

**1. Introduction**

**a. Brief:**

Refer to Annexure A for the Power of Attorney

Interactive Town and Regional Planning was appointed by the owners of the property, Abner and Koleka Mesele to prepare and submit an application for the rezoning and the relaxation of a common building line of Erf 942, Stanford, hereafter referred to as the application area as well as the amendment of the Overstrand Municipal Wide Spatial Development Framework, in terms of Sections 15 and 17 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) and the Municipal Systems Act, Act 32 of 2000, to accommodate the subject property for business purposes as described in the following documentation.

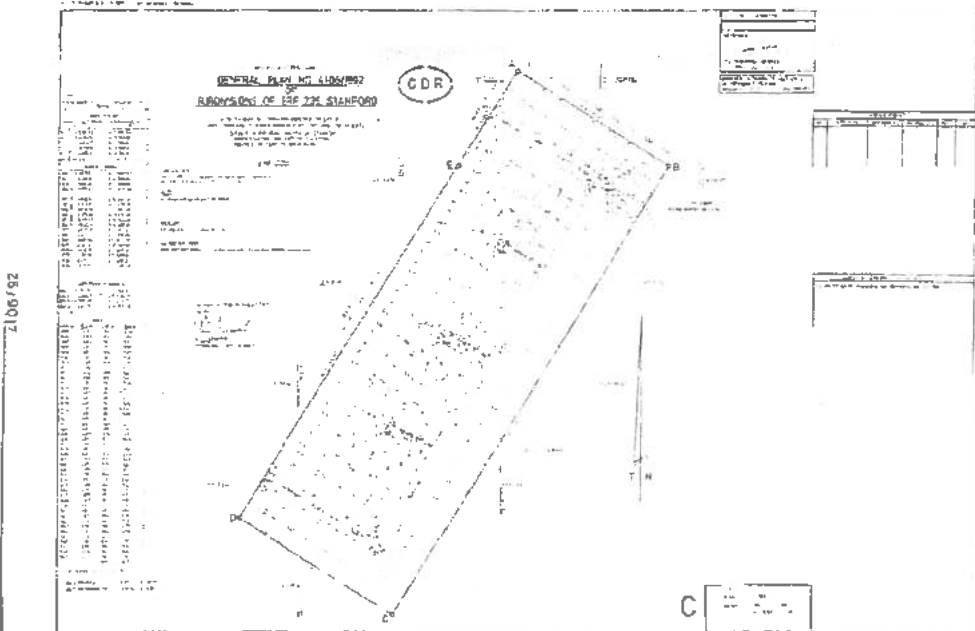
This application contains conceptual sketches which represent only typologies of a building for illustration purposes only. Site Development Plans will be provided once confirmation of the applied has been received.

**b. Property Description and Ownership:**

Refer to Annexure B and C for the title deed and a copy of the Surveyor General Plan respectively.

Property	Extent	Title Deed	Registered Owner
Erf 942 Stanford	474 m2	T54745/2005	Abner and Koleka Mesele

**Figure 1: Extract of Surveyor General Plan of the application area in Stanford**

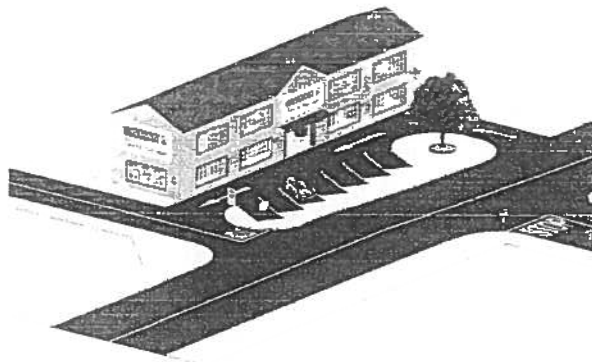


**c. Conveyancer Certificate:**

Refer to Annexure D

The Conveyancer, Mr Andrew de Jongh issued a certificate confirming that no restrictive title deed conditions exist against the proposed rezoning of the subject property to be used for business purposes.

