies highlight the importance of forward-looking planning initiatives, such as the proposed residential development on the consolidated property, to meet future housing needs and support sustainable growth in the Stanford area.

According to the OMSDF, housing demand in Stanford is expected to increase by approximately 953 additional dwellings by 2031, inclusive of lower-income households. The proposed development, which will provide 76 dwelling units, represents a meaningful contribution towards addressing this identified housing need.

The development will be situated on a consolidated landholding measuring 14,1034 hectares, resulting in a gross residential density of:

76 dwelling units / 14,1034 hectares = 5,17 dwelling units per hectare (du/ha)

This density is appropriate for the character of Stanford and aligns with responsible and sustainable land use planning principles.

5.2.3 Layout

The layout of the development (refer to **Plan 6 – Subdivision - Proposed Zoning Plan**) has been carefully designed to respond to the existing agricultural structure of the site, particularly the established vineyard layout. A main distributor road forms the backbone of the development, running in the middle of the original alignment of the vineyard rows and providing efficient vehicular access throughout the estate. This central road branches off into a series of internal roads that serve the individual residential erven, ensuring logical circulation and accessibility.

The layout was guided by the Overstrand Heritage Survey of Bauman et al (2009):

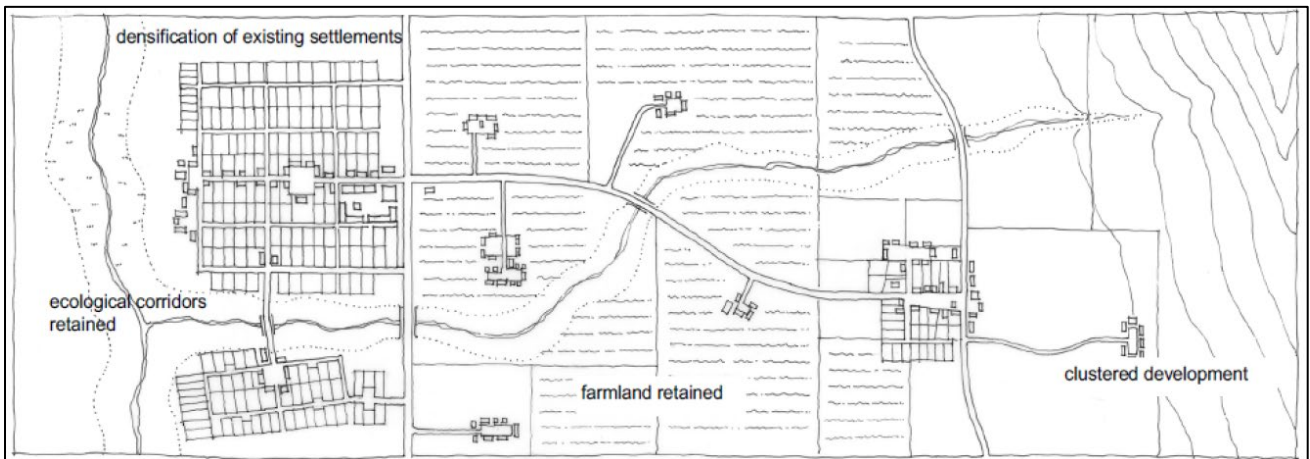


Figure 2: Managed urban growth pattern based on Bauman et al.

The aim is to retain agricultural land and create separate clusters where development will occur. This design approach promotes community, walkability, and a coherent street hierarchy, all of which contribute to the creation of a well-integrated neighbourhood. The form also allows for optimal land use and supports a range of erf sizes and housing typologies.

What sets this development apart is the incorporation of vineyard elements as a central landscape and identity feature. The vineyards currently visible on the subject property will be retained and woven into the urban fabric, providing a visual and experiential link to Stanford's agricultural heritage. These vineyard corridors, coupled with landscaped open spaces and green buffers, will create a distinctive rural-residential character that celebrates the area's farming legacy while delivering a modern and secure living environment.

In this way, the development not only respects the spatial language of historic Stanford but also introduces a unique lifestyle component that blends rural charm with contemporary design principles.



Figure 3: Proposed Landscaping Plan

The landscape design forms an integral component of the overall development concept rather than serving merely as aesthetic enhancement. A comprehensive Landscape Plan (**Annexure I - Landscape Plan**) has been prepared to ensure that the open spaces, vineyards, recreational facilities and ecological features are integrated into a cohesive landscape framework that reinforces the rural character of Stanford. The landscape proposal places particular emphasis on retaining the existing vineyards as the defining visual feature of the development, thereby preserving the site's agricultural identity while creating a unique living environment.

The Landscape Plan further incorporates an interconnected network of landscaped open spaces and green corridors that link the various residential clusters throughout the estate. These areas include walking and jogging routes, nature play areas, shaded recreational spaces, a dog park, an amphitheatre, pedestrian bridges and communal gathering areas, all designed to encourage outdoor recreation and social interaction while maintaining strong visual connections to the surrounding agricultural landscape.

From an environmental perspective, the landscape has been designed to work with the natural characteristics of the site. Existing drainage patterns are enhanced through the incorporation of planted swales, detention basins, detention ponds and meadow swales that provide sustainable stormwater management while simultaneously creating attractive landscape features. The extensive use of indigenous trees, shrubs, groundcovers and grasses, representative of the local Elim Ferricrete Fynbos and Agulhas Limestone Fynbos vegetation types, will enhance biodiversity, reduce long-term maintenance requirements

and reinforce the ecological character of the development.

The Landscape Plan therefore serves multiple functions by preserving the agricultural setting, enhancing ecological connectivity, providing functional recreational amenities for residents, and creating a distinctive sense of place. Together with the retained vineyards, these landscaped elements establish an agri-residential environment that is unique to Stanford and reinforces the vision of creating a development that respects the area's agricultural heritage while providing a high-quality residential lifestyle.

Historic Wagon Route (Wa-Pad)



Figure 4: Proposed Landscaping Plan

The R43 and R326 are both recognised as Routes of Regional Scenic Significance and historically formed part of the transport network serving Stanford and the surrounding agricultural areas. Historic records, including photographs by Arthur Elliott Ravencroft dating from approximately 1920 to 1940, document the Klein River bridge on the R43 as an important gateway into Stanford. This crossing facilitated the movement of agricultural produce and other goods between the inland farming areas, the village, and coastal trading routes.

Similarly, the R326 historically functioned as an important wagon route linking inland agricultural areas with Stanford and the Klein River Valley. Examination of the 1948 aerial photography indicates the presence of a prominent transport node where several historic routes converged. This convergence suggests that the area functioned as an important junction within the historic transport network, supporting the movement and distribution of agricultural produce to Stanford and beyond.

The historic route alignment has been compared with current aerial photography and cadastral information to establish its present-day location. This comparison indicates that the historic convergence point is situated within the vicinity of the existing Agrimark property. The subtle change in alignment of the R43 where it connects with Main Street (Queen Victoria Street) further reflects the historic geometry of the transport network and reinforces the

historical significance of this junction.

The identification of the historic wagon route directly influenced the design and extent of the proposed development. During the planning process, Erf 1197 Stanford was initially included into the application, however after discovering the historical significance it was deliberately excluded from the development proposal to preserve the historic alignment and broader cultural landscape associated with the wagon route. By excluding this portion of land, the proposal acknowledges the heritage significance of the route and ensures that the historic movement corridor remains legible within the landscape.

The proposed development has therefore been designed to respect the historic transport network while accommodating appropriate urban growth. Development has been confined to the properties located north of the historic alignment, and no development is proposed within the road reserve of the R43 or R326. Furthermore, the proposed layout has been set back from these scenic routes in accordance with the Heritage Protection Overlay Zone guidelines, ensuring that the scenic and heritage qualities of the area are retained for future generations.

5.2.4 Right of Way Servitude Exemption

The proposed development requires two right of way servitude exemptions in terms of By-Law. These exemptions relate to the continued provision of access to the proposed development across Erf 1197 and the realignment of existing access servitudes benefiting neighbouring properties.

