



MEETING OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

A G E N D A

DATE:	1 OCTOBER 2026 (SEPTEMBER 2026 CYCLE)
VENUE:	TOWN PLANNING COMMITTEE ROOM
TIME:	12:00

OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT
Civic Centre
HERMANUS
7200

23 September 2026

TO : THE MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

NOTICE IS HEREBY GIVEN that the **Municipal Planning Tribunal (MPT)** will go into session in the Town Planning Committee Room on **Thursday, 1 October 2026** at **12:00** to consider the attached agenda.

D ADONIS
CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL

Distribution:

1. Mr D Adonis (Chairperson)
2. Ms T de Waal (Vice-Chairperson)
3. Mr H Blignaut (Member)
4. Ms R Louw (Member)
5. Mr D Hendriks
6. Mr R Kuchar (Authorised Official)
7. Mr S van der Merwe (Principal Town Planner)
8. Ms H van der Stoep (Principal Town Planner)
9. Mr H Olivier (Town Planner)
10. Mr B Minnaar (Town Planner)
11. Mr P Roux (Town Planner)
12. Secretariat



MUNICIPAL PLANNING TRIBUNAL (MPT)

**1 October 2026
(September 2026 Cycle)**

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1. OPENING

2. APPLICATIONS FOR LEAVE OF ABSENCE

3. CONFIRMATION OF MINUTES

3.1 Minutes of a Municipal Planning Tribunal Meeting held on 1 September 2026

3.2 Minutes of a Special Municipal Planning Tribunal Meeting held on 14 September 2026

4. ITEMS FOR CONSIDERATION

4.1 ERF 192, 5 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER

Report attached

4.2 ERF 237, 3 ARMAGH ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF PH SEVEN (PTY) LTD

Report attached

4.3 ERF 33, 46 BROADWAY, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: WRAP PROJECT OFFICE ON BEHALF OF JURDEN SCHUURMAN

Report attached

4.4 ERF 537, 15 MARINE DRIVE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, DEPARTURE AND CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CEREBRO TRADING (PTY) LTD

Report attached

4.1

ERF 192, 5 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER

192 STAN (4947/2025)

P Roux

02 September 2026

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 03 July 2025 from Messrs WRAP Project Office on behalf of the owners of Erf 192, Stanford in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- ❖ **Consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a place of entertainment,
- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law, to depart from the prescribed parking provisions, and
- ❖ **Determination of an administrative penalty** in terms of Section 90 of the By-law.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, and the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 192, Stanford is zoned Business Zone 2: General Business Bulk Zone 2 and is developed with a restaurant and a dwelling. The property owner seeks to attain the land use right for a place of entertainment to allow for the continuation of performances at the established restaurant.

3. SUMMARY OF APPLICANT'S MOTIVATION

A BRIEF SUMMARY OF THE MOTIVATION IS PRESENTED BELOW; HOWEVER, THE FULL MOTIVATION MUST BE CONSIDERED WITH THE EVALUATION AND IS ATTACHED AS ANNEXURE B TO THIS REPORT.

BACKGROUND

Erf 192, Stanford is zoned for business zone purposes and was purchased in 2023 by the current owners to establish a new restaurant on the premises. The owners have been providing live music to their patrons as they did not previously have the land use rights in place, they intend to expand the land use rights to include a place of entertainment.

Stanford is renowned for its well-preserved architectural heritage and village atmosphere. Stanford is recognised as one of the few towns in the region where heritage conservation is actively prioritised. A key aspect of Stanford's spatial development vision is the promotion of walkability. The compact nature of the town, combined with its pedestrian-friendly layout, encourages residents and visitors to access local amenities, shops, and restaurants on foot. This approach not only supports sustainable living but also aligns with broader municipal objectives aimed at reducing reliance on private vehicles, limiting traffic congestion, and preserving the small-town charm of Stanford.

CONSENT USE

The live music and the restaurant experience, uses coexist harmoniously. Patrons who visit the restaurant enjoy the live music as part of the ambiance, while those who attend primarily for the live music also make use of the food and beverages available. This synergy enhances the overall appeal of the establishment and supports the viability of both activities on the property.

According to the OMLUS, a place of entertainment is defined as the following: *"place of entertainment" means a place used for commercial entertainment which may attract large numbers of people, operates outside normal business hours or generates noise from music or revelry on a regular basis and includes a cinema, a theatre, an amusement park, a dance hall or a night club and gambling and live music;*

The definition of a place of entertainment does not fully align with the owners' vision for the property, as there is no intention to attract a large number of people, and the live music provided occurs within normal business hours. Additionally, the owners intend only to offer live music and have no interest in any of the other uses typically associated with a place of entertainment, such as a cinema, theatre, amusement park, dance hall, nightclub, or gambling. The venue offers seating for approximately 80 patrons, with no provision for standing or crowding, thereby limiting the scale and intensity of the activity.

Live music has proven to be a popular and integral part of the restaurant's appeal, offering cultural enrichment and supporting local musicians. By providing an opportunity for live performances, the venue also fosters a vibrant community atmosphere, contributing to Stanford's reputation as a destination for authentic and enjoyable experiences.

To ensure the property operates in good standing with legislation and minimizes any potential negative impact, the following measures will be implemented:

❖ Compliance with Noise Regulations

The live music will be conducted within reasonable hours, and will be limited to Fridays, Saturdays and Sundays. The volume will be carefully monitored and controlled to comply with local noise control regulations, with adjustments made to prevent disruption to surrounding properties.

A Noise Impact Assessment was also conducted to ensure that the operation of the proposed place of entertainment complies with the permissible noise levels as prescribed by applicable legislation. The assessment identified that the current operation does exceed the allowable limits and the professional acoustic engineers made recommendations that can be implemented to ensure compliance.

The owners of La Cantina have agreed and accepts these recommendations which include the following:

- No live performances or music should be performed external to the main building where it would exceed the maximum allowable level of 54.5 dBA on the plot boundary of the premises during the day-time period.
- A permanent audio system is to be installed at the venue with a managed and lockable sound limiter fitted.
- The above permanent audio system must be set to not exceed the maximum allowable rating level of 54.5 dBA on the plot boundary of the premises during the day-time period.
- Isolation of speakers and audio equipment from the building structure.
- In addition to the regular days, special occasions such as the following will be also used hosting live music:
 - La Cantina's Birthday on the 21st of March.
 - Cinco De Mayo on 5th May and on Dia de los Muertos on the 2nd of November. This is in keeping with the Mexican theme of La Cantina.
 - During holiday times 16 December, 23 December and 28 December.
- "Noise Control Regulations" promulgated under the Environmental Conservation Act, 1989 (Act 72 of 1989) the music volumes emanating from the premises at all times be controlled in such a manner that it adds less than 7dB(A) to ambient noise.
- The following additional proactive steps will be taken by the property owner:
 - Operating times will be limited from 3pm to 10pm on the designated days indicated above.
 - Seating Capacity Limitations: The venue will accommodate approximately 80 seated patrons, with no standing or crowding allowed. This ensures that the scale of the live music events remains manageable and in keeping with the restaurant's primary function, limiting the intensity of the activity.
 - Health and Safety Standards: All performances will be conducted in accordance with relevant health and safety regulations, including fire safety, crowd management, and sanitation standards. The owners will ensure that the venue meets all applicable requirements for public safety.
 - Licensing and Permits: The owners will apply for and maintain all necessary licenses and permits required for the live music events, including those for entertainment and alcohol consumption (if applicable). This will ensure that the operations are fully legal and transparent.
 - Community Engagement: The owners will maintain open communication with neighbours and the local community, addressing any concerns that may arise regarding noise, safety, or other impacts. This proactive approach will help ensure that the venue remains a positive contributor to the area.

DEPARTURE FROM THE PARKING REQUIREMENTS

The property currently accommodates 9 parking bays, which is sufficient to meet the needs of the restaurant and the existing dwelling unit.

The owners however seek to expand the use of the property by applying for a place of entertainment, the parking regulations must be addressed to ensure compliance with municipal requirements: 80 seats one bay per four seats place of entertainment $80 / 4 = 20$ parking bays.

The uses on the property are interdependent; the parking requirements should be considered collectively. Therefore, the provision of 21 parking bays is deemed adequate to accommodate the combined needs of the restaurant, dwelling unit, and place of entertainment.

The property's current parking provision consists of 9 parking bays, which adequately serve the existing uses, namely the restaurant and the dwelling unit. As the owners are seeking to expand the use of the property to include a place of entertainment, the OMLUS requires that parking be provided in accordance with the increased demand, amounting to 21 parking bays.

A departure from the parking requirements for the following reasons:

- ❖ Space constraints and the property's location in Stanford's walkable core leave no room for additional parking bays. Expanding parking would compromise site functionality and detract from the area's heritage character and historic streetscape.
- ❖ Walkability of Stanford: Stanford's walkable layout encourages use of public spaces, pedestrian access, and less reliance on private vehicles. Its compact form allows easy access to the property on foot, so many restaurant and entertainment patrons will not require parking. As a local hub for dining and live music, the venue is especially accessible to residents and visitors who are likely to walk.
- ❖ Interdependent uses: The restaurant, dwelling unit, and entertainment use share the same patrons, so parking demand is not separate for each use. The existing 9 bays serve the restaurant and dwelling unit, and live music is unlikely to add significant demand. If needed, nearby street parking is also available. This shared use reduces the need for additional bays.
- ❖ Local parking availability: Public parking is available within walking distance, reducing the need for more on-site bays. Shared use of public parking is common in the area, and the proposal is not expected to worsen parking shortages. The existing 9 bays should therefore be sufficient for the venue.
- ❖ Minimal impact on traffic: Given the pedestrian-friendly location and nearby amenities, the proposal is unlikely to increase traffic or congestion significantly. Patron flow will be managed, and any impact on traffic and parking is expected to be negligible.

Stanford in context and the proposed Revitalisation Plan

Stanford is a unique village that benefits from its status as a Heritage Village, with a Heritage Protection Overlay Zone (HPOZ), ensuring the preservation of its historical architecture and maintaining its charm. The HPOZ takes the standard zoning scheme into consideration, however it creates more flexible application of land use policies, including the possibility of departing from parking requirements where necessary. This flexibility is crucial in preserving the character of the village while allowing it to evolve to meet the needs of its residents and businesses.

The departure of the parking regulations is also in line with the proposed Stanford Revitalisation Plan which prioritises improved aesthetics and pedestrian movement, especially along Queen Victoria Street in the commercial core. It proposes three piazzas, wider sidewalks and street trees, supporting Stanford's historic character and appeal as a destination for residents and tourists. The plan also promotes a tourism economy centred on culinary, fine and performing arts, including live entertainment, which supports the owners' proposal. The Heritage Protection Overlay Zone allows flexibility in land use controls, including parking, where strict application would undermine the village's heritage character. In Stanford's compact, walkable setting, large on-site parking areas are often unnecessary, and additional parking for the proposed entertainment use would be contrary to the plan's goals. The proposal is therefore consistent with the revitalisation plan and supports Stanford's role as a cultural and culinary destination while preserving its heritage.

DETERMINATION OF AN ADMINISTRATIVE PENALTY

The owner bought the property and established a successful restaurant on the property and since March 2024 they have been allowing live music on the property.

To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 it is of importance to include an application for the determination of an administrative penalty. Section 90(3) of the By-law requires the following information:

The nature, duration, gravity and extent of the contravention

As stated above the application is to legalise the existing use: place of entertainment.

The total extent of the place of entertainment is ±216m².

The conduct of the person (allegedly) involved in the contravention

The owner is responsible for ensuring that there were no contraventions in terms of the By-law. A report by a quantity surveyor in matters of unauthorised building/construction. No illegal structures have been built.

Whether the unlawful conduct was stopped

As the use is a critical part of their operation and they cannot stop the operation.

Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

To the knowledge of this office, the property owner has not previously contravened the By-Law.

- ❖ The zoning will remain unchanged.
- ❖ Title deed contains no restrictive conditions.

- ❖ Access and egress access to the property is obtained from both Bezuidenhout Street and Queen Victoria Street, and the proposal is not expected to have any impact on the existing access or egress points. No alterations to the current access arrangements are required, and the movement of vehicles and pedestrians will continue as per the established pattern, ensuring safe and efficient circulation in and around the site.
- ❖ The applicant further motivates that the proposal is will have a positive impact on the social and economic elements of Stanford.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local Newspaper	Yes	29 August 2025	03 October 2025
Email Notices and Site Notice	Yes	26 August 2025	03 October 2025
Internal Departments	Yes	26 August 2025	03 October 2025
Ward Councillor	Yes	26 August 2025	03 October 2025
Total comments (objections)	FOUR (4) LETTERS OF OBJECTION		
Total letters of support	TWENTY-EIGHT (28) LETTERS OF SUPPORT		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly?			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA?			Yes
In case of application for removal, amendment, or suspension of restrictive title conditions if notices in accordance with Section 35(3)(d) of the By-Law on Municipal Land Use Planning was served on all persons mentioned in the title deed for whose benefit the restriction applies?			N/A

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Traffic Services	30/08/2025	No objection.
Fire Services	17/08/2025	No objection subject to compliance with the provisions of SANS 10400-T:2024, SANS 10400-A and the By-Law relating to fire safety.
Building Department	24/08/2025	No objection: all buildings to comply with the NBR and all other applicable law.
Local Heritage	27/08/2025	No objection to consent use and departure.

District Health	02/09/2025	No objection.
Environmental Management and Conservation Division	15/10/2025	No objection, subject to: Noise and operating hours will be managed in line with municipal regulations, ensuring that the proposal does not negatively affect neighbouring properties or the heritage character of the village. Noise level will be monitored and managed within the municipal Noise Control Regulations, and entertainment will not extend beyond normal operating hours, ensuring residential amenity is not compromised. These measures, combined with the limited frequency of events ensure that the proposed use remains compatible with adjacent residential properties. The property owner adheres to the recommendations as set out in the attached Noise Impact Assessment, conducted by Machoy Consulting on 10 July 2025.
Engineering Services	17/10/2025	Attached as Annexure F.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Registered letters sent to interested and affected parties; advertisement published in the Village News (local newspaper) as well as a site notice invited the public to comment on the application during public participation. Four (4) objections and twenty-eight (28) letters of support were received during the public participation process.

The objections and support letters are attached as Annexure E, and the response by the applicant is attached as Annexure F.

See below a summary of the objections and applicant's response thereon, and also the municipal town planners' comments thereon.

OBJECTION

POINT 1

Departure from the required parking laws

Patrons not from Stanford, as well as residents who do not live nearby, are likely to drive to the establishment rather than walk. During events, vehicles often occupy any available space, including private driveways.

The regulatory requirements for the provision of parking must be complied with by all establishments to protect the neighbouring property owners and other property owners.

OBJECTION

POINT 2

The definition if of concern

The definition of 'place of entertainment' for which application is made, can be used to allow for any type of 'entertainment' in the future. La Cantina has already defied municipal laws for some time and continues to do so. Thus, there is the concern that they might not adhere to their proposed intended use of the entertainment licence.

OBJECTION

POINT 3

Hours of operation

The objectors have uncertainty regarding the exact time schedule which will be used on the days of operation of the use. Three different times and days of operation is provided but not defined for example: 1) Friday, Saturday and Sunday during 'reasonable hours' 2) Friday and Sundays during 'business hours' 3) Fridays and Sundays during 'normal hours'. The objectors therefore question what days exactly will they provide live music and exactly between what hours?

OBJECTION

POINT 4

Noice and disruptive behaviour and public disturbance

The objectors maintain that the increased patronage and alcohol sales may lead to disruptive behaviour and public disturbance. A nearby retirement village houses elderly and frail residents who may be distressed by noise from music and alcohol-related behaviour. The objector doubts that noise from bands can be effectively self-monitored in line with municipal regulations. The objector also questions whether a 'Mexican' style restaurant in Victoria Street is compatible with the village's historic character and tranquil environment and asks that these concerns be considered to help preserve Stanford's calm and beauty.

OBJECTION

POINT 5

The objectors question how it will be possible that the local Noise Control Regulations will be complied with, and be less than 7dB?

Who will monitor the volume of the music? Who will address non-compliance? Neither SAPS nor Law Enforcement seem to have the authority or capacity to intervene in cases where there have been complaints. Management does not have a good track record for managing the volume of the music nor for making adjustments to prevent disruption to surrounding properties. What does 7dB(A) mean for someone reading this application? Besides, many residents chose to be here precisely because they enjoy the pleasant normal ambience, not an escalation thereof.

The objectors maintain that the *track record of the owner does not support the applicant's motivation that the owner will maintain an open communication with neighbours* and the local community, **addressing any concerns** that may arise regarding noise, safety, or other impacts, and states that there has been victimization, amplified on social media, of those complaining.

RESPONSE FROM APPLICANT

Noise and public disturbance

A detailed Noise Impact Assessment was undertaken by professional acoustic engineers. The assessment confirmed that, while certain sound levels associated with live performances and patron activity could exceed the allowable limits, several practical mitigation measures can be implemented to ensure full compliance with regulatory standards.

The owners have committed to adopting and maintaining all recommendations outlined in the Noise Impact Assessment, which include the following:

- All live performances will take place indoors only, with sound levels not exceeding 54.5 dBA at the property boundary.
- A permanent, managed audio system fitted with a lockable sound limiter will be installed and calibrated to maintain sound levels within permissible limits.
- All speakers and audio equipment will be isolated from the building structure to minimise vibration and noise transmission.

The venue will remain a seated restaurant, not a late-night establishment. This application seeks to formalise the existing use and ensure compliance with municipal requirements and best practice. Approval would allow the municipality to impose clear conditions on sound levels and performance frequency, creating a framework for ongoing compliance, monitoring, and community benefit.

Parking and traffic

Parking and traffic concerns are acknowledged. The existing nine on-site bays are adequate for the approved restaurant use, and the proposed entertainment use will share the same indoor seating area without increasing patron numbers or operating intensity. Live music is therefore not expected to generate significant additional traffic. Although the Land Use Scheme requires more parking for a place of entertainment, this does not reflect the venue's practical operation, as the restaurant and entertainment functions are interdependent and many patrons walk in Stanford's compact, pedestrian-friendly village.

The property already has access from Bezuidenhout Street and Queen Victoria Street, which adequately serve existing vehicle movements. The HPOZ (Section 18.5.3) and proposed Stanford Revitalisation Plan support flexible parking standards to protect Stanford's heritage character and walkable form. As shared parking is available within walking distance, additional on-site parking is impractical and would undermine the historic core. For the same reasons, a financial parking contribution would also be unreasonable.