**d. Conceptual Development Proposal**



The objective of this application is to obtain the required development rights to put up a building with 1 to 3 shops consisting of a small supermarket with 1 or 2 line shops on the ground floor and with offices on the first floor; aimed at the specific needs of the local community within the vicinity of the application area.

**Figure 2: A 3D conceptual proposal of the envisaged community shop development**

<p>e. Zoning Criteria:</p> <p>The development parameters for the proposed application of Erf 942 Stanford as per the Overstrand Zoning Scheme Regulations, November 2010 are summarised as follows:</p>	The following development criteria is applicable to Erf 942 Stanford in terms of					
	<b>Criteria:</b>		<b>Town Planning Scheme Regulations (TPSR)</b>	<b>Application Proposal:</b>	<b>Comments and Response:</b>	<b>Reference:</b>
	<b>Zoning</b>		Business Zone 3: Local Business allowing as primary right shops, flats (above ground level) and offices.	Business Zone 3: Local Business to be used for possibly for shops, flats (above ground level) and/ or offices.	Consistent  (There are only concept sketches and no official building plans at present, but all requirements will be adhered to.)	Overstrand Zoning Scheme Draft 5, Part 3, Chapter 7, Section 1
	<b>Floor factor</b>		1.5	1.0	Consistent	Overstrand Zoning Scheme Draft 5, Part 3, Chapter 7, Subsection 2
	<b>Coverage</b>		75%	50%	Consistent	
	<b>Building Lines</b>	<b>Side</b>	0m (3m where the property abuts another zone)	0m Adjacent property zoned Community Zone.	<b>Inconsistent</b>  <b>Application is therefore made for the relaxation of the building line</b>	
		<b>Rear</b>	3m	Not applicable	Consistent	
		<b>Street</b>	0m	0m < Street building line	Consistent	
	<b>Setback</b>		6.5m from the centre of the street	More than 6.5m Setback	Consistent	
	<b>Height</b>		8.5 m / 2 Storeys	8.5m- Height 2 Storeys	Consistent	
<b>Parking</b>		6 bays per 100m <sup>2</sup>	1.0 parking bays per 100m <sup>2</sup> gross leasable area	<b>Inconsistent</b>  <b>Application is therefore made for the relaxation of the parking requirements</b>	Overstrand Zoning Scheme Draft 5, Part 3, Chapter 17, Section 1,	
<p>f. Application:</p> <p>The application form is attached as Annexure E.</p>	<p>Application is hereby made for the rezoning of Erf 942 Stanford as well as the amendment of the Stanford Spatial Development Framework and Stanford Structure Plan, in terms of Section 15 and 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and the Municipal Systems Act, Act 32 of 2000 for:</p> <ul style="list-style-type: none"> <li>• The rezoning of Erf 942 Stanford from Single Residential to Business Zone 3: Local Business</li> <li>• The amendment of the Overstrand Municipal Wide Spatial Development Framework, section 7.8.3 (e) LPL 5 that states "Decentralisation of commercial uses should not be permitted" as well as section 7.8.4 point 2 that states "Discourage the decentralisation of business uses and concentrate them within the defined central business area." in order to allow for local business node in the block of erven located between Abner, Mundii, and Dreyer Streets.</li> <li>• The relaxation of the side building line from 3m to 0m along boundary of Community zoned erf</li> </ul>					

	<ul style="list-style-type: none"><li>• The relaxation of the parking requirements from 6 parking bays per 100m<sup>2</sup> gross leasable area to 1,0 parking bays per 100m<sup>2</sup> gross leasable area.</li><li>• Permission to use a portion of Council land to accommodate parking bays for the proposed business purposes.</li></ul>
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## 2. Site Information

### a. Location:

Refer to Annexure F for the locality plans

### Regional Context:

The application area is located on the southern side of Stanford that is, according to the Overstrand Spatial Development Framework, a historical rural village which currently functions increasingly as a tourism destination and retirement town.