Access Across Erf 1197 Stanford

The proposed development, Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate will obtain its primary vehicular access from the R326 via Erf 1197 Stanford. Erf 1197 Stanford does not form part of this land use application and will remain a separate property. Its only function in relation is to accommodate the access road connecting the R326 with the proposed development, Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate.

An exemption is therefore required to permit a right of way servitude across Erf 1197 Stanford in favour of the proposed development, Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate. This servitude will provide lawful and permanent access to the development without altering the ownership or future development rights of Erf 1197 Stanford.

The use of Erf 1197 Stanford for access also ensures that the development footprint remains on Erven 597, 598 and 599 Stanford, while preserving the remainder of Erf 1197 Stanford, including the historic wagon route identified on the property.

Realignment of Existing Right of Way Servitudes

Existing registered right of way servitudes over Erven 597, 598 and 599 Stanford currently provides access to Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate. As part of the proposed subdivision and internal road layout, these existing servitudes can no longer remain in their current positions.

It is therefore proposed that the existing right of way servitudes be cancelled and replaced with new servitudes registered over the proposed internal streets of the development. The new

alignment will ensure uninterrupted legal access to Walker Bay Winery, Birkenhead Brewery and Klein Rivier Estate while integrating these access routes into the internal road network of the development.

The proposed arrangement provides several planning and operational benefits. It improves the overall circulation within the development, aligns the servitudes with the engineered road network, and ensures that access to the neighbouring properties is maintained in a more efficient and logical manner. The new servitudes will continue to provide unrestricted access for the benefiting properties while allowing the internal road network to function as intended.

Consent from the Klein Rivier Estate Homeowners Association for the realignment of the servitude has been obtained and is attached as **Annexure H – Klein Rivier Estate Consent**. The proposed location of the replacement servitudes is illustrated on **Plan 7 – Right of Way Servitude Plan**.

5.2.4.1 Exemption of the registration of a right of way servitude in terms of Section 26(1)(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2.5 Agricultural, focussed development

The proposed residential development seeks to capture and celebrate the unique village and agricultural character that defines Stanford. Rather than replacing the existing rural fabric, the development embraces it by retaining and integrating vineyard areas as a core structuring element of the layout and landscape.

The owners operate an established winery and brewery on the adjacent property, and this enterprise will be responsible for managing and cultivating the vineyards within the development, which will be owned by the proposed Home Owner's Association. This arrangement ensures that the agricultural areas will be professionally maintained and remain productive, reinforcing the visual and functional presence of agriculture within the estate and leased by Walker Bay Winery.

By incorporating active farming within a residential setting, the development introduces an agri-residential model that is both distinctive and sustainable. It provides residents with a unique lifestyle offering, where open space, scenic beauty, and working vineyards coexist within a secure, high-quality environment. This approach supports local agricultural continuity while delivering a development that is well-aligned with Stanford's rural heritage and long-term spatial vision.

To accomplish this an application for a consent use to allow urban agriculture on the private open space is being submitted.

5.2.6 Street names

5.2.6.1 Allocation of street names in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Application is also made in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the approval of the naming of streets and numbering of erven within the development.

The proposed street names and erf numbers are indicated on the Street Name and

Numbering Plan (refer to **Plan 8**). This plan has already been circulated to the Overstrand Municipality GIS Department, and their preliminary input has been incorporated into the final version of Plan 8.

The minimum road reserve width is proposed to be 8.0m, which complies with the parameters of the OM. The proposed street names align with the agricultural theme of the development and the surrounding area, drawing inspiration from wine cultivars planted on Walker Bay Estate to reinforce the development's link to its vineyard setting. The following street names are proposed:

- WALKER BAY STREET
- SEMILLON CLOSE
- SAUVIGNON CLOSE
- CHARDONNAY CLOSE
- CABERNET CLOSE
- SYRAH CLOSE
- PINOT NIOR CLOSE
- ROSÉ CLOSE

To ensure compliance with the Overstrand Municipality Land Use Scheme (OMLUS), none of the proposed names reference any person or historical figure. Instead, they form part of a cohesive naming theme that reflects the rural and viticultural character of the area.

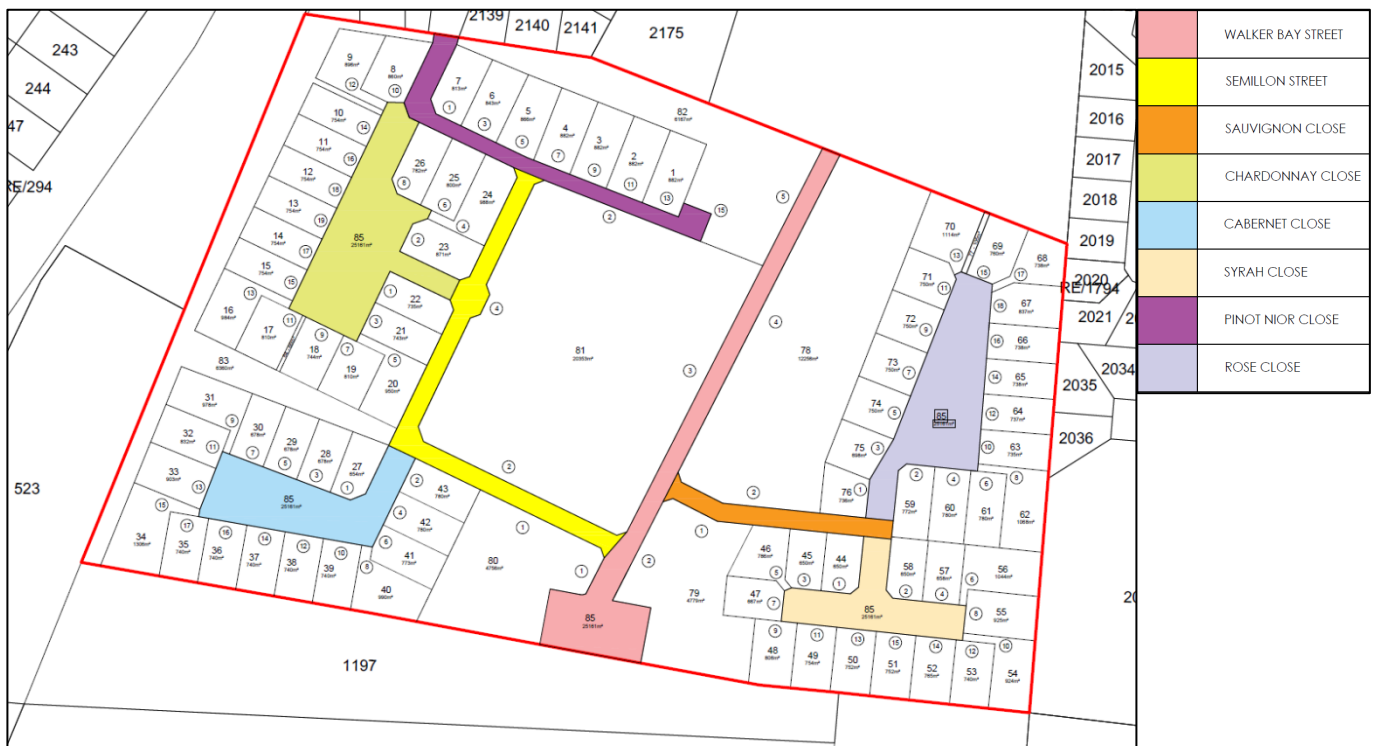


Figure 5: Proposed street name plan

5.2.7 Architectural Design Guidelines

5.2.7.1 Approval of the Architectural Design Guidelines.

The development features various erven that share a boundary overlooking the vineyards while others will have views of the mountains. To ensure a cohesive design that is adhered to

throughout the development, Architectural Design Guidelines will control all building work within the development (refer **Annexure C**). The following is an extract from the proposed guidelines in which the sense of place for Walker Bay Estate is of utmost importance, identifying with its location and reflection of the history of the area:

The design of buildings on the Walker Bay Estate are to reflect a Western Cape regional winelands aesthetic with consideration to a sense of place, location and history of Stanford as well as taking cognisance of the Stanford Style Building Guidelines.

