

**ERVEN 1156 AND 1157, 12 VALEY STREET, STANFORD, OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR CONSOLIDATION AND APPROVAL OF SITE DEVELOPMENT PLAN: MESSRS WRAP  
PROJECT OFFICE ON BEHALF OF OVERBURG STORAGE CC**

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

- **consolidation** in terms of Section 16(2)(e) of the By-Law to consolidate Erven 1156 and 1157, Stanford in order to create one erf of approximately 2578m<sup>2</sup> in extent.
- **approval of a site development plan** in terms of Section 16(2)(g) of the By-Law to accommodate 80 self-storages units.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Stanford Library. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **3 March 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8983. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them to formalize their comment.

**ERWE 1156 EN 1157, VALLEISTRAAT 12, OVERSTRAND MUNISIPALE AREA: AANSOEK OM  
KONSOLIDASIE EN GOEDKEURING VAN TERREINONTWIKKELINGSPLAN: WRAP PROJECT OFFICE  
NAMENS OVERBURG STORAGE CC**

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

- **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening om Erwe 1156 en 1157, Stanford te konsolideer ten einde een erf van ongeveer 2578m<sup>2</sup> groot te skep.
- **goedkeuring van terreinontwikkelingsplan** ingevolge Artikel 16(2)(q) van die Verordening om 80 selfstoor-eenhede te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Stanford Biblioteek. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **3 Maart 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8983. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**IZIZA 1156 NE-1157, 12 VALEY STREET, STANFORD, INDAWO KAMASIPALA WASE-OVERSTRAND:  
ISICELO SOHLANGANISWA KWAYE SOKUHLANGANISA NOKWAMKELWA KWESICWANGCISO  
SOPHUHLISO LWESIZA: WRAP EGAMENI OVERBURG STORAGE CC.**

Isaziso sinikezelwa ngokwemigaqo yeCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), kwezi zicelo:

- ukudityaniswa ngokweCandelo le-16(2)(e) loMthetho kaMasipala we Iziza 1156 ne 1157 Stanford ukuyila isiza esitsha esidityanisiweyo esingu-±2578m<sup>2</sup> kubungakanani; kwaye
- ulwamkelo lwesicwangciso sophuhliso lwesiza ngokweCandelo le-16(2)(g) loMthetho kaMasipala ukuze kuhlaliswe iiyunithi ezingama-80 zokuzigcina.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Stanford, Queen Victoria Street, Stanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama- **3 EyoKwindla 2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, u**Mnu P Roux** kule nombolo 028-313 8983. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