Legality and track record of compliance

The applicant acknowledges previous unauthorised live music on the property and seeks to regularise the use through formal approval and enforceable conditions. If approved, the consent use will be subject to municipal oversight and clear conditions of operation. The assessment should therefore focus on the proposal's planning merits and compliance within the municipal framework, while past contraventions should be addressed through an administrative penalty.

Hours of operation and clarity

The applicant specifies that the live music will be conducted within reasonable hours (3pm to 10pm), and will be limited to Fridays, Saturdays and Sundays.

In addition to the regular days, special occasions such as the following will be also used hosting live music:

- La Cantina's Birthday on the 21st of March.
- Cinco De Mayo on 5th May and on Dia de los Muertos on the 2nd of November. This is in keeping with the Mexican theme of La Cantina.
- During holiday times 16 December, 23 December and 28 December.

The municipality retains the authority to impose specific conditions of approval that regulate operating hours or limit event frequency, ensuring a balance between commercial viability and neighbourhood amenity. With such controls in place, this concern does not render the application undesirable. It is also important to note the owners need to adhere to the LIQUOR TRADING HOURS BY LAW of the Municipality, which states that a licensee of a premises that may sell liquor for on-consumption may only sell liquor between 10:00 and 02:00 of the following day.

Character, heritage and compatibility

The property lies within the Stanford Heritage Protection Overlay Zone (HPOZ), and the proposal respects its heritage character, scale and form. No external alterations or structural additions are proposed, and the use remains compatible with the existing streetscape and HPOZ objectives. As a restaurant with limited live entertainment, it supports the social and tourism role of the heritage area without detracting from Stanford's sense of place. The use will operate within an existing lawful structure, requires no additional infrastructure, and is not expected to cause environmental harm. It also supports local business, employment and tourism in line with the Spatial Development Framework. The application has followed due process, including public notice and the opportunity to comment, and remains procedurally compliant for municipal consideration.

RESPONSE FROM TOWN PLANNER

The objectors' concerns are noted as it highlights issues which have been raised in the past by the public. Although the applicant seeks to address the concerns it is noted that the restaurant is developed in such a way that it will be hard to fully address and comply with the legislative requirements, for example most of the patrons are seated outside and any revelry which occurs cannot be suppressed.

As described by the objectors and applicants themselves, the restaurant and the live music are symbiotic, the live music feeds into the ambience of the restaurant to create a lively atmosphere which causes the patrons to enjoy themselves excessively and loudly. The location where the live music will be located will be either outside or on the stoep area, there is no means of suppressing the sound except by adjusting the volume. The structure cannot be made soundproof as the outdoor area is open air.

With the departure from the required parking standards the history of the property must also be considered, and which will be more fully unpacked in the evaluation section of the report. It is of note that the original design and parking layout was only for a small intimate restaurant. However, the current business draws large numbers of patrons on a regular basis due to the live music aspect. As noted, the patrons are not necessarily from Stanford and require making use of parking in the area, which includes parking on the neighboring property, Erf 3134.

From the objections it is clear that the live music was historically operated outside the normal operating parameters for businesses in Stanford as the live performances negatively affected the peaceful nature of the town, especially late nights and early mornings.

The applicant has confirmed that the hours of operation for the place of entertainment will be changed to more reasonable time slots, however the addition of Sundays for live music is generally not found to be desirable. The caveat will be that the management ensures that the use remains in the given timeslots and days, and that management ensures that the patrons are managed accordingly. Further consideration will be given to the character of the Stanford CBD and how the current layout is not that of a typical town center.

SUPPORTING COMMENTS RAISED THE FOLLOWING POINTS

- The establishment has boosted Stanford's economy by creating jobs, training staff, and attracting visitors and locals to support live music.
- Parking requirements should be relaxed in Stanford, as the town is walkable and excess parking can harm the heritage streetscape.
- La Cantina is a valued community space that contributes positively to the local economy and cultural life.
- La Cantina attracts visitors from Stanford and nearby towns, strengthens community spirit, supports musicians, and enhances the village's cultural and economic appeal.

RESPONSE FROM APPLICANT

The proposal received strong public support through letters and petitions, indicating that the venue is regarded as a valued community asset. Supporters emphasise its social, tourism, employment and economic benefits, and see it as consistent with the area's character and expectations. This support is a clear indicator of desirability in spatial planning terms. Approval would formalise the existing use and allow its benefits to continue within a regulated and compliant framework.

RESPONSE FROM TOWN PLANNER

It is agreed that the restaurant has a unique character and provides a lively atmosphere for Stanford, however it is not solely responsible for the town's attractive quality which includes its various other businesses in the main road, its location to Agri-tourism, its peaceful nature and scenic beauty.

What should be considered is whether constructive conditions be imposed for the business which makes logical and practical sense without negatively impacting on the character of Stanford and its residents.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See above mentioned.

9. MUNICIPAL ASSESSMENT OF COMMENTS

No objections were received from the internal department and their comments are noted, especially the comment provided by the EMS, as stated the noise impact assessment will be considered with the evaluation of the application proposed.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)**10.1 Background**

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is considered consistent in the following manner from a town planning perspective:

Spatial Justice

The application will not prolong spatial development injustices.

Spatial sustainability

The property was already developed, and no natural habitat is impacted upon.

Efficiency

The application will not have additional impact on municipal services and infrastructure.

Spatial resilience

The structures on the property will ensure that the existing resource (land) is used more efficiently.

Good administration

The application followed the required planning procedures, and the required public participation process has been followed.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable Policies

The proposed use is consistent with the Spatial Development Framework.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on municipal engineering services

The existing services are available and have been viewed positively by the Engineering Department, thus no additional services will be required.

10.7 Outcomes of investigations/applications i.t.o other legislation

The application does not trigger any listed activities in terms of local or national legislation.

10.8 Existing and proposed zoning comparisons and considerations

The subject property is zoned as Business Zone 2: General Business (Bulk Zone 2) and no changes to the zoning is proposed.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL**CONSENT USE**

The property owner seeks to attain the land use right for a place of entertainment to allow for the continuation of live entertainment at the established restaurant. In addition to a consent use the applicant is also proposing to depart from the required parking ratio.

It is agreed with the comments of support and the objectors; Stanford is unique and it is its character which attracts tourists and residents alike. It is therefore required that the proposed use should seek to fit in with the character and not to oppose it. The comments made for and against the application is noted and as stated in the response to the comments; it is agreed that the restaurant has a unique and lively atmosphere for Stanford, however it is not solely responsible for the town's attractive quality which includes its various other businesses in the main road, its proximity to Agri-tourism and Hermanus, its peaceful nature and scenic beauty.

Stanford's CBD in the heritage area is itself quiet and charming which is unique when compared to the other major towns in the Overstrand. Most of the shops and commercial buildings are situated in Queen Victoria Street and right next to the zoned erven. Any loud continuous sound will travel through the town quiet town especially in late afternoons.

Noise and public disturbance

One of the key concerns with live entertainment is the noise and public disturbance which can be caused by the use. As noted above, Stanford in general is a quiet town, in addition to this the CBD area is not a large sprawling commercial hub and is contained in the heritage area of Stanford. It should therefore be noted that the aspects of Stanford CBD cannot be compared to that of other larger towns. This is notable as the Noise Impact Assessment assessed the proposed use in line with an urban districts and not suburban districts (which has limited road traffic), the opinion is held that Stanford is a mixture of both. This is evident as complaints from the residential area have been received regarding noise, the complainants are situated to a range of approximately 240m from the restaurant in the residential neighbourhood.

What is also notable of Stanford is that the commercial area mostly closes from 17:00 and the town becomes very quiet from then on. For Stanford specifically the nighttime (which is the quiet time) does not begin at 22:00 but starts much earlier. Any noise activity between 17:00 to 22:00 will have a detrimental effect to the residential character.

It is noted that the outcome of the Noise Impact Assessment categorically stated that *La Cantina, Stanford is in contravention with the Western Cape Noise Control Regulations, P.N.200/2013, Regulation 4. In order for the La Cantina, Stanford to comply with the Western Cape Noise Control Regulations, P.N.200/2013 a minimum reduction in noise levels of 16.5 dBA is required.* It is the Town and Spatial Planning Department's opinion that the reduction in noise levels should be much lower than this due to the surrounding residential area.

Lastly it is noted that the applicant is willing to implement the mitigation measures as proposed in the Noise Impact Assessment, however it is unclear where the speakers will be placed and how overall the placement will be able to stop the noise from "leaking/emitting" out into the residential suburb. Notably the seating of the majority of the patrons will be outside in the open and when the music causes revelry it can be heard in the neighbourhood, the owner of the property will find it hard to suppress such revelry as it is a part of the restaurant's character. The MPT will be provided an opportunity to view videos of such revelry which is shared on the restaurant's Facebook page.

In addition to this the site plan provided indicates that performances will take place either outside (during pleasant weather) or inside; the placement of the speakers outside is therefore not in line with the recommendations of the Noise Impact Assessment.

Parking and traffic

The property was developed as a restaurant and dwelling; the building plans indicated the 9 parking bays due to the small footprint of the restaurant. Outside and uncovered

seating was provided as well, however due to the historical management and use of the restaurant the outside seating was not a true factor in the calculation of parking.

In 2021 the property was subdivided and the remainder of Erf 192 became 906m² in extent. Portion A was sold off. During the subdivision of Erf 192 the 9 parking bays were considered sufficient as the covered (indoor) footprint use was of a small extent, and the outdoor seating would not be frequented as weather does not always allow for the seating to be used.

The above being stated it should be noted that the consent use for the place of entertainment will require the use of the outside seating. This triggers additional parking over and above the amount historically required. The 80 outside seating area will require one parking bay per 4 seats and equates to an additional 20 parking bays. It is evident that that property owner utilises a portion of the subdivided property for parking of its patrons as well as other on-street parking bays.

The applicant motivates and states that the place of entertainment and the restaurant are interdependent and the parking requirements should be considered collectively. Therefore, the provision of 21 parking bays is deemed adequate to accommodate the combined needs of the restaurant, dwelling unit, and place of entertainment.

However, considering the history of the property the proposal to allow for the place of entertainment on the property is considered not compliant with what was originally purposed with the subdivision and will lead to a utilisation of the property which it is not development for and which cannot be managed on site.

As stated earlier it is noted that the character of Stanford is unique, however business in Stanford should comply with the standard parking requirement in order not to have a negative impact on the character of Stanford and other businesses and residential areas. Complaints have been received from various businesses in Queen Victoria Street where some businesses do not have adequate parking which then causes the patrons to park on parking spaces which were meant for their patrons, similarly residential areas have complained regarding patrons parking in front of their driveways and access being blocked to their homes.

Although the applicant proposes to depart from parking requirements, Section 17.1.2 of the land use scheme must be noted which stipulates the requirements for alternative parking arrangements. Where a departure from the parking provision is required, the business is required to pay for the parking which was provided elsewhere (on the account of the municipality) or the property owner provided the parking at an alternative location and notarial tie the two erven. The applicant requests that any financial contribution to parking be waived and that no alternative location will be provided due to the public parking available in Stanford. However, with regards to the provision of alternative parking, the municipality cannot implement a different approach for Stanford than the rest of the Overstrand. This will cause an unfair and unequal implementation of the regulations in the Overstrand.

Any public parking provided on street reserves and public property is budgeted for, public funds are used with the creation of the parking should commercial entities use the parking spaces then the municipality should be able to recoup the costs. There is no reason why Stanford's business erven should pay less than that of Hermanus and other towns.

Lastly, the motivation of the applicant also relies on the proposed Revitalisation Plan of Stanford. The proposed Revitalisation Plan is not a formal document adopted by the municipality and has no legal support. The section of the motivation which relates to proposed Revitalisation Plan is not regarded in the motivation.

Other matters

It is noted that the track record of the property owner is questionable as the place of entertainment was operated without municipal approval, further although the municipality formally requested the owner to cease the operation it continued. To a point where the owner requested intervention from the Municipal Manager who provided the owner allowance of the use until the outcome of the land use application. Considering this the applicant submitted an application for the determination of administrative penalty.

DETERMINATION OF AN ADMINISTRATIVE PENALTY

The owner bought the property and established a successful restaurant on the property and since March 2024 they have been allowing live music on the property.

To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 it is of importance to include an application for the determination of an administrative penalty. Section 90(3) of the By-law requires the following information:

The nature, duration, gravity and extent of the contravention

As stated above the application is to legalise the existing use: place of entertainment.

The total extent of the place of entertainment is $\pm 216\text{m}^2$.

The conduct of the person (allegedly) involved in the contravention

It is noted that the owner is responsible for ensuring that there were no contraventions in terms of the By-law, however the owner is well-informed regarding municipal By-laws and regulations as the municipality has informed the property owner in the past that a live music is not a primary use.

No illegal structures have been built and therefore a report by a quantity surveyor is not required. However, due to the continuation of the use the value of the property will be used in order to determine the value of the administrative penalty; this is in line with Section 90 of the by-law. The current municipal value is as follows:

	Value per m²	Value of Place of entertainment (x 216m²)	1% value
Land value			
R725,000	R801.11	R173 039.76	R1 730.39

*Extent of the property is 905m²

The property owner was formally notified in December 2024 of the contravention and considering the use is still being operated, 20 months will be used in the calculation of the administrative penalty. The calculation is as follows: $R1\,730.39 \times 20 = R34\,607.80$

Whether the unlawful conduct was stopped

As the use as not ceased on the property.

Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

To the knowledge of this office, the property owner has not previously contravened the By-Law.

Conclusion

The application is not supported due to the following:

- There is no clear information provided regarding the exact placement of the speakers indoors.
- No information is provided how the building will be altered to ensure sound/noise is not leaked to the residential properties.
- Outside seating will still be used by the patrons which can cause revelry which can also add to excessive sounds being heard in the neighbourhood. The property owner will be unable or willing to quiet down the patrons as it is a part of the restaurants character.
- The departure from the parking ratios is not desirable due to the volume of additional parking required for visitors to the restaurant.
- The place of entertainment draws larger than normal crowds when compared to similar uses in other towns in the Overstrand and current operations is already indicative that the neighbouring property is used for the provision of parking.
- With regards to the provision of alternative parking, the municipality cannot implement a different approach for Stanford than the rest of the Overstrand. This will cause an unfair and unequal implementation of the regulations in the Overstrand.

What is noted

- Stanford is a unique town and its character and residents should be protected.
- Tourism is important to the town, but it should not be at the expense of character of the town and its residents.
- A place of entertainment should be properly developed to ensure noise is not an issue for the residents and parking provided on site to accommodate the influx of visitors.
- Outdoor “open-air” venues (place of entertainment) should be discouraged in Stanford due to the proximity of the residential area and due to the quiet and tranquil nature of Stanford.

The opinion is held that the application should be not approved and the payment of an administrative penalty is applicable.

13. RECOMMENDATION

1. that the comment received, **be noted**;
2. that the application for **consent use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 192, Stanford, to accommodate a place of entertainment, **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for **departure** from the prescribed parking provisions in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 192, Stanford, **not be approved** in terms of the provisions of Section 61;
4. that the **determination of an administrative penalty** in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 192, Stanford for the continuation of the place of entertainment, **not be exempt** from the payment of an administrative penalty and that the payment of R34 607.80 be made within 60 days of this decision.
5. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions; and
6. that the commenters be informed of their appeal right in terms of Section 78 of the By-Law with regard to the decision above.

14. REASONS FOR RECOMMENDATION

- There is no evident information provided regarding the exact placement of the speakers indoors.
- No information is provided how the building will be altered to ensure sound/noise is not leaked/emitted to the residential properties.
- Outside seating will still be used by the patrons which can cause revelry which can also add to excessive sounds being heard in the neighbourhood. The property owner will be unable or willing to quiet down the patrons as it is a part of the restaurants character.
- The departure from the parking ratios is not desirable due to the volume of additional parking required for visitors to the restaurant.
- The place of entertainment draws larger than normal crowds when compared to similar uses in other towns in the Overstrand and current operations are already indicative that the neighbouring property is used for the provision of parking.
- With regards to the provision of alternative parking, the municipality cannot implement a different approach for Stanford than the rest of the Overstrand. This will cause an unfair and unequal implementation of the regulations in the Overstrand.
- The proposal in its current form is considered to have a negative impact on Stanford and its character which is considered a tranquil and quiet town.
- The noise impact assessment does not fully account for the unique attributes of Stanford and that the town centre is of a quiet nature with most of the commercial activity ending at 17:00.