Walker Bay Estate aims to encapsulate the Stanford wine region in creating an architectural style of contemporary habitation amongst the existing established vineyards on the estate. Building proportions and borrowed elements used in varied forms have been integrated into pure architectural forms to create a unique estate.

Vineyard aesthetic – Key elements:

- White parapet gable walls
- Unbroken expanses of white plaster
- Verticality of windows
- Celebrated entrances (creating individual identity)
- Interplay of light and shade
- Proportions of rooms
- Low (werf wall) front and rear boundary walls
- Landscaping (limited to local indigenous)
- Limited palette of building materials and colours.



Figure 6: 3D Renders of access to the proposed development

5.2.8 Establishment of a Homeowner's association

To ensure the development and residential estate is properly managed, a homeowner's association is required to be established.

- **Establishment** of an owner's association in terms of Section 31 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. CHARACTER OF THE ENVIRONMENT

The proposed residential development will be situated on the eastern edge of the Stanford settlement, adjacent to the R326. It is bordered by an open municipal erf zoned for open space zone purposes and Overberg Agri zoned Business Zone 3: Local Business and to the east, bordered by the Stanhaven development.



A review of the locality and zoning plan (see **Plan 1 – Locality Plan & Plan 2 – Status Quo Zoning Plan**) shows that the subject property is in proximity of properties zoned differently within the Stanford settlement. With the recent expansion of the urban edge, the subject property is ideally located for the proposed development, providing a link between the newly extended urban area and Stanford.

The site is adjacent to business zoned land, agricultural areas, and protected open spaces.

The development is located approximately 500 metres from the centre of Stanford, ensuring convenient access to the full range of amenities available within the town, including community facilities, schools and local businesses. The developer is open to engaging with the broader community to explore opportunities to improve connectivity between Stanhaven and Stanford, which would also enhance access to the proposed development. Further details will be provided once greater clarity is obtained regarding the appropriate mechanisms through which such connectivity improvements could be implemented.

The character of the area is highly valued by the Stanford community, and the planning of the proposed development has taken this into consideration. Key attributes to be preserved in the development include the environment, the area's character, visual impact, and the tranquillity of Stanford. These aspects will be addressed in greater detail later in the report.

7. TITLE DEED

The title deeds of the subject properties were perused. Title deeds T114687/1997, T114686/1997 and T112192/1997 (refer **Annexure B – Title Deeds**), contain no restrictive title deed conditions that prohibits the approval of the proposed development.

8. ZONING

The following zoning parameters were assessed in conjunction with SR1, GR1, TR2(A) & (B) and OS3, OMLUS zonings as this is a relevant consideration in terms of Section 66 (1)(q) of the OM By-Law:



MOTIVATION

MOTIVATION

The **current zoning** of the subject properties are:

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL	
	Use of the property
Primary use	Crèche, Dwelling House, Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.
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.

The **proposed zonings** of the subject property are:

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	-	N/A
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the erf extent: 400m ² and greater = 50%	The erven within the development range from approximately 650m ² to 900m ² , and although house sizes will vary, none of the proposed dwellings will exceed the maximum allowed coverage of 50%.	Comply
Building lines	(i) The street building line is determined in accordance with the extent of the erf: 400 m² and greater = 4m	(i) Comply (ii) Comply	Comply
	(ii) The side and rear building lines are determined in accordance with the extent of the erf: Greater than 400 m² = 2m		Comply



MOTIVATION

MOTIVATION

Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Comply	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply	Comply
OPEN SPACE ZONE 3: PRIVATE OPEN SPACE (OS3)			
	Use of the property	Proposal	Comply
Primary uses	Private Open Space	Private Open Space	Comply
Consent uses	Cemetery, Environmental Facilities, Recreational Facilities , Tourist Accommodation, Tourist Facilities, Transmission Apparatus (Subject to the provisions of chapter 16.10), Urban Agriculture , Utility Services and any other related uses permitted by the Municipality.	Urban Agriculture	Applied for and motivated
Development Parameters			
a) A site development plan must be submitted in terms of 16.3 to the satisfaction of the Municipality. – Refer to Plan 7 for the SDP. b) The Municipality may require an environmental study and/or environmental management plan in terms of 16.4. – This is noted c) Prior to the approval of any building plans or engineering services, the Municipality must determine the development parameters that apply when: i) the zoning of a land unit to this zone is approved; ii) any environmental impact report is considered; iii) any environmental management plan is considered; and iv) any site development plan is approved. - This is noted d) No structure shall be erected, or use practised except such as is compatible with the “private open space” as defined. – No additional structures will be built on the private open spaces that are not being applied for and motivated. e) Structures/buildings may be erected with the written consent of the Municipality, should the Municipality deem it necessary, provided that the Municipality may impose conditions relating to design, architecture and development parameters.			

**MOTIVATION****MOTIVATION**

TRANSPORT ZONE 2: ROAD AND PARKING (TR2 A)			
	Use of the property	Proposal	Comply/ deviate
Primary use	Private Parking and Private Road	Private Parking and Private Road	Comply
Consent uses which may be applied for	Informal Trading (subject to the provisions of Chapter 16.10), Transmission Apparatus (subject to the provisions of Chapter 16.10) or any other uses determined by the Municipality, provided that: i. such other use does not detract from the transport use as the predominant use; and ii. the property shall be rezoned if the other use constitutes a significant and permanent change from the primary use and if this land use scheme provides a more suitable alternative.	Not applicable	
Development Parameters			
Deemed zoning	Any public road and/or street or any portion of land indicated as a public road on an approved subdivision plan that has not lapsed shall be deemed to be zoned as Transport Zone 2 B: Public Road.	Not applicable	Not applicable
Construction and deposit of materials	Except when written permission was acquired from the Municipality and requirements of the Municipality adhered to, no person may: i. construct a private crossing, bridge or culvert onto or across a public street; ii. construct or lay a sidewalk on a public street; iii. construct a veranda, stoep, wall, steps or other projection in or over a public street; or iv. deposit or leave any goods, articles, building materials or waste in a public street, other than for a reasonable period of time during the course of loading, off-loading or removal of these goods, articles, building materials or waste.	Not applicable	Not applicable

9. NOTIFICATION OF INTEND TO DEVELOP (NID)

Section 38 of the National Heritage Resources Act, contains the following provisions and the proposed development necessitates the submission of a Notice of Intent to Develop to Heritage Western Cape:

"Heritage resources management 38.

(1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as—

- a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;*
- b) the construction of a bridge or similar structure exceeding 50 m in length;*
- c) any development or other activity which will change the character of a site*
 - i. **exceeding 5 000 m² in extent; or***
 - ii. involving three or more existing erven or subdivisions thereof; or*
 - iii. involving three or more erven or divisions thereof which have been consolidated within the past five years; or*
 - iv. the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;*
- d) **the re-zoning of a site exceeding 10 000 m² in extent; or***
- e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,*

An NID was submitted to Heritage Western Cape by Lornay Environmental Consulting. The response of HWC was that a Heritage Impact Assessment (HIA) be conducted to address Section 38(3) of the National Heritage Resources Act (Act 25 of 1999) (NHRA), refer to **Annexure D**.

10. HERITAGE IMPACT ASSESSMENT (HIA) & VISUAL IMPACT ASSESSMENT (VIA)

As indicated in Section 12 above, HWC requested that an HIA be conducted. The owners have appointed, a heritage specialist to conduct the HIA.

The HIA is currently in process and the outcome of the assessment will be submitted to the Overstrand Municipality once received.

11. SERVICES

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

11.1 Electricity

An Electrical Services Report was prepared by Driger Consulting, addressing the electricity requirements of the proposed development. The Overstrand Municipality has confirmed that access to the municipal electricity grid will be made available to the development, ensuring adequate supply in instances where the proposed solar energy system is unable to meet maximum demand. This hybrid approach supports energy reliability while reducing dependence on the national grid. (Refer to **Annexure E – Engineering Services Report**)

11.2 Water and Sewage

The Capacity Report prepared by GLS Consulting confirmed that there is sufficient capacity within the existing bulk water and sewer infrastructure to accommodate the proposed development, subject to certain upgrades. (Refer to **Annexure F – GLS Bulk Services Investigation**)

11.3 Access, Egress, Parking and Traffic Impacts

Vehicular access and egress to the subject property will be obtained from the R326. The developer has appointed EFG Consulting Engineers to compile a Traffic Impact Assessment (TIA) (refer to **Annexure G – Traffic Impact Statement**).