# 1. Locality Plan Erven 1156 & 1157 - Stanford



Subject property

Plan prepared by: Thian Jansen

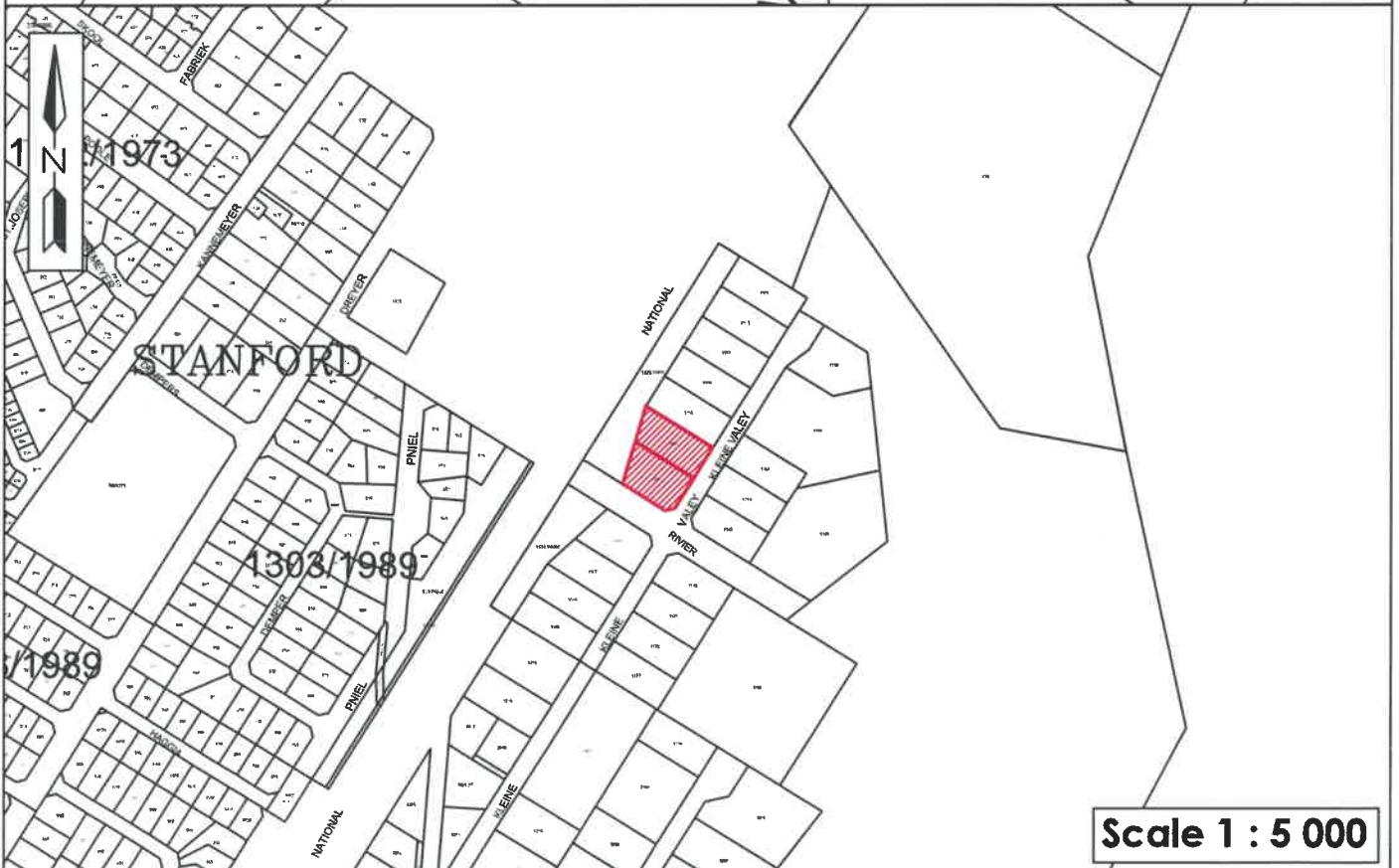
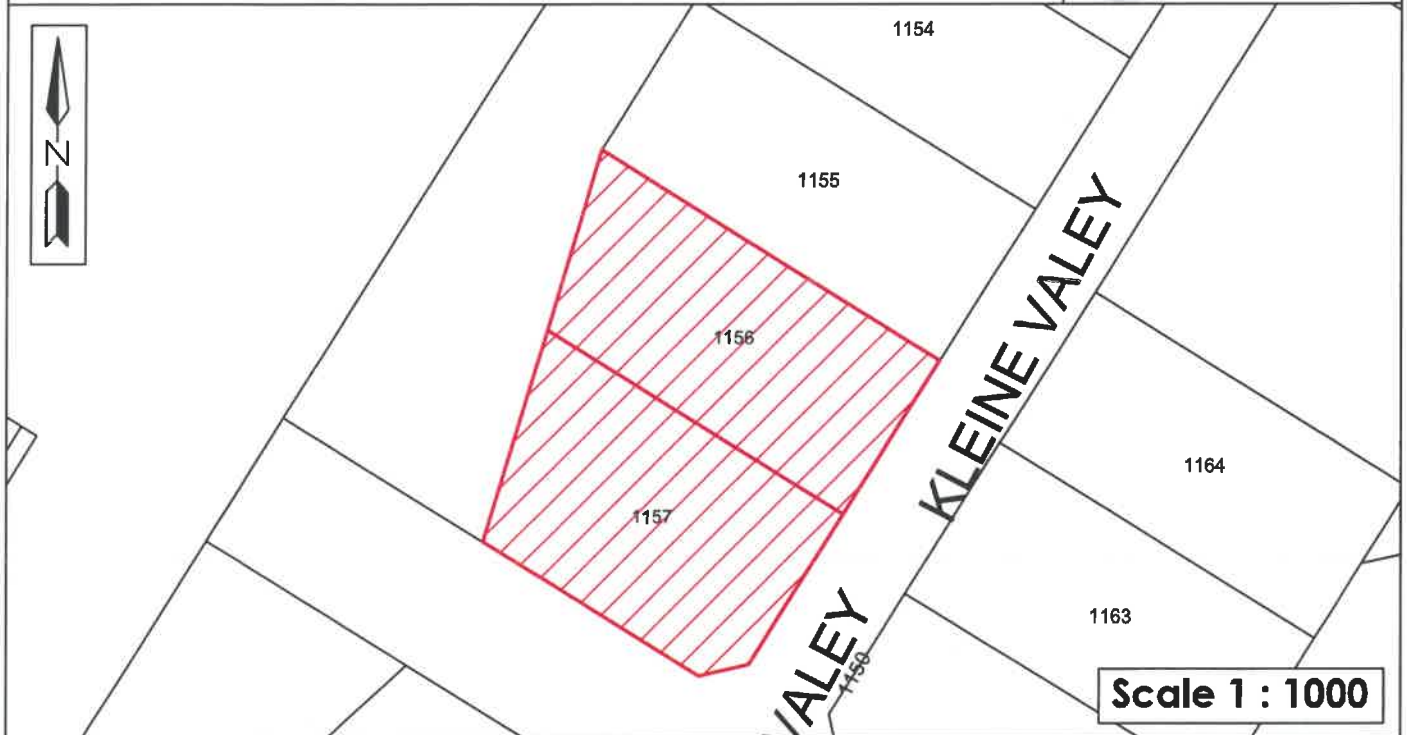
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