15. ANNEXURES

Annexure A: Locality Plan
Annexure B: Motivation Report
Annexure C: Site Development Plan
Annexure D: Objections and support letters received
Annexure E: Response from applicant
Annexure F: Services Report
Annexure G: Noise Impact Assessment

SIGNATURES**AUTHOR**

Name: **P ROUX**

SACPLAN Reg No: **A2246/2015**

Signature: _____

Date: _____

REGISTERED PLANNER

Name: **S VAN DER MERWE**

SACPLAN Reg No: **A/1850/2014**

Signature: _____

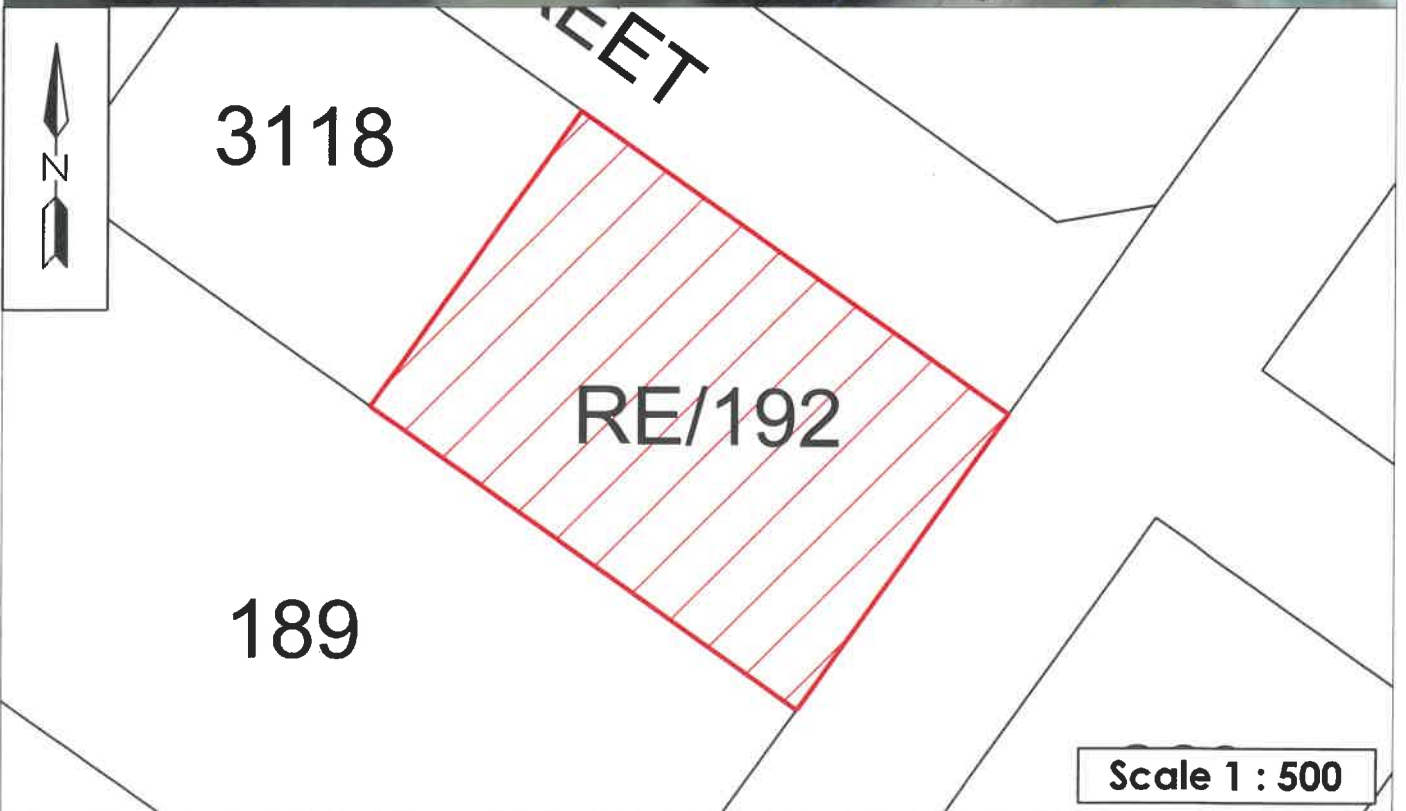
Date: _____

1. Locality Plan Remainder of Erf 192, Stanford

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




MOTIVATION

1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Erf description	Erf 192, Stanford
Erf extent	905m ²
Current zoning	Business Zone 2: General Business Bulk Zone 2

3. BACKGROUND

Erf 192, Stanford (hereafter referred to as the subject property) zoned for business was purchased in 2023 by the current owners, who had a vision to establish a new restaurant on the premises. To further enhance the offering and appeal of the establishment, the owners have been providing live music to their patrons as they did not previously have the land use rights in place, they intend to expand the land use rights to include a place of entertainment. WRAP Project Office has been appointed to compile and submit the necessary land use application on their behalf to permit this additional use right. Refer to **Annexure A – Power of Attorney**.

Stanford is a historically rich and environmentally sensitive town located within the Overstrand Municipality. Renowned for its well-preserved architectural heritage and village atmosphere, Stanford is recognised as one of the few towns in the region where heritage conservation is actively prioritised. The town features a number of historically significant buildings, many of which contribute to its unique character and appeal, attracting both residents and visitors seeking an authentic and tranquil environment.

A key aspect of Stanford's spatial development vision is the promotion of walkability. The compact nature of the town, combined with its pedestrian-friendly layout, encourages residents and visitors to access local amenities, shops, and restaurants on foot. This approach not only supports sustainable living but also aligns with broader municipal objectives aimed at reducing reliance on private vehicles, limiting traffic congestion, and preserving the small-town charm of Stanford. Approval of the following applications are required:

- Consent Use to allow a place of entertainment;
- Permanent Departure from the prescribed parking requirements; and
- Determination of an administrative penalty.



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4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP Project Office was appointed to compile and submit a land use planning application to achieve the vision highlighted in Section 3 of this report. The following is proposed:

4.1 Consent Use to allow a place of entertainment on Erf 192, Stanford.

Section 3 of this report indicates that the owners intend to legalise the existing use of the property to include a place of entertainment. The live music provided on the property forms an integral part of the restaurant experience, and the two uses coexist harmoniously. Patrons who visit the restaurant enjoy the live music as part of the ambiance, while those who attend primarily for the live music also make use of the food and beverages available. This synergy enhances the overall appeal of the establishment and supports the viability of both activities on the property.

According to the OMLUS, a place of entertainment is defined as the following:

*"place of entertainment" means a place used for commercial entertainment which may attract large numbers of people, operates outside normal business hours or generates noise from music or revelry on a regular basis and includes a cinema, a theatre, an amusement park, a dance hall or a night club and gambling and **live music**;"*

The definition of a place of entertainment does not fully align with the owners' vision for the property, as there is no intention to attract a large number of people, and the live music provided occurs within normal business hours. Additionally, the owners intend only to offer live music and have no interest in any of the other uses typically associated with a place of entertainment, such as a cinema, theatre, amusement park, dance hall, nightclub, or gambling.

The venue offers seating for approximately 80 patrons, with no provision for standing or crowding, thereby limiting the scale and intensity of the activity. However, as no other land use category accurately reflects the nature of the proposed use, applying for a place of entertainment remains the only viable option to ensure the owners have the legal right to continue offering live music on the property.

Allowing live music to be performed on the property will enhance the overall dining experience, attract a broader clientele and contribute positively to the local economy and community. Live music has proven to be a popular and integral part of the restaurant's appeal, offering cultural enrichment and supporting local musicians. By providing an opportunity for live performances, the venue also fosters a vibrant community atmosphere, contributing to Stanford's reputation as a destination for authentic and enjoyable experiences.

To ensure the property operates in good standing with legislation and minimizes any potential negative impact, the following measures will be implemented:



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- Compliance with Noise Regulations: The live music will be conducted within reasonable hours, and will be limited to Fridays, Saturdays and Sundays. The volume will be carefully monitored and controlled to comply with local noise control regulations, with adjustments made to prevent disruption to surrounding properties.

In addition to the regular days, special occasions such as the following will be also used hosting live music:

- La Cantina's Birthday on the 21st of March.
- Cinco De Mayo on 5th May and on Dia De les Meurtos on the 2nd of November. This is in keeping with the Mexican theme of La Catina.
- During holiday times 16 December, 23 December and 28 December.

"Noise Control Regulations" promulgated under the Environmental Conservation Act, 1989 (Act 72 of 1989) the music volumes emanating from the premises at all times be controlled in such a manner that it adds less than 7dB(A) to ambient noise.

A Noise Impact Assessment was also conducted to ensure that the operation of the proposed place of entertainment complies with the permissible noise levels as prescribed by applicable legislation. The assessment identified that the current operation does exceed the allowable limits and the professional acoustic engineers made recommendations that can be implemented to ensure compliance. (Refer **Annexure D: Noise Impact Assessment**)

The owners of La Cantina have agreed and accepts these recommendations which include the following:

- No live performances or music should be performed external to the main building where it would exceed the maximum allowable level of 54.5 dBA on the plot boundary of the premises during the day-time period.*
- A permanent audio system is to be installed at the venue with a managed and lockable sound limiter fitted.*
- The above permanent audio system must be set to not exceed the maximum allowable rating level of 54.5 dBA on the plot boundary of the premises during the day-time period.*
- Isolation of speakers and audio equipment from the building structure.*

This proactive approach demonstrates the owner's commitment to responsible management and mitigating potential impacts on nearby residential properties, thereby ensuring the peaceful enjoyment of the surrounding area is preserved.

- Operating times will be limited from 3pm to 10pm on the designated days indicated above.
- Seating Capacity Limitations: As previously mentioned, the venue will accommodate approximately 80 seated patrons, with no standing or crowding allowed. This ensures that the scale of the live music events remains manageable and in keeping with the restaurant's primary function, limiting the intensity of the activity.



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- **Health and Safety Standards:** All performances will be conducted in accordance with relevant health and safety regulations, including fire safety, crowd management, and sanitation standards. The owners will ensure that the venue meets all applicable requirements for public safety.
- **Licensing and Permits:** The owners will apply for and maintain all necessary licenses and permits required for the live music events, including those for entertainment and alcohol consumption (if applicable). This will ensure that the operations are fully legal and transparent.
- **Community Engagement:** The owners will maintain open communication with neighbours and the local community, addressing any concerns that may arise regarding noise, safety, or other impacts. This proactive approach will help ensure that the venue remains a positive contributor to the area.

4.2 Permanent Departure from the required parking provisions.

Due to the nature of the property and its surrounding area, the proposal includes a request for a permanent departure to allow the owners to provide fewer parking bays than prescribed in the OMLUS. The property currently accommodates 9 parking bays, which is sufficient to meet the needs of the restaurant and the existing dwelling unit. The owners however seek to expand the use of the property by applying for a place of entertainment, the parking regulations must be addressed to ensure compliance with municipal requirements:

Place of Entertainment	One bay per four seats
	80 Seats
	$80 / 4 = 20$ Parking Bays

As mentioned previously, since the uses on the property are interdependent, the parking requirements should be considered collectively. Therefore, the provision of 21 parking bays is deemed adequate to accommodate the combined needs of the restaurant, dwelling unit, and place of entertainment.

The property's current parking provision consists of 9 parking bays, which adequately serve the existing uses, namely the restaurant and the dwelling unit. As the owners are seeking to expand the use of the property to include a place of entertainment, the OMLUS requires that parking be provided in accordance with the increased demand, amounting to **21 parking bays**.

Despite this requirement, the owners are unable to provide additional parking on-site and are applying for a departure from the parking requirements for the following reasons:

- **Space Constraints:** The layout of the property, combined with its location within the walkable core of Stanford, leaves no available space for additional parking bays. The compact nature of the property, aligned with the town's design for walkability, limits the ability to expand parking provision without compromising the functionality of the site or detracting from the surrounding character. As Stanford is a heritage-sensitive



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area with a strong focus on preserving its historic streetscapes, the introduction of additional parking would be detrimental to the area's aesthetic and urban fabric.

- **Walkability of Stanford:** Stanford operates under the guiding principle of walkability, which encourages the use of public spaces, promotes pedestrian access, and reduces reliance on private vehicles. The town's compact nature allows for easy access to the property by foot, meaning that many patrons of the restaurant and place of entertainment will not require parking. Given the town's pedestrian-friendly layout, local visitors and residents are more likely to walk to the venue, particularly as it serves as a community hub where patrons enjoy both dining and live music.
- **Interdependent Uses:** The restaurant, dwelling unit, and place of entertainment operate interdependently, with patrons likely to visit for both the food and the live music. This shared use of the venue by the same clientele means that the demand for parking is not separate for each use. The 9 parking bays already provided, meet the demand generated by the restaurant and dwelling unit, and the additional use of live music, being a relatively low-impact feature, will not significantly increase the need for additional parking and if additional parking is required, there is several street parkings available being used currently by the patrons of the property as well as other businesses in the area. This combined use reduces the necessity for more parking bays, as patrons will be attending the venue for multiple reasons within the same visit.
- **Local Parking Availability:** In addition to the on-site provision, there are various public parking options within reasonable walking distance of the property, further alleviating the need for additional on-site parking. Local businesses and the community are accustomed to sharing public parking resources, and there is no indication that the proposed use will exacerbate any existing parking shortages. The availability of public parking supports the rationale that the 9 existing parking bays will sufficiently accommodate the venue's requirements.
- **Minimal Impact on Traffic:** As the property is located in a pedestrian-friendly area and is close to local amenities, the proposal will not result in significant increases in traffic or congestion. The owners will continue to monitor and manage the flow of patrons to ensure that the limited parking provision does not lead to any adverse impacts on the surrounding area. Given the low expected increase in patron numbers due to the type of entertainment offered, it is anticipated that the impact on traffic and parking will be negligible.

Stanford in Context and the Proposed Revitalisation Plan

Stanford is a unique village that benefits from its status as a Heritage Village, with a Heritage Protection Overlay Zone (HPOZ), ensuring the preservation of its historical architecture and maintaining its charm. The HPOZ takes the standard zoning scheme into consideration, but it is however it is important as it creates more flexible application of land use policies, including the possibility of departing from parking requirements where necessary. This flexibility is crucial in preserving the character of the village while allowing it to evolve to meet the needs of its residents and businesses.



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The Proposed Stanford Revitalisation Plan, which is under review, places significant emphasis on improving the aesthetic appeal and pedestrian functionality of the village, particularly Queen Victoria Street, which forms the core of the town's commercial area. The plan focuses on upgrading pedestrian infrastructure by creating three piazzas, widening sidewalks, and introducing street tree planting to create shaded areas, thereby enhancing the pedestrian experience. This vision aligns with the overall goal of reinforcing the historic street architecture while ensuring that Stanford continues to serve as a vibrant and attractive destination for both residents and tourists.

The Proposed Revitalisation Plan also outlines the importance of fostering a tourism economy, with an emphasis on destinations that promote culinary, fine arts, and performing arts, including live entertainment. This directly supports the owners' vision of adding a place of entertainment to their restaurant, integrating live music into the local cultural fabric. By enhancing the vibrancy of the village, the proposed use aligns with the broader goals of the Proposed Revitalisation Plan, contributing to the town's growth as a destination for arts and culture while respecting the integrity of its heritage.

The Heritage Protection Overlay Zone was designed to allow for such initiatives, provided they are in line with the overarching aim of enhancing the streetscape and architectural value of the village. It specifically supports the adjustment of standard land use provisions, including parking requirements, to prevent the imposition of rules that may undermine the town's heritage character. In this case, the required parking for the proposed entertainment use is not just an operational necessity but also an element that could impact the vibrancy and cultural appeal of Stanford's public spaces. As such, any increase in parking requirements would be counterproductive to the Proposed Revitalisation Plan's goals.

Stanford's unique context, its compact size and the pedestrian-friendly environment, means that businesses do not necessarily need large on-site parking facilities to cater to their patrons. Most businesses are within a 5-minute walking radius, allowing visitors to access services on foot, and many of the local residents walk to shops and restaurants. This further reinforces the suitability of a more flexible approach to parking provision, as the demand for additional parking in the area is lower than in more conventional commercial zones.

The integration of live entertainment into the restaurant experience will not lead to a significant increase in demand for parking. The number of patrons attracted by the live music is unlikely to exceed the capacity of the existing infrastructure, which already accommodates the restaurant's needs. Therefore, the owners propose to work within the framework of the Proposed Revitalisation Plan, promoting a lively, pedestrian-oriented atmosphere that enhances the village's charm, culture, and local economy.

In conclusion, the proposal is consistent with the objectives of the Proposed Stanford Revitalisation Plan and supports the village's role as a culinary and cultural destination. The flexible approach to parking requirements outlined in HPOZ Section 18.2.3 should be considered as a means of preserving the village's heritage while fostering its growth as a vibrant and attractive place to visit and live.



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It is; however, a requirement of the Heritage Protection Overlay Zone (HPOZ), Section 18.5.3 that any departure from parking provisions must be subject to alternative parking arrangements as outlined in the land use scheme. In this regard, the owner is of the opinion that sufficient parking already exists within the Stanford core to accommodate the proposed use. Given the compact nature of the village and its pedestrian-friendly environment, the need for additional on-site parking is minimal, as most patrons can easily walk to and from the establishment.

As a result, no alternative parking arrangements will be made, and the owner respectfully requests that any associated financial contribution be waived. This request aligns with the principles set out in the Proposed Stanford Revitalisation Plan, which aims to preserve the historic character of the village while promoting the town as a vibrant and accessible destination. The imposition of additional parking requirements would not only undermine these goals but could also detract from the aesthetic and cultural vibrancy of the village, which is the very essence of the HPOZ objectives.

4.3 Determination of an administrative penalty;

The owner bought the property and established a successful restaurant on the property and since March 2024 they have been allowing live music on the property. To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 it is of importance to include an application for the determination of an administrative penalty.

Section 90(3) of the By-law requires the following information:

The nature, duration, gravity and extent of the contravention

Section 4.1 of this report indicates the nature and gravity of the use. The total extent of the Place of entertainment is:

Place of entertainment	±216m ²
------------------------	--------------------

The conduct of the person (allegedly) involved in the contravention

The owner is responsible for ensuring that there were no contraventions in terms of the by-law.

A report by a quantity surveyor in matters of unauthorised building/construction

No illegal structures have been built.

Whether the unlawful conduct was stopped

As the use is a critical part of their operation and they cannot stop the operation.

Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

To the knowledge of this office, the property owner has not previously contravened the By-Law.



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5. LAND USE ENVIRONMENT

There is a mixture of zoning classifications surrounding the subject property. Although the property is located within central Stanford, there are residential properties directly adjacent to it. This blend of land uses is characteristic of the village's compact, mixed-use core. The zoning of the surrounding area is illustrated in **Plan 3 – Zoning Plan**, which reflects the integration of residential and commercial uses typical of heritage towns such as Stanford.

6. TITLE DEED

Title deed T64381/2022 of Erf 192 Stanford (refer to **Annexure B**) was perused and there are no restrictive conditions prohibiting the owners from operating a place of entertainment.

7. ZONING

The following zoning parameters were assessed in conjunction with the B2 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

BUSINESS ZONE 2: GENERAL BUSINESS			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Business Premises, Caretaker's Accommodation, Conference Facility, Flats (Above Ground Floor), Guest House, Hotel, Place of Assembly, Place of Instruction and Self-Catering.	Business Premises - Restaurant	Comply
Consent use that may be applied for	Adult Entertainment Business, Bottle Store, Crematorium, Dwelling Unit , Flats (On Ground Floor), Funeral Parlour, Institution, Motor Repair Garage, Place of Entertainment , Recreational Facilities, Residential Building, Second Dwelling Unit, Service Station, Transmission Apparatus (Subject to The Provisions of Chapter 16.10), Transport Use, Utility Services, Warehouse and Service Trade.	Existing - Dwelling Unit Proposed - Place of Entertainment	Applied for and motivated.
Development parameters			
Floor factor	The floor factor on the land unit shall not exceed 1.5	±0,30	Comply
Coverage	The maximum coverage for all buildings on the land unit shall not exceed 80%.	Coverage = 30,5%	Comply



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Height	The maximum height of any building is 10,5 m, measured from the base level to the top of the structure.	Existing Single Storeys maximum height of 4,4m. Refer to Annexure C – Architect Building Plans	Comply
Setback	(i) The Municipality may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street. (ii) Where special circumstances exist, the Municipality may require a wider setback. (iii) The general provisions of 16.2 apply.	6,5m Setback being complied with	Comply
Building lines	(i) The street building line is 0 m, subject to: - the setback restriction if required by the Municipality in terms of 7.1.2(b); and - the enclosed part of a building from the fourth storey must be set back 4,5 m. (ii) The side building line is 0 m, subject to: - without the consent of the Municipality, the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and - where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m. (iii) The rear building line is 0 m, subject to: - the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; & - where a property zoned Business Zone 1 and 2 abuts a	Existing Approved Dwelling: • Located 2,0m from the Southern Boundary	Comply.