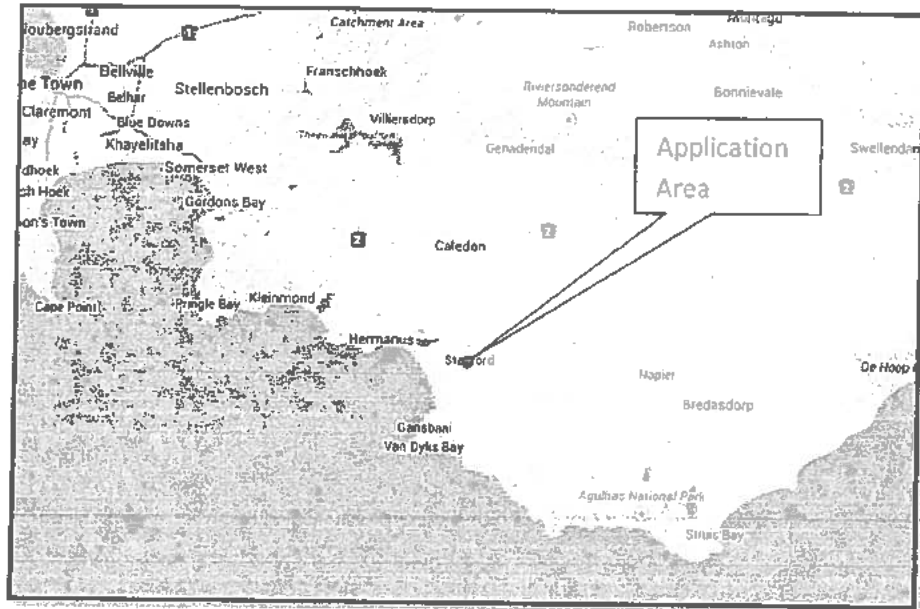


Figure 3: Locality Plan – Regional Context

### Local Context:

Within the local context the application area forms part of a small developing business node on the southern side of Stanford opposite the newly established taxi rank area within the social housing area of Stanford.



Figure 4: Locality Plan –Google satellite view showing the application area within Local Context

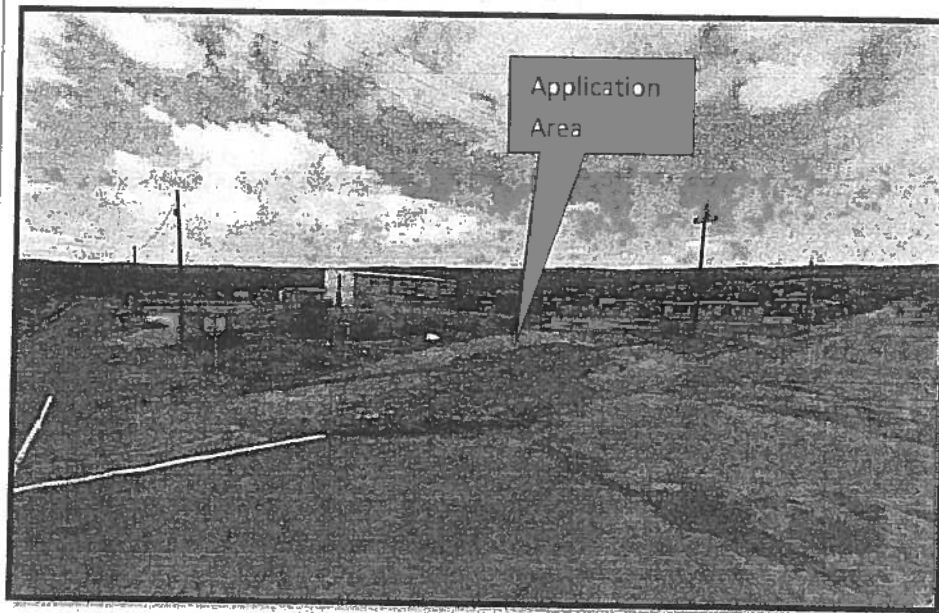


Figure 5: Google Street View photograph illustrating land-uses in the vicinity of the application area

b. Zoning:  
Refer to Annexure G for the Zoning Plan

The application area, Erf 942 Stanford is currently zoned Single Residential Zone 1 in terms of the Overstrand Zoning Scheme, 2014.