**Project Office**  
Town Planning & Project Management





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### 1. ABBREVIATIONS

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<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020
<b>IND 1</b>	Industrial Zone 1: General Industry

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### 2. PROPERTY DETAILS

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<b>Erf Number</b>	Erf 1156 Stanford	Erf 1157 Stanford
<b>Extent</b>	1292m <sup>2</sup>	1286m <sup>2</sup>
<b>Zoning</b>	Industrial Zone 1: General Industry	

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### 3. BACKGROUND AND INTENT

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Erven 1156 and 1157 Stanford, hereafter referred to as the subject properties, are located in the Industrial area of Stanford on the corner of Rivier Street and Valey Street (refer **Plan 1 – Locality Plan**). The property owners (Overburg Storage CC) have appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

The proposal is to consolidate these two properties and obtain approval for a Site Development Plan (SDP). The property is set to be developed to accommodate self-storage units which is aligned with the current zoning of the properties. The properties are located in the Industrial area of Stanford where the proposed use is aligned with surrounding uses in the area.

The approval of the following applications is required to ensure the subject properties are able to be developed:

- Consolidation of Erven 1156 and 1157, Stanford; and
- Approval of a Site Development Plan.



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

WRAP compiled this report to ensure the property owner’s requirements are met. The following is proposed:

**4.1 Consolidation** of Erven 1156 and 1157, Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property intends to develop these properties together and the vision is to consolidate the properties, which will allow the property owners to provide adequate access and egress to the development on one property.

Proposed Consolidation	
Erf 1156, Stanford	1292m <sup>2</sup>
Erf 1157, Stanford	1286m <sup>2</sup>
Consolidated Property	2578m <sup>2</sup>

**4.2 Approval of a Site Development Plan** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property owners have a vision to develop the subject property into self-storage units and to ensure that the proposed development is in-line with the development parameters of the OMLUS, approval of an SDP by the OM is required.

The proposal is to establish 80 self-storage units on the consolidated property and the units will have the following dimensions: 5.8m x 2.44m which is an area of 14,152m<sup>2</sup> per unit. There are also smaller units that would allow customers some diversity in terms of availability.

The proposed consolidated property has a zoning of Industrial Zone 1: General Industry (IND 1) which allows the following primary uses:

- Industry, Agricultural Industry, Builder’s Yard, Caretaker’s Accommodation, Factory Shop, Funeral Parlour, Heavy Vehicle Service Station, Industrial Café (Subject to the Provisions of Chapter 16.10), Motor Repair Garage, Service Trade, Service Station, Transmission Apparatus (Subject to the provisions of chapter 16.10), Transport Use, Utility Services, **Warehouse** and Workshop.