The TIA concluded that the existing access from the R326 may be retained and that there is sufficient spare capacity to accommodate the projected peak-hour traffic volumes generated by the proposed development.

In terms of parking provision, each erf will be allocated two parking bays, in accordance with the requirements of the OMLUS. These may take the form of a double garage, or a single garage combined with a covered or uncovered parking bay.

As illustrated in **Plan 6 – Subdivision - Proposed Zoning Plan**, the proposed access layout ensures a well-designed system for access and egress. The design provides sufficient stacking distance from the public road, effectively preventing traffic congestion along the R326. Furthermore, the layout includes security features such as a controlled entry point with automated gates and surveillance, thereby enhancing safety and security for both residents and visitors.

The access configuration not only supports smooth traffic circulation but also contributes to the orderly and secure functioning of the development.

Refuse removal has also been considered and planned. The proposed refuse room is designed to house an adequate amount of standard wheelie bins to service each unit, in compliance with Section 17.4 of the OMLUS. Accessibility to the refuse area is more than sufficient to ensure efficient waste management.

11.4 Stormwater

Stormwater will be directed to a designated point within the development where a purpose-designed detention pond will be constructed. This detention facility will allow stormwater to accumulate temporarily and discharge in a controlled manner, thereby managing runoff effectively and mitigating potential flooding or erosion impacts.

12. ENVIRONMENTAL CONSIDERATIONS

Lornay Environmental Consulting (Pty) Ltd was appointed to ensure that the proposed development complies with the provisions of the Regulations promulgated under the National Environmental Management Act (NEMA).

Given the scale of the development, Lornay Environmental Consulting is currently conducting a Basic Assessment to confirm that no significant environmental aspects will be adversely affected. Once the environmental authorisation (EA) has been obtained, it will be submitted to the municipality.

13. 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 are indicated as follow:

13.1 Need

The need for the proposed residential development stems from the developer's vision to proactively address future housing demands as identified in the Overstrand Municipality Spatial Development Framework (OMSDF). While housing demand may not currently be critical, the OMSDF forecasts a significant increase in the coming years.

Waiting until housing demand becomes a pressing issue is neither practical nor sustainable. A forward-thinking approach is essential. This development represents the subsequent step, ensuring the subject property acquires the necessary land use rights to facilitate residential development in response to anticipated growth.

13.2 Desirability

The need for this land use application arises from the requirement to address all necessary land use considerations and to ensure that the property can accommodate the development objectives set forth by the developer. To realise these objectives, the owners must obtain approval for the consolidation, rezoning, subdivision, and any other related applications affecting the property.

Socio-economic impact	The proposed development offers several positive socio-economic impacts for the Stanford area and the broader Overstrand region: Job Creation The proposed development will create a range of employment opportunities, particularly during the construction phase. This includes jobs for local contractors, skilled labourers, and suppliers of materials and services. By stimulating the local construction industry, the project will contribute to reducing unemployment and supporting livelihoods within the community. In addition, ongoing maintenance and operational roles post-construction may provide longer- term employment opportunities. Economic Growth With the introduction of new residential units, the local economy is expected to benefit from increased spending in retail, hospitality, and service sectors. As more residents move into the area, demand for goods and services will rise, supporting existing businesses and attracting new commercial activities. This economic stimulus can lead to a multiplier effect, boosting overall economic vibrancy and resilience in Stanford and the surrounding region. Housing Provision The development directly addresses the identified need for additional housing within the Overstrand region, contributing
-----------------------	--

76 new dwelling units. By providing housing opportunities, it supports population growth and demographic stability. This helps alleviate housing pressure in the area, making homeownership or rental options more accessible to a wider range of residents, including young families and professionals.

Infrastructure Development

The project is likely to catalyse improvements to existing infrastructure, including upgrades to roads, water supply, electricity, and stormwater management systems. These enhancements benefit not only the development itself but also the wider community by improving service reliability, efficiency, and capacity. Better infrastructure supports overall quality of life and can encourage further sustainable development in the region.

Enhanced Security and Services

As a high-end, secure residential estate, the development will introduce advanced access control measures and surveillance systems, contributing to increased safety for residents and neighbouring areas.

Improved security can enhance community wellbeing, reduce crime rates, and create a more attractive environment for families and individuals seeking peace of mind.

Increased Property Values

The introduction of a well-designed, modern residential development can positively influence property values in the surrounding area. The existing Stanford area may benefit from the uplift in their property's market value, enhancing their personal wealth and encouraging further investment in property maintenance and upgrades, which contributes to neighbourhood stability and appeal.

Support for Agricultural Economy

Incorporating vineyards and agricultural elements within the development supports the ongoing viability of local farming activities. By partnering with the adjacent established winery, the project maintains agricultural production and heritage, sustaining jobs and economic activity within the primary sector. This blend of agriculture and residential living offers a unique lifestyle while preserving the rural character that is important to the community.



MOTIVATION

Compatibility with surrounding uses	As outlined in Section 6, the proposed development demonstrates a strong alignment with the surrounding land uses. Its location adjacent to the established Stanhaven development ensures that it integrates seamlessly with the existing urban fabric. The proposal builds on the prevailing character of the area, reinforcing the pattern of responsible and context- sensitive development. The layout and design have been carefully considered to reflect and respond to the existing uses and environmental context, promoting both harmony and long-term sustainability. By incorporating agricultural elements, such as vineyards managed by the adjacent winery, and by prioritising environmentally sensitive infrastructure, the development not only complements but enhances the rural and cultural landscape of Stanford. This integrated approach supports a coherent and connected community, reinforcing the area's identity while accommodating responsible growth.
Impact on the external engineering services	Refer Section 11.
Impact on safety, health and wellbeing of the surrounding community	The proposed development is not expected to negatively impact on the safety, health, or wellbeing of the surrounding community. On the contrary, the introduction of a carefully planned residential area, with appropriate infrastructure and controlled access, may contribute to a safer and more secure environment. The inclusion of design elements such as adequate lighting, clear demarcation of public and private spaces, and surveillance measures at access points promotes a sense of security for both existing and future residents. Moreover, the development has the potential to contribute positively to the overall wellbeing of the community by supporting population growth in a managed and sustainable manner. This anticipated increase in residents may stimulate local economic activity and create opportunities for new services, amenities, and facilities. Over time, this can enhance the vibrancy of the area, support job creation, and improve access to resources, thereby strengthening the social fabric and quality of life in Stanford.
Impact on heritage	A detailed HIA is being conducted by a heritage practitioner.
Impact on the biophysical environment	Refer Section 12.
Traffic impacts, parking, access and other transport related considerations	Refer to Section 11.

13.3 Impact on views, sunlight and character of the area

While it is acknowledged that the proposed development represents a shift from agricultural use to residential use, it is not anticipated that this transition will significantly detract from the existing qualities of the surrounding area. Most of the neighbouring properties are already developed, and the subject site is situated in a location where urban expansion has been anticipated through spatial planning policies. Nonetheless, the following specific aspects have been addressed to ensure minimal impact on surrounding properties:

Views

The layout of the development has been sensitively designed to retain the visual character of the area, incorporating vineyards as a unifying agricultural element that complements the broader Stanford aesthetic. Building heights will remain within permissible limits to avoid obstructing key view corridors from adjacent properties. Open space and landscaping elements have been included to soften the visual impact of the built environment and maintain a sense of openness.

Architectural Design and Materials

The architectural design of the residential units and associated structures will incorporate materials and styles that are in keeping with the existing built environment and landscape of Stanford. The use of locally sourced, sustainable materials will assist in blending the buildings into their surroundings. A carefully selected palette of colours and textures will reflect the natural setting, reduce visual intrusion, and ensure a cohesive and understated aesthetic. As was motivated above, in Section 5.2.6.

Visual Screening and Buffers

Strategic planting of indigenous trees and shrubs will create natural visual buffers around the development. These green edges will soften the transition between the built environment and the surrounding landscape, providing effective screening where necessary.