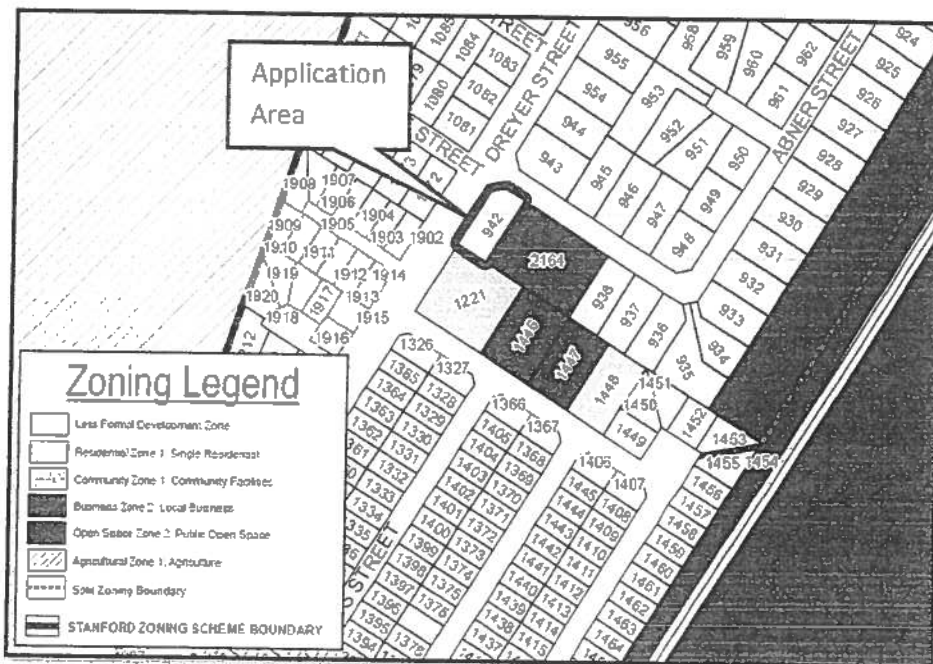


Figure 6: Extract from the Cape Town Municipality: Integrated Zoning Scheme map of Stanford

c. Land Use:

Refer to Annexure H for the Land use Plan

The application area is currently vacant and is located adjacent to other vacant erven and in close proximity to residential erven as well as a taxi-rank.