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	residential or community zone, the building line is 3,0 m. (iv) The Municipality may impose more restrictive building lines in the interests of public health and safety. (v) The general building line exemptions in 16.1 apply.		
Parking	Parking and access shall be provided on the land unit in accordance with 17.1. <u>Restaurant</u> 4 bays per 100m² GLA <u>Dwelling Unit</u> 2 Parking Bays <u>Place of Entertainment</u> 4 Bays per Seat	<u>Required Parking:</u> Restaurant 4 bays per 100m² GLA Total GLA = 190m² 190m² GLA = 8 Parking Bays Dwelling Unit 1 Parking Bays Place of Entertainment 4 Bays per Seat 80 Seats = 20 Parking Bays 21 Parking Bays Required <u>Proposed Parking:</u> 9 Parking Bays <u>Proposed departure from the parking regulations.</u>	Applied for and motivated

8. 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 property is fully connected to the Overstrand Municipality's service network, which includes electricity, potable water supply, sewage disposal, and solid waste management. The proposed addition of a place of entertainment is not anticipated to place any undue burden on these existing services, as the restaurant and live music performances will utilise the same area and operate interdependently. There is no proposed increase in the built footprint or patron capacity beyond what is already in place, ensuring that the current municipal service demand remains unchanged and sustainable within the existing infrastructure capacity.



MOTIVATION

Access and Egress

Access to the property is obtained from both Bezuidenhout Street and Queen Victoria Street, and the proposal is not expected to have any impact on the existing access or egress points. No alterations to the current access arrangements are required, and the movement of vehicles and pedestrians will continue as per the established pattern, ensuring safe and efficient circulation in and around the site.

9. 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 proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

Socio-economic impact	The proposed inclusion of a place of entertainment, specifically, the provision of live music in conjunction with an existing restaurant, will have positive socio-economic benefits for both the immediate area and the broader Stanford community. The impacts are expected to include: • Economic Stimulation and Job Creation The proposal supports local economic development by attracting both residents and tourists to central Stanford, thereby increasing foot traffic and consumer spending in the area. This will contribute to the viability and longevity of small businesses, particularly in the hospitality and creative sectors. Additionally, it creates employment opportunities for musicians, waitstaff, and other support services, including technical support (e.g., sound and lighting). • Support of Local Tourism Economy The Proposed Stanford Revitalisation Plan identifies culinary, fine arts, and performing arts as key pillars of the town's tourism appeal. The proposal aligns with this vision by offering cultural and entertainment experiences that enhance Stanford's attractiveness as a destination for visitors, especially during off-peak seasons, which is critical for sustaining businesses during winter months. • Community Cohesion and Cultural Development The inclusion of live music contributes to the cultural vibrancy of the village, providing social opportunities for residents and fostering a sense of community identity and pride. Events that are inclusive and community-oriented can promote social cohesion, support local talent, and enrich the cultural life of Stanford.
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MOTIVATION

	• Minimal Adverse Impacts As no structural expansion is proposed, and with the existing infrastructure and seating capacity being maintained, the proposal is low impact in terms of physical development. Noise and operating hours will be managed in line with municipal regulations, ensuring that the proposal does not negatively affect neighbouring properties or the heritage character of the village. In summary, the proposal is socially beneficial and economically sustainable, contributing to the revitalisation objectives of the town while enhancing livelihood opportunities and quality of life for residents.
Compatibility with surrounding uses	The proposed land use, a place of entertainment in the form of live music offered in conjunction with an existing restaurant, is compatible with the surrounding land uses and the character of central Stanford. • Mixed-Use Character of the Area The subject property is located within the central business district of Stanford, an area characterised by a mixture of commercial and residential uses. The immediate surroundings include restaurants, shops, guesthouses, and residential dwellings, which are typical of a heritage village with a vibrant and walkable core. The integration of entertainment within a restaurant setting aligns with the existing commercial nature of nearby uses and supports the vision for a lively, pedestrian-friendly town centre. The proximity of residential properties adjacent to the subject property has been carefully considered. Noise from live music will be monitored and kept within acceptable levels as per the municipal Noise Control Regulations. Additionally, the hours of operation will be strictly enforced, and no events will take place outside of these set times. These measures ensure that residential amenity is safeguarded and that no unreasonable impacts are experienced by neighbouring residents. • Existing Use and Scale The live music component is a continuation of the current operational model, which has been in place without significant disruption to neighbours. With a seating capacity of approximately 80 patrons and no provision for standing or crowding, the scale of activity remains modest and in keeping with the low-impact, small-town character of Stanford. The music is limited to Fridays and Sundays during normal business hours, ensuring minimal disruption to adjacent residential uses.



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	• Heritage and Streetscape Context The proposal will be implemented within the existing building footprint, with no external alterations or expansions proposed. This ensures that the heritage value and streetscape integrity of the area are preserved, maintaining compatibility with the Stanford Heritage Protection Overlay Zone (HPOZ) objectives. The small-scale and curated nature of the entertainment further supports the village's aesthetic and cultural fabric. • Noise and Operational Management Noise levels will be monitored and managed to remain within the municipal Noise Control Regulations, and entertainment will not extend beyond normal operating hours, ensuring residential amenity is not compromised. These measures, combined with the limited frequency of events, ensure that the proposed use remains compatible with adjacent residential properties. In conclusion, the proposal is compatible with both the built and social environment of Stanford's town centre, reinforcing the village's tourism, cultural, and heritage goals while maintaining harmonious relationships with surrounding land uses.
Impact on the external engineering services	In addition to Section 8 above, the Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate.
Impact on safety, health and wellbeing of the surrounding community	Impact on Safety, Health, and Wellbeing of the Surrounding Community The proposed land use, comprising a place of entertainment limited to live music in conjunction with the existing restaurant, is not anticipated to negatively impact the safety, health, or wellbeing of the surrounding community. The following measures and context support this conclusion: • Controlled and Low-Impact Activity The live music component will be limited to two days per week (Fridays and Sundays) and will take place within normal business hours. The modest scale of the venue, with seating for approximately 80 patrons and no provision for standing or crowding, ensures that large crowds, noise disturbances, or unruly behaviour are not expected. • Compliance with Health and Safety Regulations



MOTIVATION

	All activities on the property will comply with Overstrand Municipality's Noise Control Regulations and any conditions of approval, particularly those aimed at mitigating noise impact on surrounding properties. The venue's existing design supports safe and orderly entry and exit, with no changes proposed to access or emergency egress points. • No Anticipated Increase in Crime or Public Disturbance As the restaurant already operates without issue, and the proposed entertainment is a complementary use, there is no evidence to suggest the proposal will result in increased crime or public disturbance. The nature of the entertainment, live music in a seated, family-friendly environment, is not conducive to disruptive behaviour and remains in line with the existing character of the establishment. • Promotion of Community Wellbeing Live music and cultural activities contribute positively to community wellbeing by fostering social interaction, cultural enrichment, and economic activity, particularly in small towns where such opportunities are limited. The proposal supports local employment, tourism, and the vibrancy of the village centre, thereby enhancing the economic and social wellbeing of the broader community. • Management Commitment The owners are committed to operating in a responsible and compliant manner and will engage with municipal authorities and neighbours to address any concerns, ensuring the establishment remains an asset to the community.
Impact on heritage	The subject property is not listed in the Overstrand Municipality's Heritage Register, but as previously mentioned, it is located within the heritage core of Stanford and thus falls within the HPOZ. The proposal, which entails the continuation of live music in support of the existing restaurant use, will not alter the physical structures or streetscape and does not involve any building work or changes to the external appearance of the property. As such, the proposal will have no adverse impact on the heritage significance of the site or its surroundings. In fact, the introduction of live music, in line with the Proposed Stanford Revitalisation Plan, will enhance the cultural vibrancy of the heritage area without compromising its character or aesthetic value.



MOTIVATION

Impact on the biophysical environment	The proposal is not expected to have an impact on the environment as no new development is proposed.
Traffic impacts, parking, access and other transport related considerations	The proposal is not anticipated to generate significant additional traffic, as the restaurant and live music venue will operate interdependently, serving the same group of patrons. The scale and intensity of the activities will remain modest, with seating limited to approximately 80 patrons and no provision for standing or large crowds. As such, any increase in vehicular movement to and from the property will be minimal and well within the capacity of the existing road infrastructure. Access to the property is obtained from both Bezuidenhout Street and Queen Victoria Street, and the proposal will not require any alterations to these access and egress points. The existing access arrangements are deemed sufficient and safe for the proposed activities. Regarding parking, the property currently accommodates 9 on-site parking bays, which are adequate to serve the restaurant and existing dwelling unit. As outlined earlier, additional parking cannot be provided due to spatial constraints on the property, and a permanent departure from the parking requirements is being applied for. It is the owners' position that there is adequate shared parking available within the Stanford core, especially considering that Stanford is a walkable village, and many patrons arrive on foot. Moreover, additional public parking is available nearby, including angled parking on Shortmarket Street and potential future provision on Longmarket Street. The Proposed Stanford Revitalisation Plan encourages pedestrianisation and discourages the proliferation of on-site parking in favour of vibrant street life, aligning with the Heritage Protection Overlay Zone's goals. Therefore, no negative transport-related impacts are expected, and the proposed use is in keeping with the character and functioning of the area.

Impact on views, sunlight and character of the area

The proposal to continue the live music offering in conjunction with the existing restaurant use is not expected to have any adverse impact on views or sunlight in the surrounding area. The property's use will remain in line with the current layout, with no new structures or significant alterations to the existing built environment. The proposed activities are confined to the existing area, ensuring that no visual intrusion or loss of sunlight will occur for neighbouring properties, particularly those with residential zoning adjacent to the subject property.



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In terms of the character of the area, the proposal is fully aligned with the Proposed Stanford Revitalisation Plan, which aims to reinforce the village's vibrant and pedestrian-friendly atmosphere. The introduction of live music is considered to contribute positively to the social and cultural vibrancy of the area, enhancing its character without altering the aesthetic or historical integrity of the surrounding streetscape. Stanford is known for its small-scale, intimate atmosphere, and the proposed use will serve to further enhance this sense of community while preserving the heritage values of the village.

As Stanford is a heritage-sensitive area, the proposal has been carefully designed to ensure compatibility with the existing urban fabric, maintaining the charming, historic character of the village while offering a modern, sustainable boost to the local economy and tourism sector.

Economic impact

The proposed use of the subject property as both a restaurant and a venue for live music is expected to have a positive economic impact on the local community and the broader Stanford area. By expanding the offering to include live music, the owners aim to attract a wider variety of visitors, particularly during off-peak periods such as weekends and winter months, when tourism and local business activity traditionally slow down.

The introduction of live entertainment has the potential to increase foot traffic, benefiting not only the subject property but also neighbouring businesses. The vibrant atmosphere created by live performances will likely draw visitors from outside Stanford, including day-trippers and tourists, contributing to the growth of the local economy. This increased patronage will have a multiplier effect, supporting not only the restaurant and venue but also other local services, such as accommodation, retail, and transport providers.

In addition, the proposal aligns with the Proposed Stanford Revitalisation Plan, which recognises the role of cultural and culinary tourism in strengthening the local economy. By offering a unique experience through live music, the owners are contributing to the enhancement of Stanford as a destination for those seeking high-quality food, entertainment, and cultural experiences. The proposal is in line with the overarching goal of supporting tourism and fostering sustainable growth within the village while preserving its character and charm.

The economic benefits are expected to create local employment opportunities, both directly through the restaurant and live music venue and indirectly through increased demand for goods and services. Additionally, the proposal supports year-round activity, making the local economy more resilient to seasonal fluctuations.

Opportunity cost

An opportunity cost, in the context of land use planning, refers to a development proposal that leads to the devaluation or the foregoing of valued land use rights of interested and affected parties when an application is approved. The proposed use will enhance surrounding property values by creating new opportunities and encouraging development in the area.



MOTIVATION

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

The property is situated within the Stanford Heritage Protection Overlay Zone, which aims to:

- Protect and enhance heritage sites and streetscapes that contribute to the unique townscape character.
- Safeguard Market Square and Queen Victoria Street, which are key elements of the historic core.
- Allow adjustments to land use provisions, particularly regarding parking and setbacks, to enhance heritage streetscapes.
- Preserve the village's connection to the Klein River and "Die Oog" spring, which are significant to the town's origin.
- Protect the character of the historical built environment, including building patterns, scale, form, and street interface, to avoid negative impacts.
- Maintain historical building typologies and ensure that new developments respect the village's spatial character.
- Conserve the leiwaterrug system, which plays a vital role in the area's character.

The application aligns with the objectives of the Stanford Heritage Protection Overlay Zone (HPOZ) by ensuring that the proposed development respects and enhances the heritage character of the area.

The proposal seeks to expand the existing restaurant use to include live music, which complements the village's emphasis on fostering a vibrant, pedestrian-friendly environment that supports tourism and the arts. By offering live music within the context of a small restaurant venue, the development contributes to the cultural fabric of Stanford, enhancing its appeal as a destination for culinary and performing arts, as outlined in the Proposed Stanford Revitalisation Plan.

Moreover, the proposal will not negatively impact the historical built environment or townscape. The property is situated within the historic core of Stanford, and the development respects the architectural and historical features that define the character of Queen Victoria Street and Market Square.

No significant alterations to the structure are proposed, ensuring that the heritage value of the area is maintained. The application also addresses the HPOZ's provision for adjustments to standard parking requirements, proposing a departure from the parking regulations, which aligns with the broader vision of creating a pedestrian-focused environment that reduces the need for excessive on-site parking. This is in keeping with the area's tradition of shared and alternative parking arrangements, consistent with the objectives of the HPOZ.



MOTIVATION

10.3 Spatial Planning Policies

The application aligns with the principles outlined in the Local Spatial Development and Growth Management framework for Stanford, as detailed in the MSDF. One of the key objectives is the conservation of the historical townscape and heritage resources, which is directly supported by the proposal. By seeking to integrate live music into the existing restaurant use, the proposal enhances Stanford's heritage character and its appeal as a destination for rural tourism, aligned with the goal of promoting tourism development based on the area's ecological and heritage value. The application further supports the vision of Stanford as a vibrant, mixed-use village that balances tourism, residential, and light commercial development, while preserving its rural character.

The proposal respects the framework's aim to restrict development in sensitive areas, particularly along the Klein River and within the rural setting, by focusing on enhancing an already established restaurant rather than expanding the urban footprint. The intention is to create a development that complements the existing character of Stanford, without encroaching on agricultural or natural landscapes. Additionally, by adhering to the Stanford HPOZ regulations and promoting development within the urban edge, the application ensures that the unique village rural character of Stanford is maintained, while also enhancing its cultural and heritage offerings in line with the broader strategic objectives for the town.

11. PLANNING PRINCIPLES

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

Spatial Justice

Spatial justice in this context ensures that development benefits the broader community by promoting inclusive growth and preserving Stanford's unique character. The proposal to offer live music at the existing restaurant aligns with this principle by enhancing the local tourism economy, creating jobs, and providing cultural experiences accessible to both residents and visitors. Additionally, the development respects the established urban edge and heritage regulations, preventing encroachment on sensitive areas and preserving Stanford's rural and historical identity.

Spatial Sustainability

Spatial sustainability in this context focuses on promoting development that respects both environmental and social factors while ensuring long-term viability. The proposal to include live music at the existing restaurant supports this by enhancing local tourism and economic activity without expanding the urban footprint or negatively impacting the surrounding environment. The use of existing infrastructure, including municipal services and access points, reduces the need for additional development, preserving the rural character of Stanford. The proposal aligns with the sustainable growth principles outlined in the Proposed Stanford Revitalization Plan, which advocates for development that respects both heritage and environmental resources.



MOTIVATION

Efficiency

The proposed development promotes efficiency by utilising existing infrastructure and resources, such as the current restaurant space, municipal services, and access points. The integration of live music into the restaurant's operations makes effective use of the property without requiring extensive new developments or infrastructure upgrades. Additionally, the proposal seeks to optimise the use of space, accommodating both the restaurant and the place of entertainment within the same footprint, thereby reducing the need for additional land and resources. This approach aligns with the objectives of maintaining Stanford's rural character and heritage while supporting economic growth through tourism and local business activity.

Spatial Resilience

The proposed development enhances spatial resilience by supporting the long-term sustainability of local businesses and contributing to Stanford's tourism economy, which is vital for its ongoing growth. By adapting an existing building and incorporating a place of entertainment, the proposal fosters economic resilience, helping the area to remain competitive in the tourism sector. Furthermore, the focus on utilising existing infrastructure ensures minimal environmental impact, while the integration of the development within the heritage context respects the community's identity and history. This approach enables the town to evolve while maintaining its unique rural and cultural character, making it more adaptable to future challenges.

Good administration

The application demonstrates good administration by adhering to the necessary planning procedures and regulations, including the consultation with relevant stakeholders and compliance with the Stanford Heritage Protection Overlay Zone (HPOZ). The owners have engaged with the Stanford Planning Group to ensure that their proposal aligns with the broader objectives of the Proposed Stanford Revitalisation Plan and local development strategies. By submitting a comprehensive land use application that considers the heritage, environmental, and community impacts, the proposal fosters transparency and ensures the decision-making process is well-informed, facilitating an orderly and efficient development in line with municipal policies.



RECOMMENDATION

12. EVALUATION

In conclusion, the application to allow the subject property to function as a place of entertainment, alongside its existing use as a restaurant, is well-aligned with both the objectives of the Overstrand Municipality and the heritage goals of Stanford.