A warehouse is defined as the following;

*“warehouse” means a building primarily used for the **storage of goods** and includes a property used for a business of predominantly wholesale nature or where a service trade is conducted but does not include a business of a predominantly retail nature;*

The property owners are proposing utilising a separate access and egress point to ensure the traffic flow is not affected by customers offloading their goods. The overall rationale for a separate entrance and exit is the following:



## MOTIVATION

The proposed land use will invariably increase the traffic movement into the subject property and the rationale for proposing the split entrance and exit is to ensure that there is no congestion and allow one way traffic on the subject property.

The self-storage units are proposed to be utilised by different customers from businesses, individuals and larger industrial customers. These customers will utilise the storage units at different times and intervals when the goods need to be accessed and by introducing a split entrance and exit it would inevitably benefit the customers.

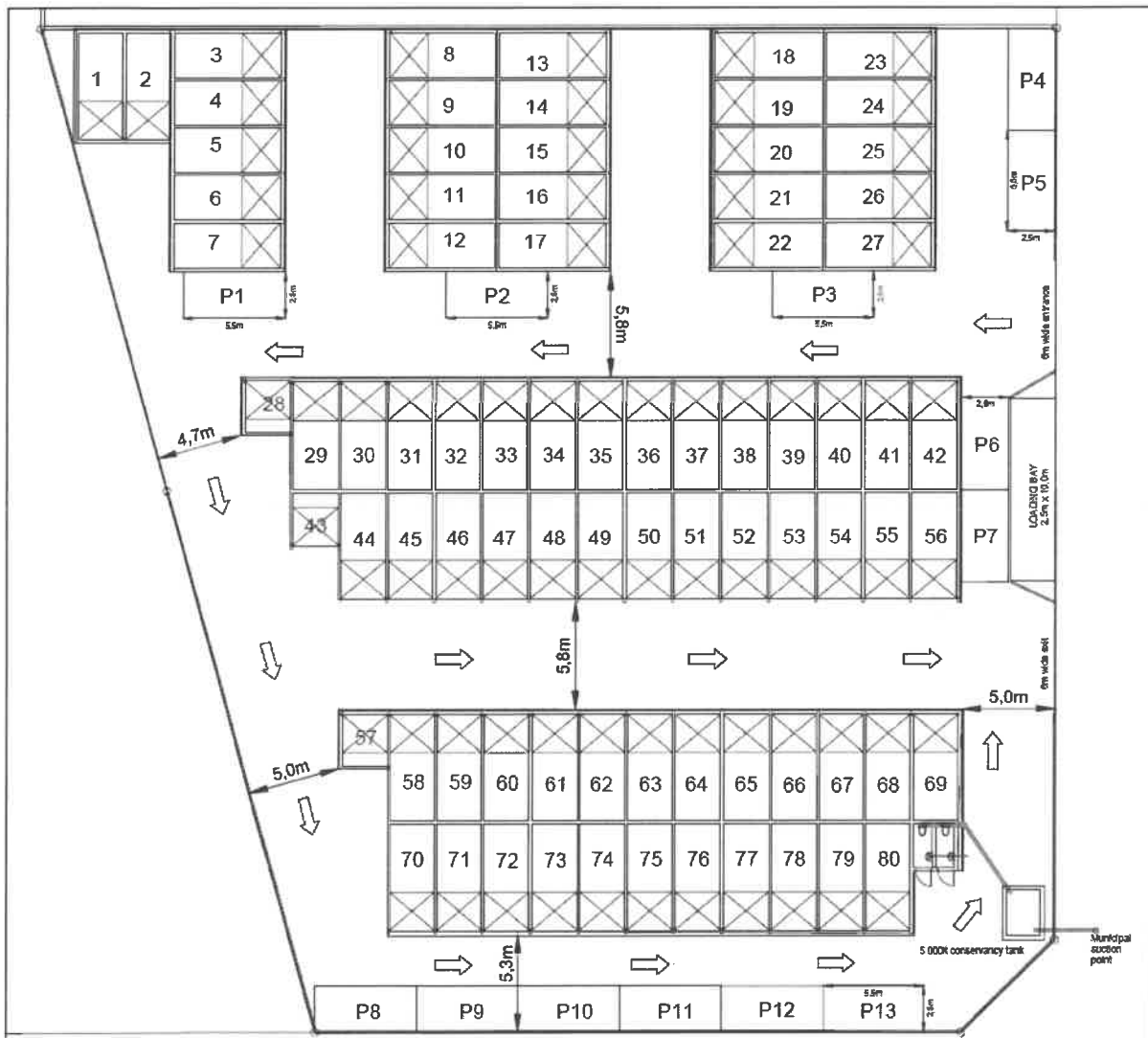


Figure 1: Extract from the SDP



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**5. APPLICATION**

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Considering the above, application is made for the following:

**5.1 Consolidation** of Erven 1156 and 1157, Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and

**5.2 Approval of a Site Development Plan** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

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**6. LAND USE ENVIRONMENT**

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The properties surrounding the subject properties are predominantly zoned for industrial purposes. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

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**7. TITLE DEED**

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Title deeds T42947/2004 & 42946/2004 (refer **Annexure B – Title Deeds**) was perused and there are no restrictive conditions that prohibit the consolidation or the development of the properties to accommodate storage units.

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**8. ZONING**

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The following zoning parameters were assessed in conjunction with the IND1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



**MOTIVATION**

<b>RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL</b>			
<b>Land Use Restrictions</b>			