Erf 1197 Stanford, located between the subject properties and the R 326 will remain undeveloped and will function as a natural buffer between the proposed development and the surrounding properties. The widest portion of the erf is approximately 77m, while the narrowest point is approximately 27m.

Building Heights and Density

The development employs a balanced approach to height and density, ensuring that structures remain compatible with the surrounding built environment. A low- to medium-rise building profile has been adopted to avoid visual dominance and maintain harmony with the natural topography and nearby development. This approach helps to safeguard the scenic quality of the area.

View Corridors and Open Spaces

The layout incorporates designated open spaces and preserved view corridors, allowing residents and visitors unobstructed views of key natural features, including the landscaped areas, walkways and unique features. These areas serve both visual and recreational purposes, fostering a strong connection with the natural environment and enhancing the quality of life within the development.

Night-time Lighting

Special attention will be given to night-time lighting design to prevent unnecessary light pollution. Downward-facing, shielded lighting fixtures will be used to ensure light is contained

within the site, preserving the natural night-time ambience of the area. This approach not only protects the visual integrity of the night sky but also supports nocturnal wildlife and contributes to a more sustainable development model.

The visual impact of the proposed development has been thoroughly considered through a combination of sensitive design, architectural restraint, and landscape integration. By maintaining visual harmony with the surrounding area, preserving important natural features, and implementing appropriate mitigation measures, the development is expected to enhance the aesthetic value of the area while reinforcing the character and identity of Stanford. The proposal offers a contextually appropriate and visually responsible approach to development.

Sunlight

With the proposed development fully aligned with the parameters of the OMLUS, it is not anticipated that there will be any negative impacts on access to sunlight for surrounding properties. All buildings will be restricted to a maximum height of 8m and no more than two storeys, which complies with the permissible height restrictions. Given that no departures from the allowable development parameters are proposed, the potential for overshadowing or loss of sunlight to neighbouring landowners is minimal.

The development adopts a balanced approach to building heights, ensuring structures do not dominate the skyline or create extensive shadow zones. By incorporating a variety of building forms and heights that are sympathetic to the surrounding landscape, the layout effectively avoids the formation of large, shadowed areas. This careful design approach helps ensure that sunlight will continue to reach both the internal courtyards and open spaces of the development as well as adjacent undeveloped land.

Furthermore, the layout has been designed to optimise the orientation of buildings, taking into account both solar access and the relationship between units. Adequate separation distances are maintained between structures to facilitate natural light penetration, thereby promoting high levels of daylight in habitable rooms and common areas. This not only enhances the internal living environment but also contributes to energy efficiency by reducing the need for artificial lighting during the day.

Open spaces and green areas are intentionally kept free of tall structures and have been positioned to receive maximum exposure to sunlight throughout the day. These sunlit spaces will offer high amenity value to residents, encouraging outdoor activity while reinforcing the visual openness and ecological sensitivity of the development. In summary, the design ensures that solar access is preserved and enhanced, both within the development and in relation to its broader surroundings.

Character

The proposed development is meticulously aligned with the character of the surrounding area, a point that has been consistently emphasised throughout the application. This alignment is achieved through a series of carefully considered design and planning responses that ensure the development complements and enhances the existing settlement pattern rather than disrupting it. Key inputs obtained from the owners' brief, the Heritage Impact Assessment, and the surrounding spatial context have informed the layout, scale and architectural approach of the proposal.

In practical terms, this alignment will be achieved through the preservation of portions of the agricultural landscape, the use of village scale development clusters, and the provision of a range of erf sizes reflective of historic Stanford typologies. The layout prioritises pedestrian connectivity, including linkages to existing movement routes such as the wandelpad, and integrates functional open spaces that reinforce social interaction and community use. Architectural expression will be contemporary yet rooted in the Overberg and Stanford vernacular, supported by indigenous landscaping that maintains visual continuity with the rural setting. Boundary treatments, building placement and street interfaces are designed to promote permeability and a human scale public realm, while sustainability measures such as solar energy generation and water harvesting further support a contextually responsive and resilient development outcome.

The development respects the established architectural styles and building scales prevalent in Stanford. The design incorporates traditional elements that are characteristic of the area, blending seamlessly with the historical and aesthetic context of the town.

By maintaining this architectural continuity, the development not only respects the visual heritage of Stanford but also reinforces its unique identity.

The development plan prioritises environmental harmony, which is a defining aspect of Stanford's character. The layout has been designed to ensure it integrates seamlessly with the natural surroundings.

Additionally, the development promotes a sense of community through its hamlet style design of open spaces and pedestrian-friendly pathways. These elements encourage social interaction and active lifestyles, reflecting the communal ethos of Stanford. The inclusion of pedestrian and cycling routes, safe crossings, and shared spaces within the development mirrors the village's commitment to creating a connected, inclusive community.

Lastly, the development adheres to sustainable practices in both construction and operation. This focus on sustainability is in line with Stanford's reputation as a forward-thinking community that values environmental responsibility and quality of life. By incorporating sustainable building materials, energy-efficient designs, and environmentally friendly infrastructure, the development sets a benchmark for future projects in the area.

13.4 Economic impact

As discussed above, the proposed development is anticipated to have a meaningful economic impact on both the surrounding area and the broader Overstrand Municipality, with benefits materialising in both the short- and long-term. The project presents a range of opportunities that will promote job creation, stimulate local enterprise, and enhance the municipality's fiscal position over time.

Short-Term Economic Impact

Job Creation During Construction

The construction phase will generate significant employment across a range of sectors and skills. Numerous positions will be created within the building and construction industry, encompassing general labourers, skilled tradespeople (including carpenters, masons, electricians, plumbers, and roofers), and finishers such as painters. These roles will be critical to the realisation of the development's residential, commercial, and hospitality components.



Heavy equipment operators will be required throughout the civil and electrical infrastructure roll-out, as well as during the construction of top structures. In parallel, a team of civil and electrical engineers will oversee the implementation of internal services, supported by architects and land surveyors tasked with plan preparation, compliance, and cadastral work.

Project managers, administrative personnel, and health and safety officers will be engaged to coordinate on-site activities, manage compliance, and ensure timelines and budgets are met. Specialist contractors will also be involved, including landscapers, horticulturists, and solar system installers, all of whom will contribute to the environmental sustainability of the development. Security services will protect the construction site throughout.

Additionally, the construction phase will support a variety of local businesses. Suppliers of concrete, timber, plumbing and electrical components, as well as transport and logistics companies, will all benefit from the procurement of materials and support services required to facilitate construction activities. The project is expected to stimulate demand across the entire local supply chain.

Job Creation During Operation

Upon completion, the development will continue to provide diverse employment opportunities across multiple sectors. A professional estate management team will be employed, including an estate manager, maintenance staff, groundkeepers, and a full-time security team. These individuals will be responsible for the day-to-day upkeep, safety, and functioning of the estate.

The development will incorporate sustainable agricultural features such as vineyards and green corridors, creating ongoing employment in land rehabilitation, landscaping, and environmental management. Labourers engaged in the upkeep of these areas will contribute to the ecological integrity of the estate, aligning with its broader sustainability objectives.

Boost to the Local Economy

The combined impact on employment and increased business activity will deliver a notable boost to the local and regional economy. As workers are employed and businesses engaged, local expenditure on goods and services will increase, with positive spill-over effects for the surrounding community. This includes increased patronage of nearby retailers, service providers, restaurants, and suppliers, particularly in and around Stanford.

The tourism component being the Winery, restaurant and Brewery which is indirectly upgraded is expected to strengthen the local tourism sector. By attracting both domestic and international visitors, the wine made from the vines will contribute additional revenue to the local economy, creating opportunities for nearby tour operators, guesthouses, artisan producers, and recreational service providers. This multiplier effect will enhance Stanford's profile as a destination for sustainable tourism and leisure.

Increased Property Values

The introduction of a well-designed, high-quality residential estate is likely to enhance the desirability of the immediate area, resulting in increased demand and a general uplift in property values. This increase in land value not only benefits surrounding property owners but also leads to an increase in municipal revenue through property rates and taxes. These additional funds can be reinvested into community infrastructure and public services,

delivering long-term benefit to the broader Overstrand region.