The proposal has been carefully considered in relation to the surrounding context, ensuring compatibility with neighbouring uses, preservation of the town's unique character, and adherence to the principles outlined in the Proposed Stanford Revitalisation Plan and the HPOZ. Furthermore, the application has made provisions for addressing parking and access in a manner that balances the requirements of the land use scheme with the specific constraints of the property, supported by the flexibility allowed within the HPOZ.

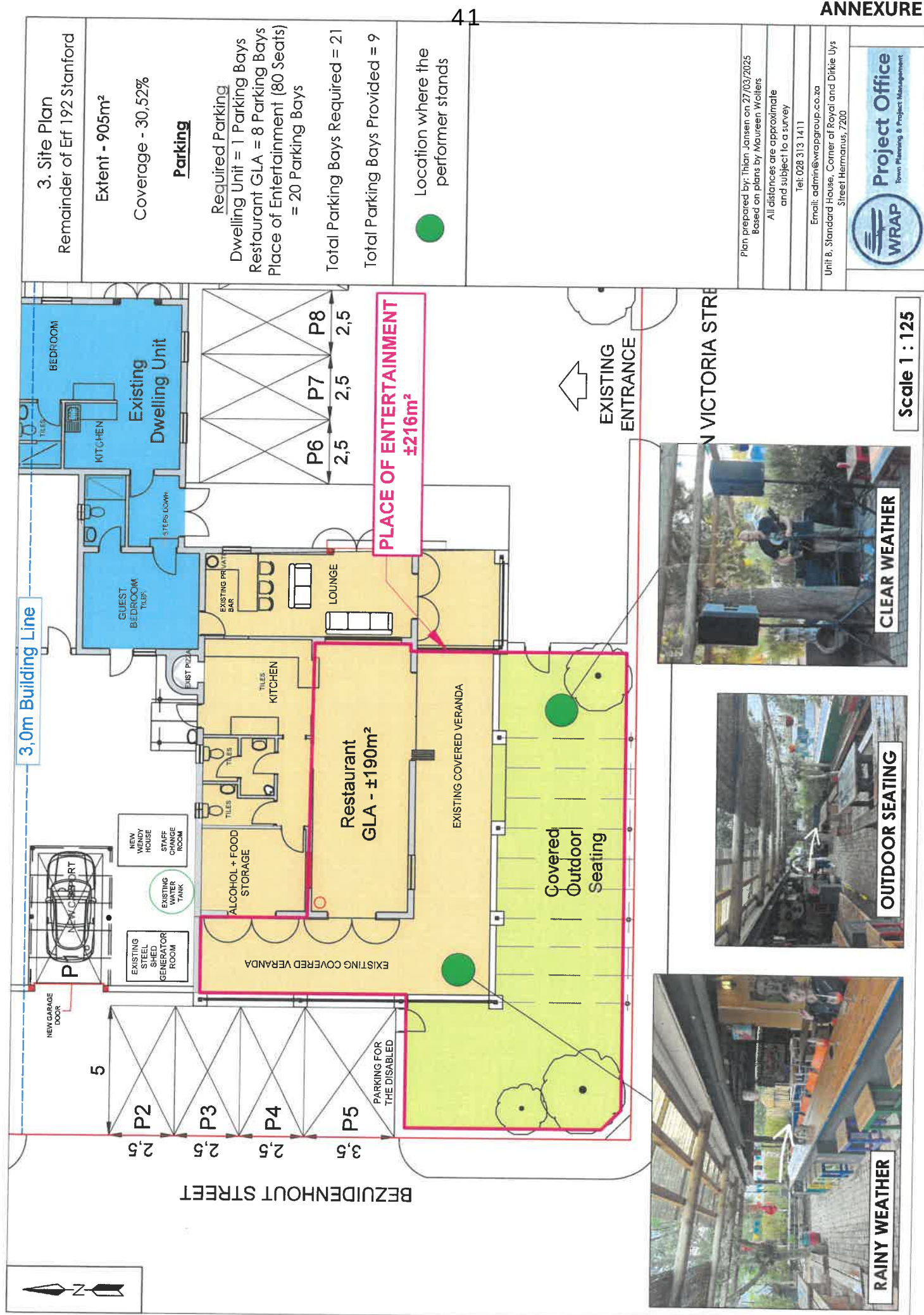
The application provides a clear case for why the approval of this proposal will benefit not only the subject property but also the broader Stanford community. By enhancing the cultural and tourism appeal of the area through live entertainment, the proposal supports the local economy and contributes to the vibrancy of the village, while respecting its heritage significance. The measures in place to mitigate any potential impacts on traffic, safety, and the environment further demonstrate the owners' commitment to ensuring that the property operates within the bounds of the law and in the best interests of the community.

In light of the strong alignment with local policies, the positive economic and cultural impacts, and the responsible approach taken to address potential challenges, it is respectfully submitted that this application should be approved. The proposed development offers a balanced approach to preserving Stanford's heritage while fostering sustainable growth and vitality within the village.

13. RECOMMENDATION

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

- 13.1 Consent Use** to allow a place of entertainment on Erf 192, Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.2 Permanent Departure** from the required parking provisions in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.3 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



Erf Number	First Name	IN TIME / LATE	SUPPORT / OBJECTION	EMAIL	Address Line 1	Address Line 2	City	ZIP Code
1	A Erwee	In time	SUPPORT	moo@whalemail.co.za	7 Quick Street		STANFORD	7210
2	S Pool	In time	SUPPORT	stiaan.pool0207@gmail.com				
3	Graham	In time	COMMENT	graham@revived.co.za				
4	Nicholas Bednall	In time	OBJ	nic@heartstone.co.za				
5	Jean Zunkel	In time	SUPPORT	jean.zunkel@bjadventures.com	3 King Street		STANFORD	7210
6	Claude Woolfe	In time	SUPPORT	claudewoolf1@gmail.com				
7	Flicka Goslett	In time	SUPPORT	flicka_goslett1@icloud.com	13 Victoria Close	Long Market Street	STANFORD	7210
8	Philip Greenlees	In time	SUPPORT	philgecko@gmail.com				
9	Mary Knight	In time	SUPPORT	maryknight78@icloud.com				
10	Leanne Robertson	In time	SUPPORT	membership@hgc.co.za				42
11	Gary Sletcher	In time	SUPPORT	garysletcher@gmail.com				
12	Peter Zuger	In time	SUPPORT	peter.zueger@swissonline.ch				
13	Duane Genders	In time	SUPPORT	duanegenders@icloud.com				
14	Malcolm Lee	In time	SUPPORT	mglee8252@gmail.com				
15	Phil Murray	In time	SUPPORT	philippa.murray@gmail.com	3 Morton Street		STANFORD	7210
16	Vanessa Govender (incl list of persons supporting application)	In time	SUPPORT	vanessa@thebreadmill.co.za				
17	Linda Kloppers	In time	SUPPORT	lindakloppers42@gmail.com	80 Vyfer Street	De Kelders	GANSBAAI	7220
18	Sheldon De St Pern	In time	SUPPORT	sheldonliveat@gmail.com				
19	Andy & Sally-Dell Johnston	In time	SUPPORT	andyvjay45@gmail.com	19 Mrton Street		STANFORD	7210
20	Mark Cairns	In time	SUPPORT	mcalrns74@gmail.com	6 Grace Close	Stanhaven Estate	STANFORD	7210
21	John & Samantha Steyn	In time	SUPPORT	samanthasteyn66@gmail.com				

22	Mardi Cairns	In time	<i>SUPPORT</i>	mardi.cairns@mwweb.co.za	6 Grace Close	STANFORD	7210
23	Cathy Beveridge	In time	<i>SUPPORT</i>	skycat.cb@gmail.com			
24	Katie Smuts	In time	<i>SUPPORT</i>	katie.smuts@gmail.com	34 Caledon Street	STANFORD	7210
25	Mary Kelly	In time	<i>SUPPORT</i>	m.kellystanford@gmail.com			
26	Christine Stevens	In time	<i>OBJ</i>	Christinestevens03@gmail.com			
27	Ulric Conradie	In time	<i>SUPPORT</i>	buconradie@gmail.com	54 Bolero Lane	FISHERHAVEN	7201
28	Richard Randall	In time	<i>SUPPORT</i>	dick@nautilustours.co.za			
29	Stanford Ratepayers Association (Richard King)	In time	<i>SUPPORT</i>	richard.king@mwweb.co.za			
30	Shannon Van Breda	In time	<i>OBJ</i>	svanbreda@vodamail.co.za	9 Victoria Close	STANFORD	7210
31	Barbara Kahn	In time	<i>OBJ</i>	barbara3420@gmail.com	14 Du Toit Street	STANFORD	7210
32	Stanford Heritage Committee	In time	<i>SUPPORT</i>	stanfordheritage@gmail.com			
		4					
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		32					
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08 OCT 2025

Alida Conradie

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Alida Conradie
Sent: Wednesday, 08 October 2025 08:10
To: 'SHC Stanford Heritage Committee'
Subject: RE: ERF 192 - CONSENT USE

TP- A Theart
 (S vld merke)

Dear James

Receipt is hereby acknowledged of your comment regarding the above dated 06 October 2025.

Your letter will be forwarded to the applicant for comment, and a further communication will be addressed to you in due course.

KINDLY REGARD THIS AS YOUR FORMAL ACKNOWLEDGEMENT

Kind Regards

Alida Conradie

Administrative Officer, Town- and Spatial Planning

Directorate: Planning & Development, Overstrand Municipality, Hermanus

A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20

T: 028 313 8900 | F: 028 313 2093 | E: alida@overstrand.gov.za

From: SHC Stanford Heritage Committee <stanfordheritage@gmail.com>

Sent: Monday, 06 October 2025 15:15

To: Petrus Roux <petrusroux@overstrand.gov.za>; Alida Conradie <alida@overstrand.gov.za>

Cc: Mike Munnik <mikemunnik001@gmail.com>

Subject: ERF 192 - CONSENT USE

Afternoon Alida and Petrus,

Further to the above town planning notice the SHC reviewed the application at our September meeting and does not have an objection for the proposed change of use for live entertainment.

Our only recommendation would be for live music performances to cease at a reasonable hour in the evening, say 22h00.

Regards,

James

James Aling

Chair: Stanford Heritage Committee



FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2878667

TP

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A Theart
(S v d Merke)

REKORDBEHEER

4/65

03 OCT 2025

Alida Conradie

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Barbara Kahn <barbara3420@gmail.com>
Sent: Thursday, 02 October 2025 17:32
To: Alida Conradie
Cc: Petrus Roux
Subject: Comments ERF 192, 5 QUEENVICTORIASTREET ENTERTAINMENT LICENCE/DEPARTURE OF PARKING LAWS

Importance: High

Dear Aida,

FILE NO.	Erf 192 ✓
	Stanford
SCAN NO.	
	2875692
COLLABORATOR NO.	

ERF 192, 5 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY.

I am a resident and owner of a house on erf 565 in Stanford.

I have particular interest in this application as I have experienced personally the invasive ear splitting noise from a band which played at La Cantina, (the applicant) in December 2024.

Everyone greatly suffered a sleepless night and the police was not able to assist.

I then lodged a complaint with the municipality and the mayor at the time, Annelie Rabie kindly investigated the matter. It was discovered that the restaurant did not have an entertainment licence.

The owners were advised to desist which they did amidst great protest and did so for a short period until they continued to provide live music. They do so to this day and advertise on the Stanford Notice Board.

The municipality was advised and has receipt of my emails providing proof of this unlawful behaviour.

I therefore am not in favour of this restaurant obtaining a licence for live music as well as the departure from the municipal parking laws.

My reasons are as follows:

1) Departure from the required parking laws:

a) There is a misconception that people who attend such an establishment would walk to the property. This is simply not true.

As a long time resident of Stanford we villagers suffer greatly when there is any event in the area. Cars park everywhere they can find a space.. even parking in driveways of houses.

b) Out of town patrons will drive, and any residents not living in the close proximity will drive to the establishment.

c) The constant emphasis on the 'walkability' of the venue(diverting from the legality of providing parking) could be amusing if it wasn't a serious issue and just not true.

d) The laws of parking for businesses prescribed in the OMLUS was devised for a reason which was to protect other businesses as well as private homes from indiscriminate and obstructive parking.

TP

I thus hope that this law will be upheld and enforced in this particular case to prevent further frustrations and inconvenience in the village.

2) The definition of 'entertainment' licence for which they are applying.

The definition in this document should be carefully noted.

The applicants can at any time change the type of 'entertainment' they provide. This definition has far more reaching consequences going forward and is very concerning.

La Cantina has already defied municipal laws for some time and continues to do so. Thus there is the concern that they might not adhere to their proposed intended use of the entertainment licence.

3) Live music hours of trade

The days as well as the hours of trade are not clearly defined: This is particularly concerning.

In this document it states 3 different times and days of trading not defined as follows:

- 1) Friday, Saturday and Sunday during 'reasonable hours'
- 2) Friday and Sundays during 'business hours'
- 3) Fridays and Sundays during 'normal hours'

What days exactly will they provide live music and exactly between what hours?

4) Noise and disruptive behaviour and public disturbance

a) With increased patronage, selling alcohol where one does not have to eat but just come to listen to the music, disruptive behaviour and public disturbance will invariably ensue.

b) There is a retirement village in close proximity where there are many old and infirm people. The noise at various hours of day or night from sound systems and disruptive alcohol induced behaviour will no doubt cause them great distress.

c) There is no way that anyone can 'monitor' the level of noise pollution from the bands playing at this establishment. It is therefore absurd for them to state that the noise level will be monitored according to the municipal regulations by the owners themselves.

7) Lastly in my opinion, I doubt whether this 'Mexican' restaurant in the midst of all our historical buildings in Victoria street lends itself to preserving the character of the village and its tranquil environment where most people have come to settle away from the noise and clamour of large cities.

I hope that you will view the above comments in a favourable light and continue to protect and preserve this village's character of calmness and beauty for years to come.

Kindest regards,

Barbara Kahn
14 Du Toit Street
Stanford.

Cell: 072 471 0581

Overstrand Municipality
16 Paterson Street
Hermanus

28 September 2025

Email: alida@overstrand.gov.za

CC: petrusroux@overstrand.gov.za

RE: MUNICIPAL NOTICE NO.146/2025: ERF 192, 5 QUEEN VICTORIA STREET, STANFORD.
APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE
PENALTY.

Interested and affected party:

Name: S Van Breda

Address: Victoria Close, Longmarket Street, Stanford

Contact: svanbreda@vodamail.co.za

Summary of application:

A. This is an application to **extend the current permissions** to those for 'a place of entertainment'.

1. Current permissions:

- a. The applicant already has a permit to run a **restaurant** seven days a week
- b. The applicant already has a permit to sell **alcohol** seven days a week.
- c. The applicant is already permitted to play **recorded music** in the restaurant seven days a week.
- d. The applicant is already permitted seating for approximately **80 people**

2. Permissions for a commercial "place of entertainment":

- a. may attract large numbers of people
- b. may operate outside normal business hours or
- c. may generate noise from music or revelry on a regular basis and
- d. may include a cinema, a theatre, an amusement park, a dance hall, a nightclub, gambling or **live music**.

By approving this application, the authorities will be permitting the business to host **live music events on Fridays, Saturdays and Sundays (pg 3), every weekend throughout the year and years to come.**

3. Considerations:

Live music events typically attract larger numbers of people, more alcohol is consumed on the premises, and crowd noise can become excessive. Live music events tend to attract more of a party crowd. Noise, and even revelry, can continue into the night even once the live music has stopped.

Once the application is approved, it will be very difficult to reverse the permissions as the business practices become established.

4. Background:

The applicant has hosted live music events from time to time on differing days of the week, and regularly on a Sunday afternoon and evening, without the required legal permit, and therefore in contravention of the law. This was stopped by the authorities due to **complaints from residents**. Live music events commenced again without the necessary legal permission and again in direct contravention of the law. Again, **complaints were voiced** to management and submitted to the authorities.

These previous live music events have provided the opportunity to experience the **impacts** of such events at the business premises and assess the appropriateness of scale and intensity given the **context**.

5. Context:

- a. Stanford is a **small compact village** with commercial businesses and residences in proximity. The activities of a business directly impacts the residents in the surrounding area.
- b. Stanford is an **environmentally sensitive** town with a village atmosphere where residents and visitors enjoy an **authentic and tranquil environment**
- c. The broader municipal objectives include limiting traffic congestion and preserving the **small-town charm** of Stanford.
- d. Currently, the various restaurant businesses co-exist harmoniously and on an appropriate scale. Although they may compete for patronage, they do so without one venue dominating the landscape and changing the character of the precinct for the others.

6. Impacts of live music events at the business venue:

- a. As can be expected, live music events generally attract larger numbers of people, more alcohol is consumed, the music is electronically amplified and the noise level can escalate, sometimes to that typical of a party or pub (referred to in the application as 'revelry'). The layout of the venue is such that most people are seated outside, on the north side almost on the street. The noise carries to the residential area across the street and to the northern side of the village.
- b. Most significantly, the 'live' music is amplified using electronic sound equipment including microphones, speakers, base boosters, synthesizers and the like. The sound equipment is set up outside on the north facing veranda and the sound carries across the street towards the residents on the northern side of the village. What is not always understood is that the 'music' on location is experienced as reverberating base or penetrating frequencies at a distance away from the venue. The amplified electronic sound is extremely intrusive, intolerable and upsetting.

The residents must endure the noise and disruption for hours at a time. This impacts on their right to enjoy what they choose to be doing as well as their general sense of well-being. When the crowd noise persists into the night, even if the live music has stopped, there is the additional impact of sleep disruption which impacts on one's ability to uphold one's commitments over the following days and is generally very disruptive of one's week.

Such impacts, I believe, are incompatible with the rights and choices of residents with differing priorities and who may choose to spend their weekends in other ways and have the right to do so without being so significantly compromised by such public disturbance.

Currently, without the live music, the restaurant can get quite busy and quite noisy, something the residents tolerate in moderation, understanding that some locals and visitors enjoy to eat out and drink out and meet-up with friends. Those who wish to enjoy food and drink and meet-ups, with recorded music, are free to do so at the venue all day or night, seven days a week, within the terms and conditions of the current permissions which exist to protect the rights of others.

The scale and intensity of live music events for most of the weekend, every weekend, at this venue, goes way beyond reasonable limits given the context. Venues outside of the village would be more suited for regular weekend live music events.