	<b>Parameters</b>	<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	Industry, Agricultural Industry, Builder's Yard, Caretaker's Accommodation, Factory Shop, Funeral Parlour, Heavy Vehicle Service Station, Industrial Café (Subject to the Provisions of Chapter 16.10), Motor Repair Garage, Service Trade, Service Station, Transmission Apparatus (Subject to the provisions of chapter 16.10), Transport Use, Utility Services, <b>Warehouse</b> and Workshop.	Warehouse	Comply
<b>Consent use that may be applied for</b>	Abattoir, Adult Entertainment Business, Aquaculture, Business Premises, Crematorium, Dwelling Unit, Mining, Noxious Trade, Place of Assembly, Place of Entertainment, Place of Instruction, Recreational Facilities, Restaurant, Sale of Alcoholic Beverages and Scrap Yard.	-	N/A
<b>Development parameters</b>			
<b>Floor factor</b>	The maximum floor factor on the land unit shall not exceed 2.	0,48	Comply
<b>Building lines</b>	(i) The street building line shall be 5,0 m. (ii) The side and rear building line shall be 0 m. (iii) Where a land unit abuts a zone that is not an industry zone, the building lines of the particular zone, whichever is the greater, shall apply. (iv) Notwithstanding the above, the Municipality may stipulate greater building lines for considerations of public health and safety, fire	The building lines are being adhered to.	Comply



**MOTIVATION**

	<p>control and in order to enforce any law or right. (v) The general building line exemptions in 16.1 apply.</p>		
<b>Coverage</b>	<p>The maximum coverage for all buildings on the land unit shall not exceed 75%.</p>	<p>Proposed Building (GLA) – ±1244m<sup>2</sup> Coverage - 48%</p>	<p>Comply</p>
<b>Height</b>	<p>The maximum height of any building measured from the base level to the top of the structure is 12,0 m, provided that where a structure of greater height is required for the industrial function of the property, the Municipality may grant approval for such greater height.</p>	<p>Only single storeys self-storage units are being proposed.</p>	<p>Comply</p>
<b>Boundary walls</b>	<p>A wall of 2,1 m high must be erected where a land unit has a common boundary with another land unit that is not zoned General Industry (IND1) or Risk Industry (IND2) or when hazardous substances are stored on site.</p>	<p>A 2,1m boundary wall is being proposed.</p>	<p>Comply</p>
<b>Parking and access</b>	<p>One bay per 100 m<sup>2</sup> GLA</p>	<p>Proposed GLA - ±1244m<sup>2</sup> 13 Parking Bays Required 13 Parking Bays Provided</p>	



**9. SERVICES**

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

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

The subject properties are connected to the OM’s networks, which include electricity, water and sewage. The proposal of this application is not anticipated to place a substantial load on the existing services as the storage units will only be used.