Long-Term Economic Impact

The proposed development is anticipated to have a significant long-term economic impact on the local economy and municipal revenue base. With a conservative estimate of three persons per dwelling unit, the development will introduce approximately 219 permanent residents to Stanford. These individuals will contribute to the local economy through day-to-day spending on goods and services such as groceries, fuel, dining, and maintenance, thereby supporting existing businesses and potentially stimulating the establishment of new enterprises.

The direct capital investment required for the development is estimated at approximately R750 million. This large-scale investment will result in substantial ongoing municipal revenue streams. It is projected that the development will contribute approximately R1 million annually in basic municipal service charges. Furthermore, the annual property rates payable to the Overstrand Municipality, based on the average market value of units within the development, are expected to be around R2 million per annum.

In addition, the development will generate a once-off bulk infrastructure contribution of approximately R8 million. This payment can be utilised by the Overstrand Municipality to fund infrastructure upgrades and community services, further enhancing the sustainability and resilience of local infrastructure in support of the growing population.

13.5 Opportunity cost

An opportunity cost in the context of land use planning refers to the potential loss or devaluation of existing or anticipated land use rights held by interested and affected parties when a new development proposal is approved. In this case, the proposed development is not expected to negatively affect any surrounding landowners, as it aligns with the long-term vision and objectives for the area as outlined in relevant spatial and planning frameworks.

The properties identified for the proposal forms part of the broader area earmarked for future urban expansion and residential development. As such, this proposal represents an important step toward the realisation of that vision and plays a crucial role in enabling the Overstrand Municipality to proactively respond to the projected housing demand in Stanford and its surrounds, ensuring a well-managed and sustainable growth trajectory.

14. COMPLIANCE WITH POLICIES AND REGULATIONS

14.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject properties are not located within the Overstrand Municipality's Environmental Protection Overlay Zone and are therefore not subject to the additional restrictions or considerations associated with this overlay.

14.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

14.2.1 Scenic Route

The subject property is located adjacent to the R326, which has been identified as a 'Route of Regional Scenic Significance'. The property owners acknowledge the importance of preserving the scenic quality of this route and are committed to ensuring that the proposed development does not detract from its visual character.



MOTIVATION

To this end, the HPOZ includes specific guidelines aimed at managing development along scenic routes. As outlined in Section 8.2.6 of the HPOZ provisions, these guidelines are designed to mitigate visual intrusion and maintain the landscape character of the area. The proposed development will comply with these provisions to ensure that the visual integrity and significance of the R326 corridor are preserved.

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	The subject properties are situated on the northern side of the R326. In line with the intent to preserve key view corridors, the proposed development has been purposefully set back from the scenic route. This was a fundamental consideration during the initial planning phase. To ensure compliance with the HPOZ, the layout and placement of structures were carefully designed to align with the provisions of Section 8.2.6.1. The development will not obstruct any significant views towards the mountains or other visually or culturally significant features, thereby upholding the scenic and heritage value of the R326 corridor.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	In compliance with this provision, the application will be circulated to the relevant heritage bodies and municipal departments for comment. Both the Overstrand Heritage and Aesthetics Committee and the Stanford Heritage Committee will be afforded an opportunity to provide input on the potential visual impacts of the proposed development. These comments will be obtained during the formal public participation and authority commenting period, in line with the requirements of the By-Law and the HPOZ provisions. The input received will be considered in the Municipality's assessment of the application to ensure that the scenic and heritage qualities of the area are preserved.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This requirement is noted. It is not applicable to the proposed development, as the site is located on land with a gradual gradient and does not include any ridge lines or steep slopes exceeding a 1:4 ratio. The topography of the site has been carefully considered during the planning phase to ensure



MOTIVATION

	compliance with this provision of the HPOZ.
8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	As previously mentioned, the proposed development has been designed to align with the Overstrand Municipality's zoning scheme, policies, and applicable by-laws. Careful attention was given during the design phase to ensure that the scale, height, and character of the development remain modest and restrained. The architectural approach and site layout aim to integrate sensitively with the surrounding natural and cultural landscape, thereby ensuring that the development does not dominate or detract from the scenic or heritage significance of the area.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	The proposed development is located approximately 500 metres from the centre of Stanford, ensuring close proximity and integration with the existing urban fabric. This strategic positioning supports the principle of contiguous settlement expansion rather than isolated development. Furthermore, the proposal includes designated linkages to surrounding environmental and ecological areas to maintain connectivity and landscape continuity. Importantly, the development incorporates planned connections to the adjacent properties, facilitating seamless integration with potential future developments. These linkages promote a cohesive and sustainable pattern of growth, consistent with the objectives of the Heritage Protection Overlay Zone and broader municipal planning frameworks.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	With the typography of the subject property, this is not applicable as the subject property is almost flat.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	Given the relatively gentle topography of the subject property, this provision is not applicable. The land is sufficiently flat, with an adequate natural slope to allow for effective drainage without the need for elevated building platforms or significant earthworks.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow	The proposed development complies with the prescribed coverage limits within the



MOTIVATION

throughout the site. Extensions on coverage will be discouraged.	development parameters. Open spaces have been thoughtfully designed to be both functional and seamlessly integrated within the overall landscape, promoting a cohesive and natural site flow.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	Refer to Section 5.2.3 for a detailed discussion on the development layout, including the rationale behind the proposed design, which carefully considers local traditions and settlement patterns to ensure compatibility and contextual appropriateness.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	This requirement is acknowledged. All access roads will be constructed in accordance with sound engineering standards and will comply with the Overstrand Municipality's specifications to ensure minimal disruption to the natural terrain and a harmonious fit within the existing topography.

14.2.2 Significant landscape ("LANDSCAPES HPOZ")

The subject properties are located in the Heritage Protection Overlay Zone as a 'Significate landscape' as illustrated by the figure below:

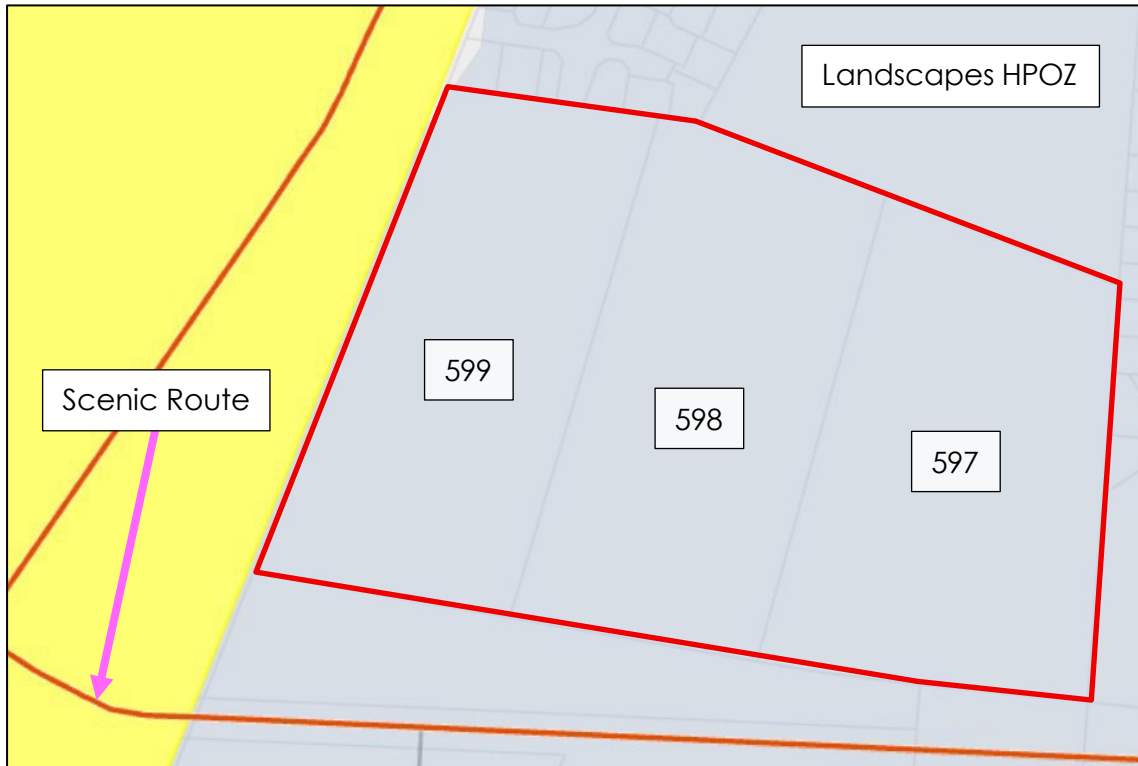


Figure 7: HPOZ applicable to the subject properties

The purpose of the Landscapes HPOZ is to ensure that any land use application which proposes additional development rights aligns with the prevailing character and contextual significance of the area. The HPOZ acts as a management tool to guide development in sensitive areas and to preserve the qualities that contribute to the identity and value of the Overstrand region.