7. General comments:

- a. It is the respondent's opinion that much of the applicant's written motivation is based on **assumptions** and that many of the **intentions, claims and undertakings** of the applicant are questionable. For example:
 - The applicant has **no intention** of attracting large numbers of people
Comment: 80 people is 'a large number of people' for such a venue given the context.
 - The live music will occur within **normal business hours**
Comment: It is assumed that the normal business hours are known. What are the normal business hours for a place of entertainment?
 - The live music will be conducted within **reasonable hours**
Comment: What are considered reasonable hours in this context? Reasonable for whom?
 - Seating for approximately **80 customers** will be **manageable** and **limit the scale and intensity** of the activities
Comment: The track record does not indicate such. The general crowd noise, and noise from the sound equipment, has often exceeded reasonable limits and intensity. Complaints to the management have not resulted in the matter being improved. Management was either unwilling or unable to manage such situations.
 - The live music will **not cause disturbances during the night**
Comment: This statement is ambiguous. Does this mean there will not be music at night? Even if the live music stops in the evening, the crowds are there and the party continues.
OR Does it mean that there will be music at night, but it won't cause a disturbance? How will live music at night not cause a disturbance?

- The **volume** of the live music will be **carefully monitored** to comply with local noise control regulations (adding less than 7dB(A) to ambient noise), with adjustments made to **prevent disruption** to surrounding properties.

Comment: Who will monitor the volume of the music? Who will address non-compliance? Neither SAPS nor Law Enforcement seem to have the authority or capacity to intervene in cases where there have been complaints. Management does not have a good track record for managing the volume of the music nor for making adjustments to prevent disruption to surrounding properties. What does 7dB(A) mean for someone reading this application? Besides, many residents chose to be here precisely because they enjoy the pleasant normal ambience, not an escalation thereof.

- The owners will maintain open **communication with neighbours** and the local community, **addressing any concerns** that may arise regarding noise, safety, or other impacts

Comment: The track record does not support this. In fact, there has been victimization, amplified on social media, of those complaining. How would complaints be addressed if they concern excessive noise from 80 people (many consuming alcohol), as well as unpleasant noise from electronic sound equipment generating the live music?

- B. This is also an application to have the parking requirements permanently waived.

It is not possible to spend more time on the details of this application but below is a brief response.

1. Current parking provision:

- a. The property currently has 9 parking bays for both the restaurant and the dwelling unit.
- b. The requirement for an 80-seat venue is 20 parking bays.
- c. The applicant is unable to provide additional parking bays

2. Applicant's Motivation:

- a. Providing additional parking would be detrimental to the area's aesthetic and urban fabric.

Comment: Additional parking is not possible on the property. Many of the vehicles are parked on the roadside which does affect the aesthetic and streetscape of the area, particularly Queen Victoria Street which is the corridor to the village.

- b. The venue is accessible on foot.

Comment: Some customers living in close proximity to the venue may walk to the venue, others drive and require parking. Those coming from out of town do so by car and require parking. Stanford is increasingly attracting visitors from places outside of the village.

- c. The 9 parking bays currently meet the demand generated by the restaurant and dwelling unit.

Comment: 9 parking bays do not meet the demand when the restaurant is busy. The restaurant has seating for 80 customers. Customers currently park on the roadside as well as on the vacant erf adjacent to the venue. This property is on the

market to be sold. It may well mean that this parking will no longer be available. The street parking will increase in and around the venue, including Queen Victoria Street, which is the gateway to the village. With live music events attracting larger numbers of people and vehicles on the weekends, any congestion or bottlenecking will transform the streetscape and aesthetic of this important precinct of the village for all locals and visitors to the village.

- d. Live music events, being of relatively low impact, will not significantly increase the need for additional parking.
Comment: The live music events are not low impact. They attract larger numbers of people and vehicles and do increase the need for parking
- e. If additional parking is required, there are several street parking places available that are currently being used by the customers of the restaurant, as well as by other businesses in the area.
Comments: Increasing numbers and therefore demand for street parking and the resulting traffic and congestion is generally problematic, especially at weekends when the venue hosts live music events. People naturally want to park as close as they can to the venue. This is not good for the many other locals and visitors who wish to enjoy the open streetscapes on the weekends.
- f. There is no indication that the proposed use of the property as a place of entertainment will exacerbate any existing parking shortages
Comment: this assumption is highly questionable
- g. the proposal will not result in significant increases in traffic or congestion.
Comment: this assumption is highly questionable
- h. The owners will continue to monitor and manage the flow of patrons to ensure that the limited parking provision does not lead to any adverse impacts on the surrounding area.
Comment: The increased street parking and associated traffic and congestion will adversely impact the surrounding area. How can management ensure it doesn't? Who will monitor to see that management fulfils this undertaking and intervene should it not manage the congestion in the neighbouring areas ?
- i. It is anticipated that the impact on traffic and parking will be negligible.
Comment: this assumption is highly questionable
- j. the owner is of the opinion that sufficient parking already exists within the Stanford core to accommodate the proposed use
Comment: Stanford's local population is increasing. There are more festivals, and cultural events taking place. There are other businesses that require customer parking. There are increasing numbers of weekend and day visitors. This all translates into more vehicles and increasing demand for parking. To assume there will always be sufficient parking available on busy weekends is problematic

8. Respondent's broader interest in the application:

With a background in broad-based environmental management and sustainable development, I have a general interest in how the inevitable future expansion, development and commercialization of Stanford will be managed in a way that least degrades the value it holds for the people who have chosen to make this unique village their home, as well as for the visitors who seek out the calm and comfort of a human scale environment with its healthy sense of space and well-being.

How this is managed, given the increasing pressure from commercial interests that seek to financially benefit from the intrinsic value of such a unique place, is a key challenge in the management of sustainable development, as is the understandable influx of unemployed people to areas where there is accelerating commercial development, creating challenges for local governance. Time and time again we see the value of special places being incrementally eroded as commercial interests are allowed to dominate the social and natural landscape.

Once permissions are granted to commercial businesses, they need to be continually monitored for compliance which requires resources and capacity. If issues arise, it can be difficult to withdraw those permissions once the business practices are established.

I have taken the time to draft these comments because I know that few people have the time or capacity to read, comprehend and respond to such applications, and/or they do not wish to speak out, and risk being victimized by those with influence who support the commercialization of Stanford village and its natural environment.

On the other hand, it is easy for an applicant to mobilize support through mass messaging on social media networks, especially when using "job creation" as a reason to support an application. Often the signatories are not positioned close to the matter at hand and/or have not given due consideration to the specific or broader long-term impacts. This imbalance is the Achilles heel of public participation processes and their regular failure to counter inappropriate authorizations.

It is my hope that due consideration will be given to this application and the consequences for Stanford Village, its residents and all those who visit it to experience human scale living and social and environmental balance.

Yours sincerely

Shannon Van Breda

From: Shannon van Breda <svanbreda@vodamail.co.za>
Sent: Tuesday, 25 February 2025 16:16
To: Petrus Roux <petrusroux@overstrand.gov.za>
Cc: svanbreda@vodamail.co.za
Subject: Overstrand Town Planning - objection - La Cantina

Good day Mr Roux

Thank you for your time on the phone today.

As requested, this serves as a written notice of my objection to the public disturbance emanating from La Cantina Restaurant in Queen Victoria Street in Stanford.

It is my understanding ...

- that Cantina was granted permission to operate as a restaurant seven days a week within almost limitless hours (I think they choose to be closed on Mondays)
- that Cantina were granted a liquor licence which allows the serving of alcohol on site during almost limitless hours
- that there are Ts&Cs associated with these permissions and a regulatory framework to regulate a business with such permissions, important in cases where the business is located within and proximate to existing residential areas
- that Cantina was then granted official permission to have live music on a Sunday. This, by default, allowing for the introduction of equipment such as microphones, amplifiers, speakers and other electronic sound enhancements. I am not aware of any consultative process undertaken with interested and affected parties.

Understandably, this has all become a problem for some affected residents. I understand that there was a formal complaint laid with the authorities. The live music was then stopped by the authorities and there was much relief for the negatively affected parties.

Subsequently, a social media campaign was launched by Cantina to muster support for a petition to have live music again. One must assume that official permission was granted for this, although I am unaware of the consultative process undertaken with interested and affected parties.

I am not sure if the above applications and approvals are available to the public?

So, Cantina started with live music again this last Sunday from 16h00 to 19h00, and although the live music ceased at 19h00, the noise and other music continued until midnight on Sunday night. Personally, this impacted me significantly. My restorative time needed after a busy week, my sleep and therefore my productivity over the following two days. Due to fatigue, I was not able to fulfill my early commitments on Monday morning. I struggled through my work on Monday and then had to withdraw from my commitments for Tuesday to try to catch up, and then to have to brace for Wednesday when Cantina starts their run of Wednesday, Thursday, Friday and Saturday sometimes until late into the night. And then it all starts again the next day with Sunday's pub party starting at 16h00 and potentially going on to midnight. Week after week, it is just not tenable for those who have things to do or commitments during the week or who may wish for a peaceful and relaxing Sunday afternoon and evening before the new week.

A history of a lack of appropriate management of the situation, including that of last Sunday's 'victory party', demonstrates that Cantina is probably not able and or willing to self regulate. Their crowd management and noise levels are not acceptable in a small village of diverse interests and values. If Cantina is not able or willing to self regulate, then, it is my understanding that those with the authority to apply the by-laws and supporting regulatory frameworks can intervene to regulate the days, times and conditions of operation so that members of the broader community do not have their rights and choices compromised week on week.

This all in a spirit of compromise and reasonableness.

Yours sincerely

ANONYMOUS

Stanford Ratepayers Association



24th September 2025
Overstrand Municipality
Directorate Planning and Development
Town and Spatial Planning
PO Box 20
Hermanus
7220

Attention: Ms Alida Conradie

By email: alida@overstrand.gov.za

Dear Ms Conradie,

**REMAINDER ERF 192, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED
CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE
PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER**

Your letter dated 26th August 2025 refers.

The Stanford Ratepayers Association SRA has considered the consent use, departure and determination of a penalty of the above Erf.

It has no objection to this subject to the confirmation that the affected neighbours have been invited to participate and that they also have no objection to the departures sought.

Yours sincerely,

Richard King
Chairman: Stanford Ratepayers Association



FILE NO. ERF 192
Stanford
SCAN NO.
COLLABORATOR NO.
2868958

7P

Alida Conradie

192 Stanford

From: Dick Randall <dick@nautilustours.co.za>
Sent: Thursday, 25 September 2025 15:01
To: Alida Conradie
Subject: Support for La Cantina Entertainment Licence

Dear Alida,

I am Richard Randall, a proud resident of Stanford and the local Registered Tour Guide. I am writing to express unwavering support for La Cantina Stanford's entertainment license application, a small business that has become an invaluable asset to our village, economically, socially, and culturally. My hope is that this letter conveys the profound impact La Cantina has on our community and underscores why its license deserves your approval.

Prior to my wife and I moving to Stanford from Cape Town we visited friends here at least 4 times a year or 10 years, the building now home to La Cantina stood vacant, a neglected eyesore that did little to welcome visitors to our village. As Tourism is the lifeblood of small towns like ours, sustaining jobs and local livelihoods, that desolate site was a missed opportunity. The transformation spearheaded by La Cantina's owners has been nothing short of remarkable. They have turned a forgotten space into a vibrant hub, breathing life into Stanford's aesthetic and economic landscape.

Beyond its visual appeal, La Cantina has become a cornerstone of our diverse community, fostering unity in a way few businesses can. Its weekly live music sessions are the heartbeat of Stanford, drawing visitors from far and wide, providing a platform for local artists, and creating jobs, for those who rely on this business to put food on their tables. The ripple effect of La Cantina's success touches every corner of our village, from increased foot traffic for neighbouring businesses to a strengthened sense of community pride.

I understand that parking is a concern in this application. However, I respectfully submit that this challenge presents an opportunity for innovative thinking rather than an insurmountable barrier. A "park-and-walk" solution could be a viable and charming addition to Stanford's identity. Ample parking exists within a safe, five-minute walk of La Cantina, and I am confident patrons would embrace this as part of the village's unique appeal. This approach not only addresses the parking issue but also aligns with Stanford's pedestrian-friendly character, encouraging visitors to explore our village.

In a province that shines as a beacon of resilience and innovation, Stanford stands out as a vibrant testament to what small communities can achieve when we champion one another. La Cantina is not just a business; it is the beating heart of our village, a place where the South African spirit, soaring, diverse, and unyielding, comes alive through music, connection, and shared dreams. Its live music sessions are more than entertainment; they are the pulse of our community, weaving together locals and visitors, young and old, in a celebration of our collective identity. To lose this would be to dim the light that makes Stanford extraordinary.

Thank you for considering this heartfelt appeal.

Respectfully yours,

Richard Randall.

Richard G Randall
 (aka Dick)

Email: dick@nautilustours.co.za
 Cell: +27 (0)82 3718036

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
25 SEP 2025
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

FILE NO. EPF 192 ✓
Stanford
SCAN NO.
COLLABORATOR NO.
2869971

Alida Conradie

192 Stanford

From: Ulric Conradie <buconradie@gmail.com>
Sent: Thursday, 25 September 2025 14:22
To: Alida Conradie
Subject: Entertainment Licence for La Cantina

Dear Alida,

I am a working musician in the Hermanus area and rely on my live performances, mainly in restaurants, to earn a living. La Cantina is one of the venues where I regularly perform.

In my personal experience the owners of the establishment, Lyn and Mark, are always extremely careful to keep the volume of the live performances taking place there as low as possible. They are clearly well loved by the Stanford community and provide locals and tourists alike a place to come together and be entertained.

Please consider their application favourably.

Thank you and kind regards,

Ulric Conradie
54 Bolero Lane
Fisherhaven
0729595857



FILE NO.	ERF 192 Stanford
SCAN NO.	
COLLABORATOR NO.	2869889

TP


Christine Stevens

22 SEP 2025

TP-A Theart
(5 vld merwe)

8 Morton st

Stanford 7210

20/09/25

Erf 192 application

Dear sirs

This letter serves to confirm I am opposed to the proposals submitted by Erf 192 Stanford.

This is primarily a residential area and the disturbance caused by this property is a total invasion of local resident's privacy.

As someone who has been involved in the hospitality industry for thirty years, it is very unusual to have an entertainment venue so close to a residential area due to the many disturbances and problems caused.

This property has a small footprint so entertainment happens out side in the open, therefore the sound generated from amps and speakers travels through the whole area.

There is very limited parking in this area, so the additional burden of cars will also be a disturbance to residents and, as has already been the case can damage local infrastructure.

Kind Regards

Christine Stevens

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2867368

Alida Conradie

192 Stanford

19 SEP 2025

From: Mary Kelly <m.kellystanford@gmail.com>
Sent: Thursday, 18 September 2025 21:51
To: Alida Conradie
Subject: La Cantina Entertainment licence

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TP-A Theart
(S vld merke)

Good day to you, My name is Mary Kelly and I reside at 30a Bezuidenhout Street just three houses away from La Cantina and wholeheartedly support the owners application for an entertainment licence.

I am 78 years old and look forward to enjoying a few hours of live music most Sunday afternoons with my friends.

Also Cantina provide plenty of much needed jobs here in the village and work for the travelling musicians that ply their trade here in the Western Cape.

I, like many of my friends walk to the venue which in fact most people in the village do. That way we can enjoy a glass of wine without breaking any drink drive laws.

Regards Mary Kelly

id 4701130038085

cell 0761942173

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2866503

TP

REKORDBEHEER

17 SEP 2025

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

Alida Conradie

From: Katie Smuts <katie.smuts@gmail.com>
Sent: Wednesday, 17 September 2025 10:02
To: Alida Conradie
Subject: La Cantina Stanford Entertainment Application

TP-A Theart
(S vld merwe)

Dear Alida,

Re: ERF 192, 5 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR CONSENT USE,
DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY

I would like to register my support for this application, and note that I believe the administrative penalty should, furthermore, be waived.

This establishment has been a huge boost to the economy of Stanford, providing training and employment to a number of staff who have either stayed on permanently, or used the opportunity to gain experience to seek work elsewhere. It draws crowds that bring life to the town, and provide outsiders and locals a place to support live music.

The draconian parking regulations should be waived in Stanford generally, as the town is small enough to be walkable, and parking allowances introduce dead space into street frontages, and detract from the heritage character of the town.

Kind regards,
Katie Smuts,
072 7967754
34 Caledon Street, Stanford

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2865441

TP

Alida Conradie

192 Stanford

10 SEP 2025

From: Cathy Beveridge <skycat.cb@gmail.com>
Sent: Wednesday, 10 September 2025 10:00
To: Alida Conradie
Subject: Music.....food for the soul

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TP - A Theart
(S vld merke)

Music at La Cantina Stanford.....a place where friends meet...make memories...deal with life stresses.... nurture each other.....it is home away from home.....a place for people who want to live life.....to raise their energetic frequency ...
Heal the world make it a better place for you and for me and the entire human race...



FILE NO.	Erf 192 ✓
	Stanford
SCAN NO.	
COLLABORATOR NO.	2861308

TP

Alida Conradie**09 SEP 2025**

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: mardi.cairns@mweb.co.za
Sent: Monday, 08 September 2025 18:34
To: Alida Conradie
Subject: La Cantina, application for entertainment licence

TP - A Theart
(Suid Merke)

I am a resident of Stanford and fully support the application for an entertainment licence. It is a wonderful place for mostly locals to gather, enjoy a meal and meet with friends. They do have music from time to time - it is only for a few hours one or sometimes two days a week and never late in the evening.

Regards,
Mardi Cairns

Mardi Cairns
6 Grace Close
Stanford
South Africa
+27 83 634 6257

FILE NO.	Erf 192 ✓
	Stanford
SCAN NO.	
COLLABORATOR NO.	2860533

TP

Alida Conradie

192 Stanford

08 SEP 2025

From: Samantha Jane Steyn <samanthasteyn66@gmail.com>
Sent: Sunday, 07 September 2025 18:35
To: Alida Conradie
Subject: Supporting Cantina Tequila

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP - A Theart
(S vld merke)

Dear Alida

I wish to convey my strongest support for Cantina Tequila in main Road Stanford.

As a resident and property owner in Stanford I endorse their business, and the growth that they have brought to the village.

This new business has brought a different vibe appealing to all ages . I believe it is important and in the best interests of Stanford that they continue to offer a unique eating and entertaining experience.