Solid waste will be collected every week by the OM and taken to the nearest sorting facility.

**Access and Egress**

Access and egress to the proposed consolidated property is proposed from Valey Street. There will be separate access and egress point as to promote traffic flow.

**10. NEED AND DESIRABILITY**

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

**Need and Desirability**

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owners. In order to achieve this, the property owner is required to address the need and desirability of the proposed development.

Socio-economic impact	It is expected that the proposed development will have a socio-economic impact on the area. By developing the subject properties, it would increase employment and income of the surrounding area and in turn increase the socio-economic impact.
Compatibility with surrounding uses	The proposal is not out of character with the surrounding industrial area. The development proposal is not predicted to have a negative impact on the surrounding area.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment. The proposed use is not considered a noxious trade.



## MOTIVATION

Traffic impacts, parking, access and other transport related considerations	The proposal is not expected to have a drastic impact on traffic and the access and parking is being provided in terms of the OMLUS.
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To meet their requirements, the property owners have appointed WRAP Project Office to submit this application to ensure the additions are not in contravention of any policies, legislation, or title deed conditions.

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

The subject properties are in an industrial setting and the proposed building plans will be scrutinized by the building control department to ensure the proposed development is aligned with the development parameters set out in the OMLUS.

### **Economic impact**

The proposed development will have a positive economic impact on the surrounding area. During the construction phase the property owners will utilise local contractors and future employment opportunities will be created which include management, maintenance and other employment opportunities on the property.

### **Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition will have a positive impact on the property itself as it will be developed and contribute to the economic activity of the area.

### **Environmental impact**

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

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## **11. POLICIES AND REGULATIONS**

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### **11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within the EMOZ.

### **11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is located adjacent to the scenic R43 route. The proposal is not predicted to have an impact on the route itself as it is set back and a 2,1m boundary wall will be constructed on the R43 boundary to ensure proper screening.

### **11.3 Spatial Planning Policies**

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

The consolidation of the properties is not restricted and the utilise the properties for it primary use is not predicted to be out of character for spatial planning policies.



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## **12. PLANNING PRINCIPLES**

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

### **Spatial justice**

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

### **Spatial sustainability and Efficiency**

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

### **Spatial resilience**

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

### **Good administration**

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

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



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**13. EVALUATION**

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The application is submitted to obtain consent from the Overstrand Municipality to consolidate the two properties and obtain approval for a site development plan for the proposed development. The development being proposed is in-line with the development parameters set out by the OMLUS and the current zoning of the subject property.

The proposal is not out of the context with the surrounding industrial area and is not seen as nuisance and self-storage units are not considered as a noise generating use. The proposal is in harmony with all relevant spatial planning policies.

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**14. RECOMMENDATION**

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

**14.1 Consolidation** of Erven 1156 and 1157, Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and

**14.2 Approval of a Site Development Plan** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5. Site Development Plan  
Erven 1156 & 1157 Stanford

Consolidated Erf Size  
2578m<sup>2</sup>

**Development Proposal**

80 Self Storage Units

Coverage - 48,2%

Floor Factor - 0,48

**Parking Requirement**

1 Parking Bay per 100m<sup>2</sup> GLA

Proposed GLA - ±1244m<sup>2</sup>

13 Parking Bays Required

13 Parking Bays Provided

Plan prepared by: Thion Jansen on 2022/12/01  
Plans based on plans by: Newline Architects

Plan Number - 22/162 (001)