Protection of Landscapes HPOZ	Compliance
9.2.1 To protect and enhance landscapes identified as having high natural, scenic and heritage significance and which contribute to the character and sense of place in the Overstrand and its economic base.	The proposed development has been consciously designed to respect and enhance the natural and scenic characteristics of the surrounding landscape. The development footprint has been positioned to retain natural view corridors by incorporating setback, particularly from the R326, a scenic route of regional significance. Buildings will be set back from this route to reduce visual intrusion and maintain openness in the landscape. No construction is proposed on ridgelines or steep slopes, and the architectural form and scale of the buildings have been kept modest and recessive to blend with the natural and built environment. Open space and landscaping have been prioritised to preserve the visual flow of the area and soften the interface between built and natural areas. Furthermore, the layout aligns with traditional settlement patterns and existing development in Stanford, ensuring the project contributes to the established character of the village. In doing so, the proposal safeguards the visual and cultural landscape assets that support the tourism and property economy in the Overstrand.
19.2.2 To promote the cultural, tourism, environmental and amenity potential of significant Overstrand landscapes.	The application provides for a development that complements the cultural and environmental setting of the area, offering new opportunities for integration with surrounding ecological corridors and future urban expansion. Pathways, green links and landscaping have been incorporated into the design, encouraging active engagement with the landscape while maintaining ecological connectivity. By preserving the scenic quality of the site and incorporating contextually appropriate design, the development supports the ongoing viability of Stanford as a heritage village and tourism destination. The inclusion of functional open space and a layout that promotes walkability and landscape continuity will enhance the visual and recreational amenity of the area. The proposed development will therefore not

	only minimise its impact but also add value by reinforcing the area's appeal for residents, tourists, and potential investors.
--	--

15. SPATIAL PLANNING POLICIES

The consistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF
The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province. Throughout the PSDF the importance of developing integrated and sustainable settlements as an objective of the framework is highlighted. The PSDF also provides a settlement agenda which addresses the full spectrum of Western Cape settlements irrespective of their size from metropolitan Cape Town to the smallest hamlets.
OMSDF
The Municipal Spatial Development Framework is a sectoral component of the IDP (Integrated Development Plan) that, in terms of the MSA (Municipal Systems Act), is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The PSDF and OMSDF are frameworks to be interpreted on a local level. National policies, such as the National Development Plan, National Spatial Development Frameworks etc. provide guidelines on several important aspects which includes human settlements. To focus on provincial and local policies will ensure alignment with the above-mentioned higher hierarchy of legislation and policies.

15.1 Spatial Planning Policies

WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK - PSDF

To ensure the proposed residential development is in line with the PSDF, the Provincial settlement policy objectives, the proposed development was evaluated in terms of the policy objectives.

Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns.	The proposed development is situated on the northern side of the R326, forming a logical link between the existing Stanford village and the Stanhaven residential area. A key objective is to ensure that the development integrates seamlessly into the existing urban fabric of Stanford, in a manner that respects and reinforces the town's heritage and historical character. This is achieved through careful placement of the development within the landscape, as well as by enabling future residents to access surrounding amenities and open spaces with ease. The open space will also be accessible to the general public closed access after business hours to preserve the safety of the residents. The development also aims to establish a new focal point that enhances the sense of place by prioritising well-being, walkability, and a strong connection to the surrounding natural and built environment. In doing so, it contributes meaningfully to the settlement pattern and cultural identity of Stanford.
Improve accessibility at all scales	The subject properties have adequate accessibility to the centre of Stanford and convenient regional connectivity via the R43 to Hermanus and further to Cape Town. The proposed development has been designed to integrate with the existing urban footprint, supporting the logical extension of the town while ensuring that residents have efficient access to larger urban centres for employment, services, and amenities.
Promote an appropriate land use mix and density in settlements	The proposed development promotes an appropriate mix of land uses and residential densities that align with sustainable settlement planning principles. It introduces a balanced range of residential opportunities within close proximity to existing urban infrastructure, while also incorporating public open spaces and internal movement networks. This land use mix fosters social integration, encourages walkability. The proposed density has been designed to respond sensitively to the surrounding context, ensuring that the character of Stanford is preserved while still making efficient use of land within the urban edge. The density of the proposed development is approximately 5 dwelling units per hectare.



MOTIVATION

Ensure effective and equitable social services and facilities	Hermanus is identified as a regional service centre in terms of the Western Cape PSDF, which underscores the importance of ensuring efficient access to the town and its associated facilities. The proposed development benefits from its strategic location along established road networks, including direct access to the R326 and the nearby R43, which provide seamless connectivity to Hermanus. These road networks have undergone recent upgrades, enhancing their capacity and safety, thereby ensuring that future residents of the development will have reliable access to regional services, employment opportunities, healthcare, education, and commercial facilities already available in Hermanus and beyond.
---	---

OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK - OMSDF

The OMSDF is informed by a hierarchy of national, provincial, and municipal planning legislation, policies, and frameworks. These include, inter alia, the Spatial Planning and Land Use Management Act (SPLUMA), the Western Cape Land Use Planning Act (LUPA), the By-Law, the PSDF, and the IDP. The OMSDF offers strategic guidance on appropriate land uses within the municipal area, particularly within the designated urban edge, and represents a spatial vision that is the result of inputs from various state departments and the public. All land use proposals are therefore expected to align with this vision.

To ensure alignment with both national and provincial policy frameworks, the OMSDF synthesises the principles and objectives set out in the National Development Plan and the PSDF. These principles include spatial justice, spatial sustainability, and the creation of inclusive and resilient urban environments.

The proposed residential development has been carefully aligned with the objectives of the OMSDF, particularly its recognition of the increasing pressure to provide adequate housing opportunities throughout the Overstrand region, including the Stanford area. The OMSDF specifically highlights the need to accommodate population growth and associated housing demand. According to the OMSDF (p90), a 2019 survey identified 225 vacant residential erven in Stanford. However, an estimated 2,828 additional people will need to be accommodated by 2031. Using an average household size of 2.6 persons per household, this equates to a demand for approximately 1088 new dwelling units, this does include lower income households as well.

The proposed development contributes 76 additional dwelling units toward this target, equating to approximately 7,66% of the projected housing demand. While this may represent a small percentage, the development optimises the site's potential within the existing physical constraints. The location of the site, across the R326 to the land incorporated within the urban edge, demonstrates clear alignment with future growth and expansion envisioned for Stanford.

Importantly, the layout has been designed to allow for integration with adjacent properties through limited access to the open space within the development and access to the Walkerbay Brewery and Wine Estate. While the proposed development will function as a private estate to safeguard the well-being of its residents, care has been taken to ensure that the development does not become isolated or disconnected from its surroundings through access for the community and the proposed future connection to the wandelpad. The proposal carefully balances the need for security with the principles of integration and connectivity, thereby contributing to the broader objectives of the OMSDF.

In conclusion, the application is fully aligned with the OMSDF and will support the Overstrand Municipality in meeting future housing needs. It represents an appropriate and contextually responsive residential intervention that contributes meaningfully to spatial transformation and inclusive urban growth in the Stanford area.

Overstrand Municipal Growth Management Strategy, 2010

Although repealed, the Overstrand Municipal Growth Management Strategy (OMGMS) is still used by the municipality as a guideline document in assessing development proposals.