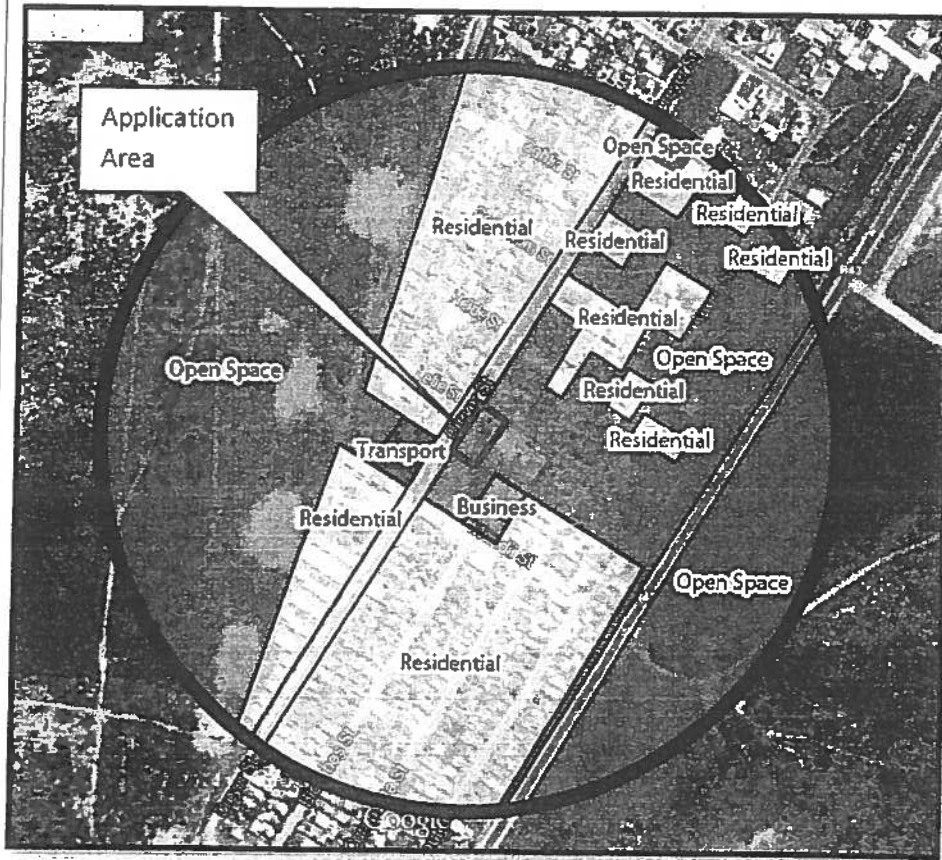


Figure 7: Land Use Plan

d. Policy

The future development of the application area is informed by the Overstrand Municipal Wide Spatial Development Framework, 2006, the Overstrand Municipal Growth Management Framework, 2010 and the Draft Overstrand Towards 2050 Integrated Development Framework, 2013.

The Overstrand Municipal Wide Spatial Development Framework earmark the application area as well as the area in the vicinity of the application area for residential purposes as illustrated in Figure 8 here-below:

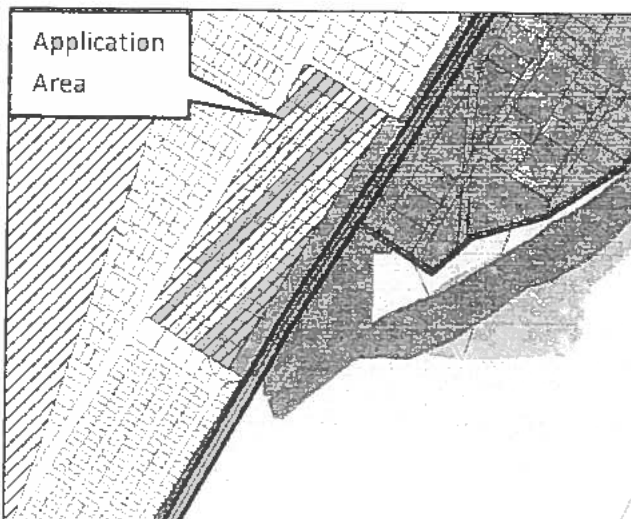


Figure 8: Extract of the Overstrand Municipal Wide Spatial Development Plan illustrating the proposed use for the application area and vicinity