All distances are approximate  
and subject to a survey

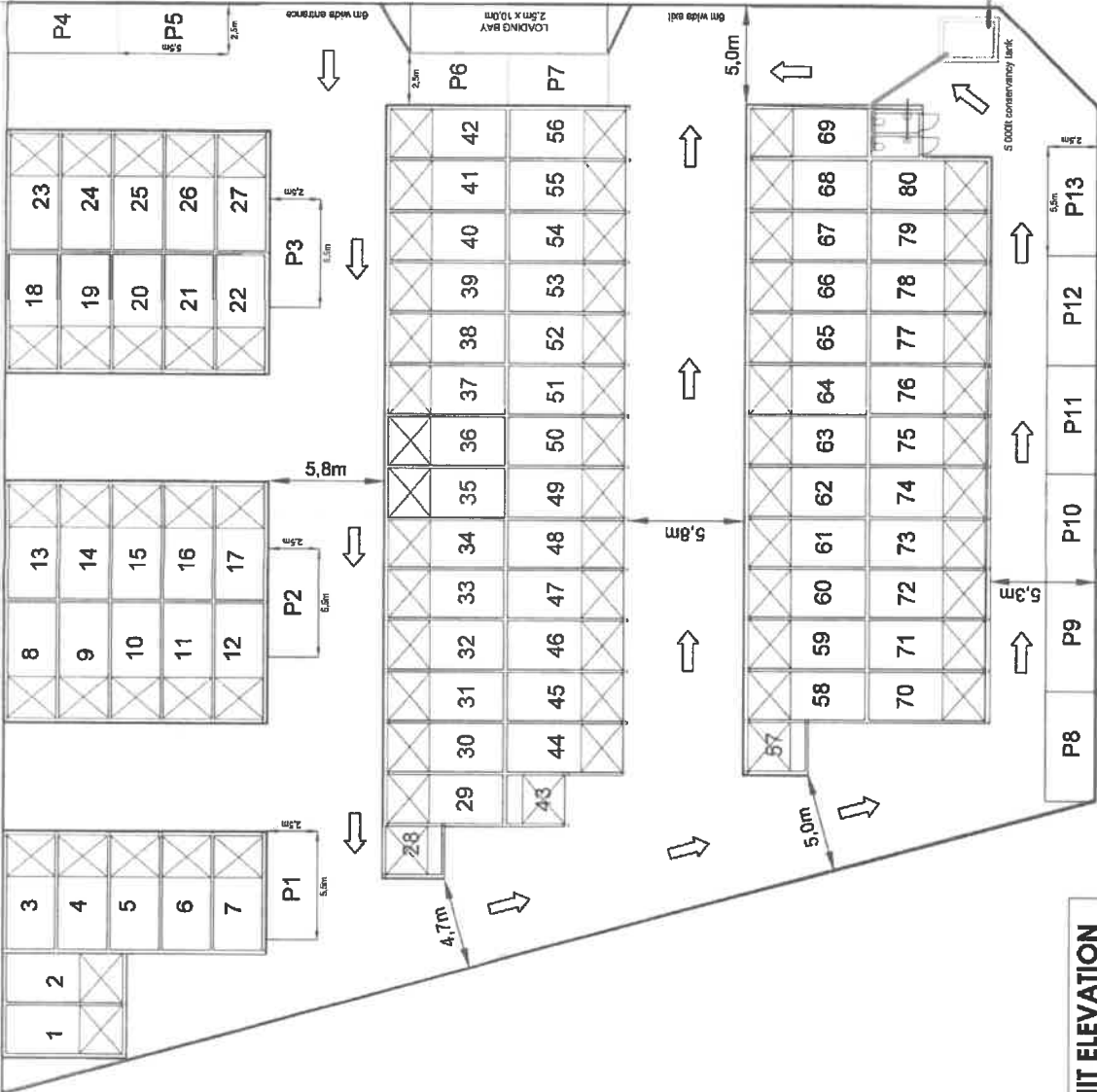
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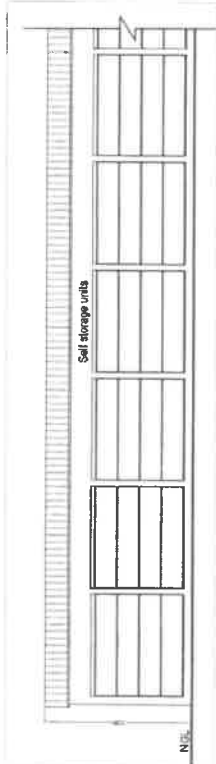
Unit: B, Standard House,  
Corner of Royal and Dikie Uys  
Street Heeramanus, 7200



**Project Office**  
Town Planning & Project Management



**TYPICAL SELF STORAGE UNIT ELEVATION**



RIVIER STREET

SCALE 1 : 250