According to Figure 8, the subject property is located in a zone not specifically identified for densification.

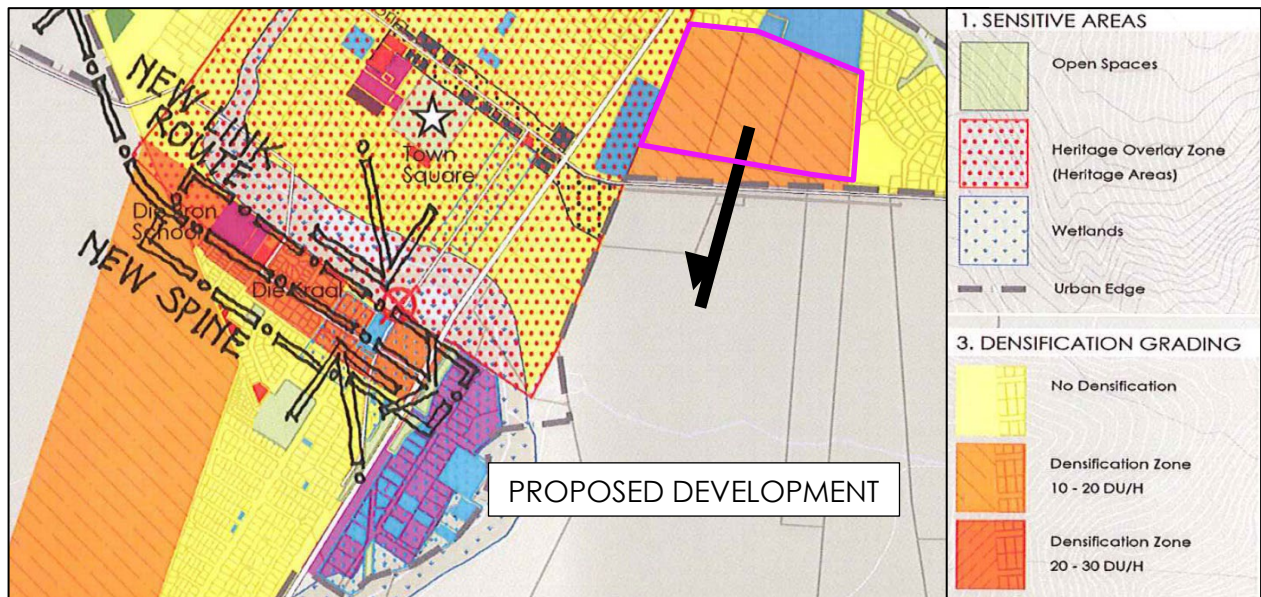


Figure 8: Extract of the OMGMS

Despite this, the proposed development adopts a context-sensitive approach. As detailed in Section 5.2.2 of the motivation, the proposed residential layout reflects a density of approximately 5.2 dwelling units per hectare, which is consistent with the prevailing character and spatial grain of the greater Stanford village.

The properties are located within Planning Unit 4 of the OMGMS. This planning unit is earmarked for densification and, according to the strategy, could potentially accommodate 266 dwelling units at an average density of 12.8 dwelling units per hectare.



Figure 9: Planning Unit 4

This density proposed by the OMGMS was not considered suitable within the specific context of the site and its surroundings. A lower density has therefore been proposed, more closely aligned with the established character of the Stanford village, thereby ensuring that the development blends with its surroundings and contributes to the continuity of the built form and settlement structure.

While lower than what is technically permissible under the OMGMS for Planning Unit 4, the proposed density remains aligned with the strategic intent of the OMGMS and the

municipality's broader spatial planning objectives. The development carefully considers and respects the density of surrounding Planning Unit 1, ensuring a harmonious transition and avoiding abrupt changes to the built environment.

In summary, with the consolidated erf located within a designated densification zone, the proposed development density is in keeping with both the spirit of the OMGMS and the surrounding urban form. This approach ensures an appropriate balance between accommodating growth and maintaining the existing character and sense of place associated with Stanford.

16. PLANNING PRINCIPLES

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

Spatial justice

The proposed development contributes positively to spatial justice by supporting inclusive access to land and housing within walking distance of the existing urban core of Stanford. The site is positioned to integrate with the current settlement form and not perpetuate spatial segregation. The development promotes access to residential opportunities in an area that has historically experienced limited new supply, creating more equitable spatial outcomes in line with the municipality's long-term vision.

Spatial sustainability

The proposed development promotes spatial sustainability by avoiding the use of high-potential agricultural land and placing development within a logical extension of the existing town. The property is located outside of the environmental protection overlay zone, and development has been planned to protect key ecological features. The density is modest, aligned with the surrounding urban form, thereby avoiding sprawl while reinforcing compact settlement patterns. The development also supports long-term fiscal sustainability by being located close to existing infrastructure networks and services.

Efficiency

The development maximises the use of existing services and infrastructure within Stanford and ensures minimal additional burden on municipal resources. The location enables efficient connectivity to Hermanus and other regional centres via the R43, while also allowing easy access to local amenities. The design respects the site's natural features and is structured to ensure minimal earthworks and disturbance. The layout promotes walkability and offers a scale of development that enhances the efficient use of land and service delivery.

Spatial resilience

The development enhances spatial resilience by integrating natural elements such as green corridors, protecting sensitive areas, and allowing for gradual expansion without compromising environmental thresholds. The layout accommodates potential future linkages and infrastructure upgrades. In doing so, it ensures the area can adapt to changing social or environmental conditions over time. The development also supports local economic resilience by contributing to housing supply diversity and increasing the population threshold needed to support local services and businesses.



Good administration

The application process has followed the statutory requirements for transparency and participation as per the Overstrand Municipality's planning procedures. Public engagement will be conducted through the formal advertising and commenting process. All comments received will be considered and addressed as part of the decision-making process, ensuring fair and inclusive governance. The submission has been prepared in line with the applicable policies and schemes, with pre-application consultations undertaken to support a collaborative planning approach.

17. CONCLUSION

The proposed development on Erven 597, 598 and 599 Stanford presents a carefully considered opportunity to provide much-needed, high-quality residential housing within the urban edge of Stanford. With nearly 30 years of stewardship over the land, the owners have crafted a vision that respects the area's agricultural heritage by retaining vineyard elements while creating a modern, secure residential estate that complements the existing character of the village.

This development aligns strongly with the Overstrand Municipality's spatial planning frameworks, including the OMSDF and OMGMS, by addressing projected housing demand and promoting sustainable, compact urban growth. The proposed density is balanced to match the surrounding neighbourhood, ensuring a seamless integration with the existing settlement pattern and protecting the unique sense of place.

Comprehensive technical investigations confirm that adequate infrastructure capacity exists or can be upgraded to support the development without undue impact. Traffic, engineering, environmental, and heritage considerations have been thoroughly assessed, and appropriate mitigation measures have been incorporated.

The development will contribute positively to the local economy through construction and ongoing operational employment, increased rates, and enhanced economic activity. It will foster a safe, well-designed community offering quality living spaces with access to amenities, connectivity to the town centre, and respect for the natural and cultural environment.

In summary, the application fulfils all relevant planning principles, offers a sustainable response to future growth pressures, and is consistent with municipal policies and the vision for Stanford's future. Approval of this application will enable responsible development that benefits both current and future residents, contributing meaningfully to the long-term growth and prosperity of the area.

18. RECOMMENDATION

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

- 18.1 Consolidation** of Erven 597, 598 and 599 Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.2 Rezoning** of the Consolidated Erf from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.3 Subdivision** of Consolidated Erf into seventy-six (76) Residential Zone 1: Single Residential (SR1) erven, eight (8) Open Space Zone 3: Private Open Space (OS3) erven and one (1) Transport Zone 2: Road and Parking (TR2-A) erf in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.4 Consent Use** to allow urban agriculture in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.5 Exemption of the registration of a right of way servitude** in terms of Section 26(1)(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.6 Allocation of street names** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 18.7 Approval** of the Architectural Design Guidelines.
- 18.8 Establishment** of an owner's association in terms of Section 31 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.