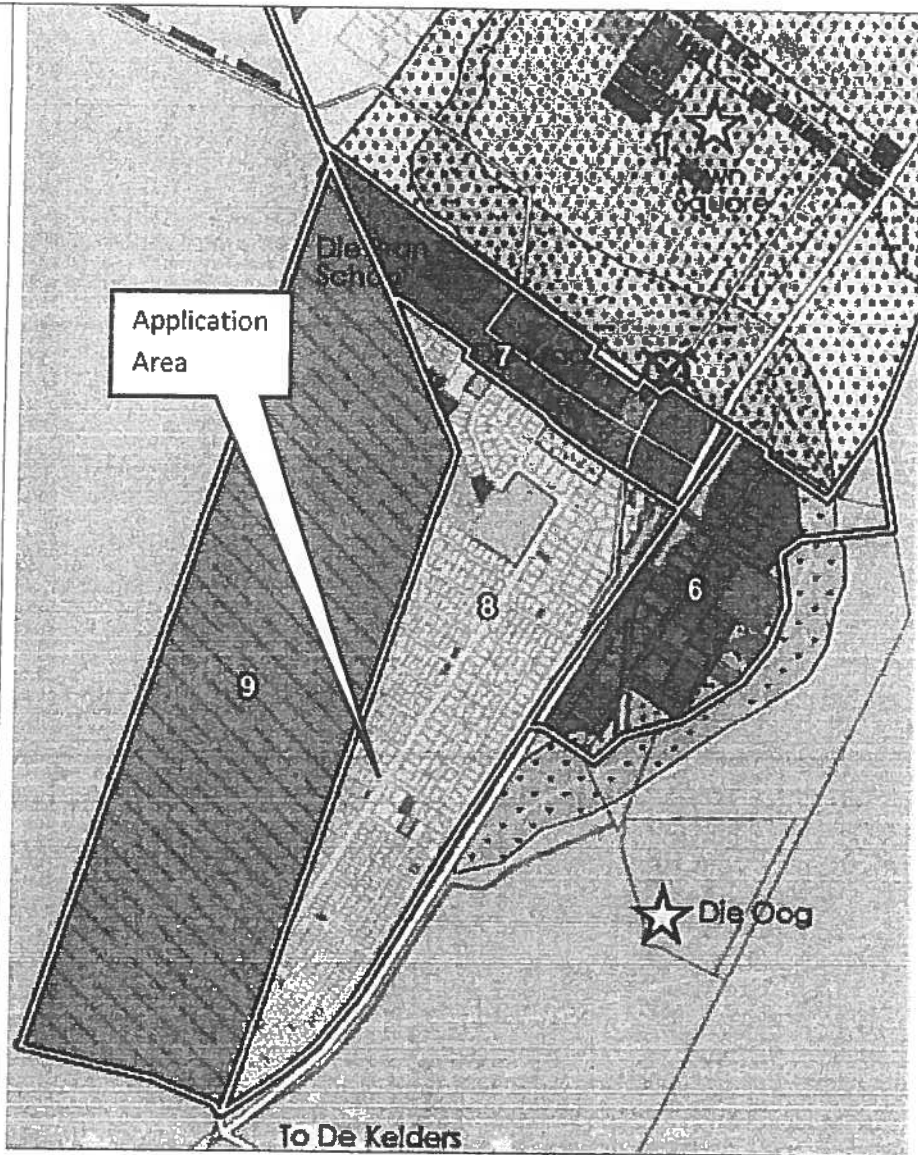


Figure 9: Extract of the Overstrand Municipal Growth Management Framework, 2010 illustrating the proposed uses for the application area and vicinity

From the above extract of the Overstrand Municipality Growth Management Framework, 2010 no economic areas is earmarked for the application site or area in the direct vicinity of the application area.

**e. Existing Services Infrastructure**

The application area, Erf 942 Stanford is fully serviced with water and electricity connected to the municipal reticulation and network system respectively.