Kind regards
John and Samantha Steyn

FILE NO.	Erf 192 ✓
	Stanford
SCAN NO.	
COLLABORATOR NO.	2859997

08 SEP 2025

Alida Conradie

TP - A Theart
(S vld Merke)

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Mark Cairns <mcairns74@gmail.com>
Sent: Monday, 08 September 2025 10:16
To: Alida Conradie
Subject: ERF 192, 5 QUEEN VICTORIA STREET, STANFORD: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER

Please find comment re the above application.

Mark Cairns
6 Grace Close
Stanhaven Estate
Stanford
6208255076088
076-656-9329
mcsirns74@gmail.com

As a resident of Stanford, I fully support the application. The venue provides for light music entertainment and is well supported by the local community. The venue provides a great option on specific days for locals to gather, enjoy a meal and meet with friends.

The music is during business hours, and does not attract large crowds. There is more than sufficient public parking in close proximity to the restaurant and is therefore not a challenge to accommodate

I see this as a value add to the village and encourage the approval of this application

Regards
Mark Cairns

FILE NO.	ErF192 ✓
	Stanford
SCAN NO.	
COLLABORATOR NO.	2860008

TP

65

Alida Conradie

192 Stanford

REKORDBEHEER 24/65

08 SEP 2025

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP - A Theart
(S vld meride)

From: Andyjay Johnston <andyjay45@gmail.com>
Sent: Saturday, 06 September 2025 11:44
To: Alida Conradie
Subject: La Cantina entertainment license

To whom it may concern, as a retired, 71 year old Stanfordian of almost 12 years standing, I have to give my 100% support to Lynne and Mark, the proprietors of La Cantina in their entertainment application.

The property occupied by them was a total eyesore, looking like a ghost house, right at the approach to the Village and is now an attractive, colorful and vibrant venue especially when they have live musical artists performing.

They have added a very much needed element to the life of our Village, attracting both locals and visitors with their energy and enthusiasm.

PLEASE give them the authorization to continue their great work.

Sincerely,

Andy and Sally-Dell Johnston.

(19 Morton Street Stanford 7210)

Andy J Johnston.

FILE NO.	Erf 192 ✓
	Stanford
SCAN NO.	
COLLABORATOR NO.	2859722

TP

04 SEP 2025

Alida Conradie

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Linda Manager <sheldonliveat@gmail.com>
Sent: Thursday, 04 September 2025 15:43
To: Alida Conradie
Subject: Live Music at La Cantina, Stanford

TP - A Theart
(S vld Merke)

Dear Elida,

I hope this message finds you well and in good spirits.

I'm writing to you as a musician fortunate enough to perform at La Cantina, a charming Mexican-style venue here in Stanford, with beautiful indoor and outdoor seating. I wanted to share a little about how our live music afternoon/ nights already making a positive impact on our lovely town and also provides such a fantastic platform for musicians like myself to showcase our skills and earn an income,

La Cantina has become more than just a stage for local musicians like myself—it's a vibrant hub that draws visitors not only from Stanford but from nearby towns like Hermanus, Grabouw, and the surrounding villages. Many of us musicians bring along our own followers from different places, which helps to bring even more visitors to this wonderful community and adds to the cultural richness of Stanford.

This growing live music initiative is fostering a strong sense of community, boosting the local economy, and putting Stanford on the map as a go-to spot for great food, music, and atmosphere. It's a wonderful example of how culture and commerce can come together to benefit everyone in the village.

With that in mind, I would be grateful for your support in the positive consideration of the entertainment license for La Cantina. Granting this license would not only allow the venue to continue flourishing but would also strengthen Stanford's cultural and economic life even further.

Thank you so much for your time and consideration. I truly appreciate your support.

Warm regards,
Sheldon De St Pern
072 601 0031

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2858696

no

Alida Conradie

04 SEP 2025

From: Linda Kloppers <lindakloppers42@gmail.com>
Sent: Thursday, 04 September 2025 13:29
To: Alida Conradie
Subject: Lacantina Stanford

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP - A Theart
(5 vld Merkle)

Goeiemiddag

Hiermee gee ons ons volle ondersteuning vir die entertainment lisensie waarvoor LaCantina aansoek doen.

Groete

Linda Kloppers
Amazing Grace B&B
80 Vyfer Street, de Kelders
+27 82 550 7313 www.xplorio.com/amazinggrace

FILE NO.	EF 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2858702

TP

04 SEP 2025

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

Alida Conradie

192 Stanford

From: Vanessa Tedder <vanessa@thebreadmill.co.za>
Sent: Wednesday, 03 September 2025 20:47
To: Alida Conradie
Subject: Support for La Cantina Stanford's Entertainment License Application
Attachments: La Cantina support.pdf, La Cantina online support.pdf

TP - A Theart
(S yld merwe)

Dear Alida,

I am Vanessa Govender, a journalist, author, and proud resident of Stanford, where I serve as the PR representative for our Community Policing Forum (CPF) and actively participate in local volunteer initiatives. I am writing to express unwavering support for La Cantina Stanford's entertainment license application, a small business that has become an invaluable asset to our village, economically, socially, and culturally. My hope is that this letter conveys the profound impact La Cantina has on our community and underscores why its license deserves your approval.

Seven years ago, when I moved to Stanford from Durban, the building now home to La Cantina stood vacant, a neglected eyesore that did little to welcome visitors to our village. Tourism is the lifeblood of small towns like ours, sustaining jobs and local livelihoods, and that desolate site was a missed opportunity. The transformation spearheaded by La Cantina's owners has been nothing short of remarkable. They have turned a forgotten space into a vibrant hub, breathing life into Stanford's aesthetic and economic landscape.

Beyond its visual appeal, La Cantina has become a cornerstone of our diverse community, fostering unity in a way few businesses can. Its weekly live music sessions are the heartbeat of Stanford, drawing visitors from far and wide, providing a platform for local artists, and creating jobs, particularly for single mothers and others who rely on this business to put food on their tables. The ripple effect of La Cantina's success touches every corner of our village, from increased foot traffic for neighboring businesses to a strengthened sense of community pride.

I understand that parking is a concern in this application. However, I respectfully submit that this challenge presents an opportunity for innovative thinking rather than an insurmountable barrier. A "park-and-walk" solution could be a viable and charming addition to Stanford's identity. Ample parking exists within a safe, five-minute walk of La Cantina, and I am confident patrons would embrace this as part of the village's unique appeal. This approach not only addresses the parking issue but also aligns with Stanford's pedestrian-friendly character, encouraging visitors to explore our village.

In a province that shines as a beacon of resilience and innovation, Stanford stands out as a vibrant testament to what small communities can achieve when we champion one another. La Cantina is not just a business; it is the beating heart of our village, a place where the South African spirit, soaring, diverse, and unyielding, comes alive through music, connection, and shared dreams. Its live music sessions are more than entertainment; they are the pulse of our community, weaving together locals and visitors, young and old, in a celebration of our collective identity. To lose this would be to dim the light that makes Stanford extraordinary.

I speak for countless residents and visitors when I say that La Cantina's music is the soundtrack of our village's soul. It fuels local livelihoods, empowers artists, and kindles hope for those who depend on its success, especially the employees and the artists whose families rely on the opportunities it creates. Attached to this letter is a petition, signed by a chorus of voices from Stanford and beyond, all united in their plea for La Cantina's entertainment license. These signatures are not just names; they are stories, dreams, and a shared vision for a thriving, inclusive community.

As you deliberate, I urge you to see this not as a bureaucratic decision but as a chance to uplift a community that dares to dream big. La Cantina's owners have shown the courage and vision to transform a forgotten corner into a cultural cornerstone. Let us, as decision makers and supporters, match their boldness with our own, by granting this license and ensuring that Stanford's spirit continues to sing. A community is holding its breath, hoping, and believing in the power of collective action to shape a brighter future.

Thank you for considering this heartfelt appeal.

Sincerely,

Vanessa Govender
 0834619046

FILE NO.	Erf 192
	Stanford
SCAN NO.	2858276
COLLABORATOR NO.	

[illegible]

44

NAME	ADDRESS	ID NUMBER	SIGNATURE
ROSELINE	4 Gausblom Street	9605160204089	<i>[Signature]</i>
Claude	37 Longmarket	80909518082	<i>[Signature]</i>
Tarien	30 Longmarket	9211060058082	<i>[Signature]</i>
Zelda	42 Shortmarket	7409010213 086	<i>[Signature]</i>
Mia	30 Longmarket	8803278025081	<i>[Signature]</i>
Beryl Hwa	10 Queen Vic	4210090079188	<i>[Signature]</i>
Tanya Hwa	8 Queen Vic	3908784001088	<i>[Signature]</i>
JOHN KELLEY	28 Longmarket	1012452014	<i>[Signature]</i>
James Aling	32 Cathedral St	6202145102089	<i>[Signature]</i>
10 Anne Smith	11 Allertons Street	010510213083	<i>[Signature]</i>
Olivia Nalima	35 Longmarket	0104650170261	<i>[Signature]</i>
John N. Nalima	Paderborn	6902105103081	<i>[Signature]</i>
Monika Nalima	11 Natterland St. NY	8611260179081	<i>[Signature]</i>
Melanie	Bogalele Maas	7302270151080	<i>[Signature]</i>
Kenneth Kessam	1025 Somers Road	08360371081	<i>[Signature]</i>
Kressa Kessam	6 Silery Stanford	0833959732	<i>[Signature]</i>
Jonathan Kessam	7 Silery Stanford	082241761	<i>[Signature]</i>
Willem Vollenhout	1 Alderley Street	08267021081	<i>[Signature]</i>
Nel-Sue Fairlie	Bogalele Farm St	0820883087	<i>[Signature]</i>
GRANT JAMES	FARM 938, STANFORD	850145218082	<i>[Signature]</i>
JULIE JAMES	FARM 938, STANFORD	9112180311084	<i>[Signature]</i>
JACO PRINSLOO	4 QUICK ST, STANFORD	605245215083	<i>[Signature]</i>
JO PRINSLOO	4 QUICK ST.	690122065083	<i>[Signature]</i>
CAM KELLEY	28 LONGMARKET ST	6905310294081	<i>[Signature]</i>
MURIEL LUTIS	6 QUICK ST, STANFORD	0831756351	<i>[Signature]</i>
MIRIAM LUTIS	6 GRACE CLOSE	06620177091	<i>[Signature]</i>
ILIEBERTOEL	34 Paderborn St	0725161562	<i>[Signature]</i>
SWIMMER	43 Shortmarket	0662714711	<i>[Signature]</i>
TIPPIE SWIMMER	43 Kestrel	066513511	<i>[Signature]</i>
Lynn Siliat	FLAT #2 PAGATELLE FARM	6016807053	<i>[Signature]</i>
John Siliat	22 Paderborn St, STANFORD	0836550902	<i>[Signature]</i>
Richard Capemani	39 Shortmarket Street	0716081081	<i>[Signature]</i>
JULIET ELIOT-WILSON	STANFORD	45093401080	<i>[Signature]</i>
FRANK " "	SOMERSET WEST	?	<i>[Signature]</i>
JACK " "	NELSPRUIT	?	<i>[Signature]</i>
KENNEDY (COMBINE)	STANFORD	470726001081	<i>[Signature]</i>
Adam Campbell	MIDELBORG, MP	220780000081	<i>[Signature]</i>
CLARE CAMPBELL	MIDELBORG, MP	220877000081	<i>[Signature]</i>
LINA CAMPBELL	MIDELBORG, MP	250478000081	<i>[Signature]</i>
RONNIE BRANCO			<i>[Signature]</i>
+ Beatrice	41 Belmondumini		<i>[Signature]</i>
John v Rensha	Apeldoorn Nederland	+31620422116	<i>[Signature]</i>

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NAME	ADDRESS	ID NUMBER	SIGNATURE
Vanessa Tedder	4 Longmarket St	7703250014083	<i>Vanessa Tedder</i>
DAVID TEDDER	4 LONGMARKET ST	6906295230032	<i>David Tedder</i>
DAWN FOLIE	35 LONGMARKET STR	7812075276160	<i>Dawn Folie</i>
Brenda O'Neil	5 Blue Moon Farm	0833505535	<i>Brenda O'Neil</i>
Lynn McLean	35 Longmarket St	50090901515	<i>Lynn McLean</i>
RICHARD RANDELL	1 ETIENNE STREET	5002175137083	<i>Richard Randall</i>
Chris Hurlin	3 Bezuidenhout	576765159089	<i>Chris Hurlin</i>
Liam Hurlin	" "	63011002085	<i>Liam Hurlin</i>
Simone Ardagh	41 Labelia St	650407003908	<i>Simone Ardagh</i>
Julian Ardagh	" "	5510095089083	<i>Julian Ardagh</i>
Paula Price	Stanbreen	6010140006080	<i>Paula Price</i>
Stuart ANDERSON	10 MOORE STREET	4712085142087	<i>Stuart Anderson</i>
Stephen Haw	24 Church St	6407135233089	<i>Stephen Haw</i>
DONOR O'SULLIVAN	16 QUEEN VICTORIA ROAD	9811185022085	<i>Donor O'Sullivan</i>
Simon Bly	29 Church St	8608125425034	<i>Simon Bly</i>
Willa Buis	7 Sannie Badenhorst	0833029636	<i>Willa Buis</i>
Sean Buis	"	0833029640	<i>Sean Buis</i>
Christine Farrington	2 Lower Longmarket	0825784608	<i>Christine Farrington</i>
Nina McKerr	24 Moore Street	003711120766	<i>Nina McKerr</i>
James Palmer	16 CHURCH STREET	7106135213008	<i>James Palmer</i>
Jane Paterson	1 Adderley Street	7511060135083	<i>Jane Paterson</i>
Kieren Campher	29 Longmarket Street	8908080070081	<i>Kieren Campher</i>
LUCY TOMARI	7 BEZUIDENHOUT	8705295017089	<i>Lucy Tomari</i>
Harry vd Bark	7 Bezuidenhout st.	5807305083084	<i>Harry vd Bark</i>
MARY KELLY	30A BEZUIDENHOUT ST	470430038085	<i>Mary Kelly</i>
Smarten Steyn	30A Bezuidenhout st	6612010027081	<i>Smarten Steyn</i>
Grant Botha	6 B Buiten Street	6811255228086	<i>Grant Botha</i>
AMANDA GELDENHUIS	16A DE BAWN GR	0849112016	<i>Amanda Geldenhuys</i>
Esmer Nier	32 Bezuidenhout	5002175137083	<i>Esmer Nier</i>
Dick Maclean Zie	43 Queen Victoria St	490930040088	<i>Dick Maclean Zie</i>
DAVID MILNER	6411 MOORE ROAD	5906185023041	<i>David Milner</i>
DEAN WATKINS	27 Lower Market St	0833029636	<i>Dean Watkins</i>
Rockelle Rossouw	313 11th St Veld	0608196322	<i>Rockelle Rossouw</i>
Lyn. Mossop	2 Sannie Badenhorst	0825571407	<i>Lyn. Mossop</i>
Steve Alberty	16 CALEDON ST.	7828177037	<i>Steve Alberty</i>
Ceretha Randall	1 Etienne St.	0828756834	<i>Ceretha Randall</i>
Dominique Hest	9 King St.	6606100181085	<i>Dominique Hest</i>
Stephanie van Zile	9 King St.	0516190518062	<i>Stephanie van Zile</i>
Anne Malherbe	9 King St.	7506030217086	<i>Anne Malherbe</i>
JOUSE TINKERSEN	10 Malone St	0835530663	<i>JOUSE TINKERSEN</i>
J DIPPEAR	3 QUICK ST	071481182	<i>J DIPPEAR</i>

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NAME	ADDRESS	ID NUMBER	SIGNATURE
Anna Hartmann	244 George St	NEW RES	[Signature]
Rachel Hartmann	" " "	NEW RES	[Signature]
Paula M. Hartmann	" " "	NEW RES	[Signature]
NEVILLE THENZIS	11 Longmarket Street	5109285000	[Signature]
Samuel Hartmann	Hamberghaus	22222222	[Signature]
HILARY MARTIN	49 LONG MARKET ST	4407280153084	[Signature]
WV Connel	7411 Street - Kralovack	71040400198	[Signature]
Andr. Joseph	Quick Street, Stankov	66012 000 000	[Signature]
MIROSLAV CANAK	2 ADELE CLOSE	530310181508	[Signature]
MARTIN SAUER	SUNSET PLACE	8204215222086	[Signature]
Ruben Hance	20 Church Street, Stankov	8111111111111	[Signature]
EMIL GUCK	SANIE HADENHÖRST ESTATE	0000000000000	[Signature]
James Girding	15 K. L. de la Roca	00091152600	[Signature]
Yannick duPlessis	20 Upington Street	471006016506	[Signature]
Yannick duPlessis	20 Upington Street	651226501508	[Signature]
Ben Temper	Blue Moon Farm	000285380088	[Signature]
Robert L. Hartmann	Quick Street	0734000023	[Signature]
Maureen Dickson	Kannemeyerstr.	681010016908	[Signature]
K. Dickson	15 KANEMEYER	05102500000	[Signature]
A. Engel	15 KANEMEYER STR	6807265019087	[Signature]
M. APPEL	15 KANEMEYER STR	621210012508	[Signature]
W. BRICKELS	15 KANEMEYER STR	6708130151089	[Signature]
John L. Hartmann	15 Kienwied Str	---	[Signature]
Maureen L. Hartmann	21 Kienwied Str	0730859667	[Signature]
Edmond Hartmann	111 Kienwied Str	0707747118	[Signature]
J. PINKLO	4 QUICK	67072005508	[Signature]
JACK PINKLO	4 QUICK	971425515085	[Signature]
JACK PINKLO	4 QUICK	670524500008	[Signature]
Maureen L. Hartmann	---	---	[Signature]
Christine Curran	3 Moore St. Stankov	5802040222188	[Signature]
LAW MICHAEL E	MILKROSCHEKRAAK	---	[Signature]
Long Prinsloo	Boord	NA	[Signature]
YREB	HERMANN	510130500008	[Signature]
Michelle LeBlanc	Curran Victoria	111700000508	[Signature]
Lock	240 7th Street	0859651336	[Signature]
John L. Hartmann	21 Church St	770930000008	[Signature]
David L. Hartmann	27 Church St	0000000000000	[Signature]
KIRSTIN WILSON	28 Church St	800140000008	[Signature]
James L. Hartmann	28 Church St	720701518008	[Signature]
Ross Higham	Portion 508 Colaba	700313512908	[Signature]
Robert Higham	Portion 508 Colaba	7200000000000	[Signature]
Doris Higham	Portion 508 Colaba	---	[Signature]