**f. Design Layout:**

Refer to Annexure I for the conceptual site development plan

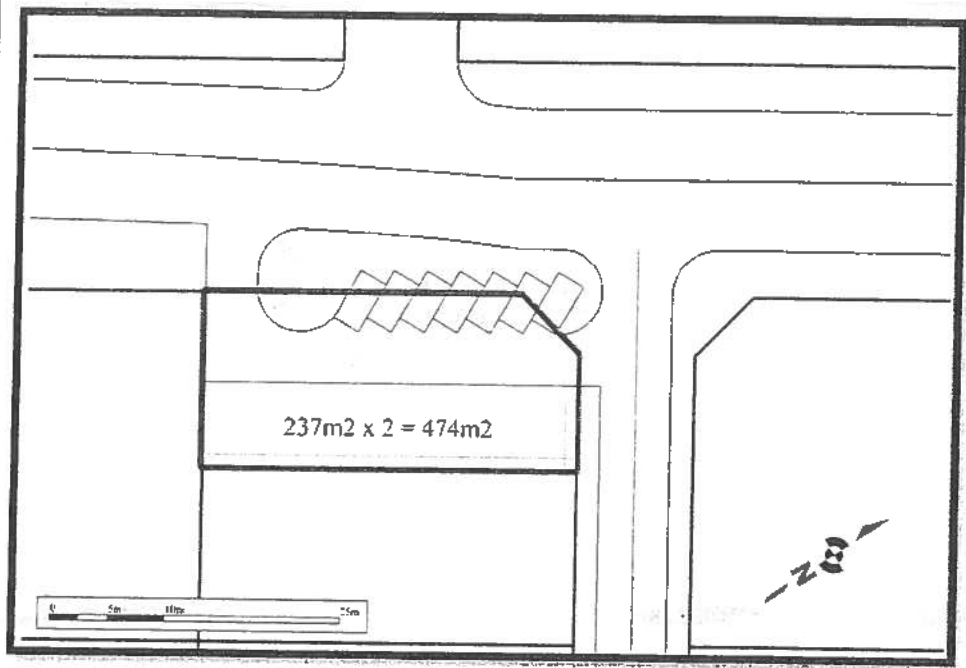


Figure 10: Concept Site Plan

**g. Building Lines**

Refer to Annexure J for the building line relaxation plan

In terms of the Overstrand Zoning Scheme, 2014, a business erf that abuts a community zone must have a building line of 3m instead of the usual 0m for business erven. We are therefore applying to relax the building line on the southern side of the erf from 3m to 0m as illustrated below.

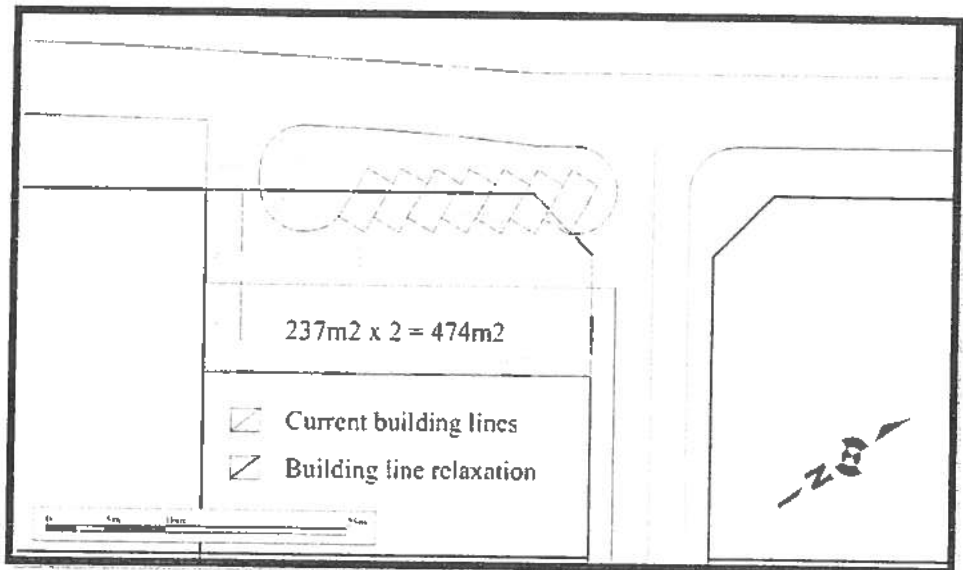


Figure 11: Building Line Relaxation Plan

h. Motivation for proposal

**Introduction**

The **objective** of this proposal is:

- To motivate the amendments to the Overstrand Municipal Wide Spatial Development Framework to allow for the establishment of a business node in Stanford South between Abner, Mundii and Dreyer Streets.
- To motivate the rezoning of Erf 942 Stanford to be used for business purposes.
- To motivate the relaxation of the common building line on the southern side of the erf.
- To motivate the relaxation of the parking requirements to allow for sufficient amount of parking aligned with the unique character of Stanford South.

**Background**

It is required to be au fait with the functioning, composition and character of the Stanford urban area to comprehend the rationale for the motivation of this application site.

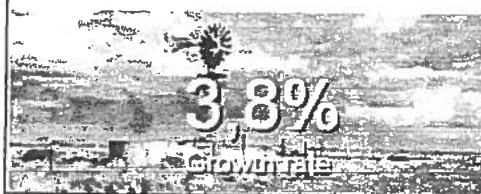
**General character of Stanford**

Stanford is divided into three broad categories of land-uses being the historical business area, the residential and industrial area. According to the Census 2011 Stanford has a population of almost 5 000 people. The residential area consists of a middle to high income area and a middle to low income area. Each of the different categories of these broad land-use areas has the following characteristics:

- The Historical Business area
- History - The village of Stanford was founded in 1857 and is known for its preserved and renovated Cape Victorian and Edwardian styled houses and buildings. The original village including the historical business area was declared a Heritage Site in 1992. Stanford is considered as the 3rd most preserved village in the Western Cape.
- Locality – Stanford’s business area runs along Queen Victoria Street that functions as a centrally located main road within Stanford’s middle to high income residential area.
- Composition – This area comprises of several small businesses mainly aimed on the tourist markets but also provides for the local market in terms of social and community services. This area is of high historical significance and the heritage of the area should be protected.
- Functioning – The businesses along Queen Victoria cater for both local residents and tourists. Many of these shops and restaurants are however for local and vacationing higher income individuals and are therefore out of the financial reach of lower income individuals.

Quick Fact

According to Census 2011, Overstrand Local Municipality has a total population of 80 432



	<ul style="list-style-type: none"> <li>▪ <u>Residential areas</u></li> <li>▪ Middle to high income area <ul style="list-style-type: none"> <li>○ Locality – Stanford’s middle to high income area is located on the northern side of the town and is mostly divided from the lower income area by the winding Klein River dividing the northern and southern sides of Stanford. The properties in this area are in close proximity of the business and tourism facilities of the town.</li> <li>○ Composition – This area comprises of medium to large residential properties in the older part of the town. This area also has a lot of buildings with high historical significance and these properties in combination with the historical business premises greatly contribute to the overall status and historical character of the town.</li> <li>○ Users – The properties in this area are owned and used by middle to high income individuals that either live in Stanford permanently or visit the town for holiday purposes. Many of these users are retired and are less dependent on the local economy for their survival</li> </ul> </li> <li>▪ Low to middle income area <ul style="list-style-type: none"> <li>○ Locality – Stanford’s low to middle income area is located on the southern side of Stanford and the Klein River which separates the two economic income areas from each other.</li> <li>○ Composition – This area comprises of smaller erven with especially informal housing within the lower income areas. This part of Stanford has no historical significance and lacks business infrastructure resulting easy access to basic products and services. The lack of business infrastructure is possibly reasoned to the number of illegal businesses operated mostly from homes in order to meet the convenience needs of the residents of this part of Stanford. A taxi rank has recently been developed centrally within this low income area of middle to low income area of Stanford. The establishment of the taxi rank has created a new node within Stanford.</li> <li>○ Users – Many of the residents of the middle to low income area are unemployed and rely on family members or grants for survival. Most of the people from this area rely on public transport to travel to work, business and shopping.</li> </ul> </li> <li>▪ <u>Industrial area</u> <ul style="list-style-type: none"> <li>○ Stanford’s industrial area is located to the south-eastern side of Stanford and is in close proximity to the lower income area of Stanford but is separated from the rest of the town by a regional road that runs past eastern side of the main town area.</li> </ul> </li> </ul> <p>▪ Map illustrating the different broad land-use areas as discussed above</p>
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