#	Name	Place of residence	Published	Email address	Is the email address verified?	Comment
	Sheraan Shabodien	Stanford, South Africa	2025-01-21	sheraan.shabodien@gmail.com	Yes	I don't mind the music at all, it actually creates a good atmosphere in our small town. It is minimal and I reside in Du Toit Street.
2	Nicole Seymore	Stanford, South Africa	2025-01-21	seymore.nicole1@gmail.com	Yes	
3	Frans Bergh	Stanford, South Africa	2025-01-21	frans@cottlebergh.co.za	Yes	
4	Charles Elliott	Stanford, South Africa	2025-01-21	charles@mankankela.co.za	Yes	
5	Douw Fourie	Stanford, South Africa	2025-01-21	douw@mankankela.co.za	Yes	
6	Quartus Snyman	Stanford, South Africa	2025-01-21	quartuss1@gmail.com	Yes	I stay 100m from LA Cantina and never had an issue with it. One can hear the music if you are outside the house, but it is always kept to decent hours and set times. The owner beforehand, and according to the bylaws, had to obtain the required permissions from the surrounding residents to hold live music events which was done. One would think that should there be any complains, the same people who signed the consent would have been approached for their input before a ban was ordered. This unfortunately never happened. LA Cantina and its live music have become one of the biggest attractions for both locals and visitors in Stanford and it should be continued.
7	Eileen Snyman	Stanfords, South Africa	2025-01-21	eileensnyman59@gmail.com	Yes	

3	Sally Dumont	Stanford, South Africa	2025-01-21	sallytheunissen@gmail.com	Yes	
9	Mike Fitzroy	Stanford, South Africa	2025-01-21	zambezimike7@gmail.com	Yes	I fully support live entertainment (music) at La Cantina on Sunday afternoons and admire their efforts to appease everybody whilst doing so
10	Leo Mckee	Stanford, South Africa	2025-01-21	leomckee04@gmail.com	Yes	I'm signing this because I believe what Cantina has done for Stanford is astonishing and has brought something new and exciting, for it to be revoked due to noise, on the other hand the past 3 days (18 Jan/19 Jan/20 Jan) religious get-together has caused more noise than any Sunday session Cantina has ever made.
11	Muriel Hofer	Stanford, South Africa	2025-01-21	muriel.hofer59@gmail.com	Yes	Music contributes to the economy and bring people together. La Cantina does just that
12	Mark Reading	Stanford, South Africa	2025-01-21	mpreading59@gmail.com	Yes	
13	Anthony Krut	Stanford, South Africa	2025-01-21	anthonykrut@gmail.com	Yes	This venue offers an opportunity to performers. It helps them pursue their passion for music. There are many talented people out there and opportunities are limited, they should be encouraged not have it taken away? I have no doubt that the majority feel the same.
14	Ashlin Bantom	Stanford, South Africa	2025-01-21	ashlin.bantom@gmail.com	Yes	
15	Richard Randail	Stanford, South Africa	2025-01-21	dick@nautilustours.co.za	Yes	
16	Janine Bergh	Stanford, South Africa	2025-01-21	janinecottle@yahoo.com	Yes	The Sunday live music provides a unique and invaluable opportunity for our community to

come together and it creates a space where neighbours can connect, relax and enjoy the incredible talent of our local artists. This tradition fosters a sense of unity and belonging, something that is increasingly rare and fast paces world, and something we value in Stanford where we are all about preserving our heritage, and I think what La Cantina has managed to do is create an important cultural experience open to everyone in Stanford.

7	Eileen Peel	Stanford, South Africa	2025-01-21	peeelileen@gmail.com	Yes	I support their community spirit and the opportunity for people to relax and enjoy local talent - showcasing their skills
8	Ansie Reltsma	Stanford, South Africa	2025-01-21	ansierei@gmail.com	Yes	
9	Febe Marais	Stanford, South Africa	2025-01-21	febe.harris@gmail.com	Yes	We love La Cantina! It's our favourite local restaurant and we support their effort to bring people together.
10	James Plumstead	Stanford, South Africa	2025-01-21	jamesplumstead77@gmail.com	Yes	Keep the good vibes alive, bringing the community together!
11	Trevor Tessendorf	De Kelders, South Africa	2025-01-21	trevor.tessendorf@gmail.com	Yes	
12	Alison Thompson	Stanford, South Africa	2025-01-21	roainvestments@telkomsa.net	Yes	I would like La Cantina to continue to be able to play live music for Stanford residents - on a Sunday for 3 hours and support local music
13	Jake Heese	Stanford, South Africa	2025-01-21	jdevcheese@gmail.com	Yes	
14	Vernon Goss	Stanford, South Africa	2025-01-21	vernong@mweb.co.za	Yes	Have a house very close to Cantina and have no problem with their Sunday music or any other day for that

matter.

15	Rodney Willoughby	Stanford, South Africa	2025-01-21	rodney.willoughby58@gmail.com	Yes	
16	Ian Marais	Stanford, South Africa	2025-01-21	ianb.marais@gmail.com	Yes	
17	Colin Botha	Stanford, South Africa	2025-01-21	colin@b3worx.co.za	Yes	I am a frequent visitor and love the gees. Sunday music is not a valid excuse .. working class folks love the break, and old folks don't work so the argument would apply to any night.
18	Anne Cameron	Stanford, South Africa	2025-01-21	cameron.anne1@gmail.com	Yes	
19	Mairi Brimble	Stanford, South Africa	2025-01-21	mairi@brimble.co.za	Yes	
20	Debbie Cheetham	Stanford, South Africa	2025-01-21	debbiecheetham@icloud.com	Yes	I think it's a brilliant initiative which brings our community together and keeps our small towns alive
21	Noleen Willoughby	Stanford, South Africa	2025-01-21	noleen.a.willoughby@gmail.com	Yes	
22	Ianée van reen	Stanford, South Africa	2025-01-21	lanelle.q@gmail.com	Yes	In support of La Cantina which the Village of Stanford love !
23	Justine Neke	Stanford, South Africa	2025-01-21	neke.justine@gmail.com	Yes	
24	Tracy Rudling	Stanford, South Africa	2025-01-21	rudlingtracy@gmail.com	Yes	Live music in a village is such a blessing!
25	Samantha Yeowart	Stanford, South Africa	2025-01-21	samantha@polka.co.za	Yes	I am signing because I think that La Cantina offers a valuable community service, and that the playing of live music until a reasonable hour on a Sunday, in a commercial area, does not constitute a nuisance.
26	Ntando Johannes	Stanford, South Africa	2025-01-21	thandoseb1@gmail.com	Yes	I'm signing because those Sunday music bring a nice Sunday vibe in Stanford

7	Tim Hague	Sanford, South Africa	2025-01-21	thague@photo-sight.com	Yes	All the reasons already stated in the letter.
8	LIZ MACMILLAN	STANFORD, South Africa	2025-01-21	lmac@mweb.co.za	Yes	La Cantina is an asset to our village in every way. It supports local artists and attracts visitors especially on a Sunday when everywhere is closed.
9	Gail Rosslee	Stanford, South Africa	2025-01-21	girosslee@global.co.za	Yes	
10	Elly Eberhard-Nield	Stanford, South Africa	2025-01-21	ellyinstanford@gmail.com	Yes	I don't think it is necessary to stop the music at La Cantina on Sundays, if they continue to keep to the designated times and keep the volume to an acceptable level, as it seems to have been done.
11	Linda Strydom	Stanford, South Africa	2025-01-21	lindainstanford@gmail.com	Yes	
12	Brenda Outhet	Stanford, South Africa	2025-01-21	brenda.outhet@gmail.com	Yes	We still want a lovely vibe in the village.
13	Charleen Pretorius	Stanford, South Africa	2025-01-21	charleenp62@gmail.com	Yes	
14	Stephanie Richards	Stanford, South Africa	2025-01-21	stephanie.richards5@gmail.com	Yes	
15	Nicolene Mylrea	Stanford, South Africa	2025-01-21	nicolene@mylrea.co.za	Yes	
16	JO PRINSLOO	Stanford, South Africa	2025-01-21	joprinsloo2017@gmail.com	Yes	The entertainment that is presented at La Cantina brings countless people to Stanford and hundreds of thousands of rands every year. It is a place where friends get together for wholesome fun, every weekend. It's not only residents, but people from all over the country and many tourists from the rest of the world!
47	Jaco Prinsloo	Stanford, South Africa	2025-01-21	prinslja@gmail.com	Yes	These events bring in lots of visitors that is a huge economic stimulus to the village, not only for La Cantina,

but all other eateries down the street. It also creates a number of job opportunities while supporting local artists.

The sound parameters are well within by-laws too.

18	JO PRINSLOO	Stanford, South Africa	2025-01-21	admin@bettalyfe.co.za	Yes	The entertainment that is presented at La Cantina brings countless people to Stanford and hundreds of thousands of rands every year. It is a place where friends get together for wholesome fun, every weekend. It's not only residents, but people from all over the country and many tourists from the rest of the world!
19	Renee Bishop	Stanford, South Africa	2025-01-21	reneebishop@rbrecruitment.co.za	Yes	
20	Hannah Sturm	Stanford, South Africa	2025-01-21	hannah.sturmhs@gmail.com	Yes	
21	Sara Masson	Stanford, South Africa	2025-01-21	saracarey.masson@gmail.com	Yes	I agree
22	Melissa Slabbert	Cape Town, South Africa	2025-01-21	3010melislab@gmail.com	Yes	
23	Nick Baleta	STANFORD, South Africa	2025-01-21	dumz.baleta@gmail.com	Yes	I love the live music on a sunday
24	Kara Rheeder	Stanford, South Africa	2025-01-21	rheeder.kara0000@gmail.com	Yes	
25	Dawn Munz	Cape Town, South Africa	2025-01-21	dawnmunz55@gmail.com	Yes	Music gives lots of people pleasure and is good for tourism.
26	Elize Groenewald	Cape Town, South Africa	2025-01-21	elize@pibn.co.za	Yes	I often go to Stanford and visit La Cantina for there live music and fantastic vibe. Let them make people happy by entertaining us.
27	Willem Conradie	Cape Town, South Africa	2025-01-21	wfconradie@gmail.com	Yes	I'm signing because a friend I trust, who works at Cantina, have asked on her Whats App status to sign the

petition. If it is important for her that live music by local musicians must continue at Cantina, it is important to me.

18	Karen Taljaard	Bredasdorp, South Africa	2025-01-21	karentaljaard4@gmail.com	Yes	This is the best place to be and the music is the best on a sunday just to relax and it's not even late at night
19	Christiaan Boshoff	Stanford, South Africa	2025-01-21	bonniebrookstanford@gmail.com	Yes	La Cantina makes a massive positive impact on the town of Stanford. Stanford is a tourist town and the Sunday afternoon sessions is great to attract more tourists to the town on Sundays. The sound levels are not excessive, and the time of day is reasonable. I think these sessions should be allowed for the greater good of the town.
20	Peter Esterhuizen	Stanford, South Africa	2025-01-21	marianas@stanfordvillage.co.za	Yes	
21	Ursula Steenkamp	Durbanville, South Africa	2025-01-21	usteenkamp59@gmail.com	Yes	
22	Jeanne Geldenhuys	Stanford, South Africa	2025-01-21	jeannegeldenhuys55@gmail.com	Yes	I am tired of the Stanford mafia calling the shots. Always complaining about everything. Residents can't stand to see other people enjoying themselves. This is not a security village where you sign up to bide by the rules.
23	Afsana Khan	Cape Town, South Africa	2025-01-21	afsanakhan87@gmail.com	Yes	Their events are an asset to the community
24	Barbara Halse	Stanford, South Africa	2025-01-21	bhalse4@gmail.com	Yes	I think Cantina restaurant adds a unique and vibrant experience for visitors and residents of Stanford. I am glad their hard work has paid off and that they will continue to

entertain.

15	Jean Joubert	Kraaifontein, South Africa	2025-01-21	jeanjoubert500@gmail.com	Yes	
16	Sara Walne	Stanford, South Africa	2025-01-21	lollypop0rose@gmail.com	Yes	
17	Ruby Walne	Stanford, South Africa	2025-01-21	ruby0rose@gmail.com	Yes	
18	Mary Knight	Stanford, South Africa	2025-01-21	maryknight78@gmail.com	Yes	They are bringing people of various backgrounds together to listen to and support local South African talent. The vibe is awesome and and to see people interacting and enjoying themselves
19	Tania Myburgh	Stanford, South Africa	2025-01-21	insure@avb.co.za	Yes	I would support live music at La Cantina on a Sunday afternoon
20	Miles Cheetham	Stanford, South Africa	2025-01-21	blter.glass59@icloud.com	Yes	Stanford is well known for great music and superb restaurants - it's part of the incredible vibe that makes Stanford great! We must encourage this type of initiative, not try to stop it!
21	Richard Masson	Stanford, South Africa	2025-01-21	massonfam@mweb.co.za	Yes	I want music
22	Susanne Terry	Stanford, South Africa	2025-01-21	msterry@telkomsa.net	Yes	
23	Val Myburgh	Stanford, South Africa	2025-01-21	valburgh@gmail.com	Yes	
24	Andrew Johnston	Stanford, South Africa	2025-01-21	andyjay45@gmail.com	Yes	The Sunday live music sessions have become an integral part of village life in Stanford. "ROCK ON CANTINA"
25	Margie Mann	Stanford, South Africa	2025-01-21	margie.mann86@gmail.com	Yes	I believe La Cantina is good for our village, adding a lovely laid back vibe to it..
26	Douglas Myrea	Stanford, South Africa	2025-01-21	dougmylrea@gmail.com	Yes	
27	Vanessa	Stanford, South	2025-01-	vanessa.rossam@gmail.com	Yes	La Cantina is a great

	Rossam	Africa	21	83		place and brings great joy to the community. Many people from all over go to La Cantina because of its fabulous vibe a talented musicians!
8	Paul Sanders	Stanford, South Africa	2025-01-21	iampaulsanders@gmail.com	Yes	I the undersigned resident of Stanford would like to add My support to Cantina and appeal to the authorities as a community to allow/ permit Cantina to continue with its live music sessions.
79	Lucinda Rossam	Stanford, South Africa	2025-01-21	lucinda.rossam@gmail.com	Yes	La cantina is great and I love going there to watch the musicians. The vibe at La cantina is wonderful.
80	Jet Pieters	Gansbaai, South Africa	2025-01-21	jet@jetpcargo.com	Yes	
81	Daleen Broekman	Worcester, South Africa	2025-01-21	daleenbroekman@gmail.com	Yes	It brings a younger more lively crowd to town. More money for the town should always be welcome
82	Mandy Hamlett	Stanford, South Africa	2025-01-21	mandyhamlett@gmail.com	Yes	Cantina brings joy to the community
83	Eddie Noble	Stanford, South Africa	2025-01-21	enoble@mweb.co.za	Yes	I am signing because the Cantina provides a valuable offering to the local community, creates a great atmosphere, community commeraderie and supports local talent. The music is not considered loud.
84	MICHAEL HILTON	HERMANUS, South Africa	2025-01-21	mhilton@mweb.co.za	Yes	
85	Liezl Wiese Brooks	Durbanville, South Africa	2025-01-21	liezlwiese@hotmail.com	Yes	Music brings family and people together.
86	Leigh King	Stanford, South Africa	2025-01-21	leighbelle@mweb.co.za	Yes	
87	Carol Tsit	Stanford, South Africa	2025-01-21	ladybird@mweb.co.za	Yes	I cannot understand why music would not be allowed on a Sunday afternoon.

8	Lindy Grey	Stanford, South Africa	2025-01-21	lindyannigrey@gmail.com	Yes	
9	Lynn Mclagan	Stanford, South Africa	2025-01-21	lynnmclagan@gmail.com	Yes	
0	Marlene Kruger	Cape Town, South Africa	2025-01-21	marlene.rheeder@gmail.com	Yes	
1	Emily Aling	Stanford, South Africa	2025-01-21	emilyaling92@gmail.com	Yes	I'm signing because I think La Cantina like every South African restaurant should be allowed to host/play live music on weekends when most people are available to enjoy it.
32	Joanne Reidy	Stanford, South Africa	2025-01-21	jo.reidy@gmail.com	Yes	
33	Johan Ehlers	Stanford, South Africa	2025-01-21	johan.jcehlers@gmail.com	Yes	
94	Robyn Walne	Stanford, South Africa	2025-01-21	brightlittlebird@gmail.com	Yes	I am a member of the community and this was the only thing to do in Stanford on a Sunday. We all loved having a relaxing Sunday live music venue. Everywhere in the world has one, why not us?
95	Erna Herzberg	Stanford, South Africa	2025-01-21	eweherzberg@gmail.com	Yes	
96	Beth Ailing	Stanford, South Africa	2025-01-21	beth.aling@webafrica.org.za	Yes	The hours of live music are not excessive and it adds to the spirit of the village. The sound level should be reasonable and the 7pm ending strictly adhered to
97	Johan Greyling	Manama, Bahrain	2025-01-21	johan.greyling.jg@gmail.com	Yes	Stanford is my home, I am 26 years of age. And travel to Stanford frequently from working abroad. Stanford is a quiet village and need some fun and creative, artistic activities to pursue as place of residence and enjoyment for not only

young, but middle aged young souls. It is highly important that Stanford does not turn into a grave yard because residence want peace and quite, it is essential for any town or village to have a sense of entertainment for enjoyment. I am signing this petition because of all the benefits live music on Sundays would bring to Stanford and business.

98	Siobhan Kilcoyne	Stanford, South Africa	2025-01-21	siobhankilcoyne@gmail.com	Yes	In support of La Catina Restaurant in Stanford to be granted permission for music events at the venue. In support of the local artists and staff that earn a living there.
99	Jennifer Johnson	Stanford, South Africa	2025-01-21	jenniferjohnson@breede.co.za	Yes	
100	Debbie Bell	Kommetjie, South Africa	2025-01-21	debbieabell@mweb.co.za	Yes	
101	Gary Sletcher	Hermanus, South Africa	2025-01-21	garysletcher@gmail.com	Yes	
102	Peter Martin	Stanford, South Africa	2025-01-21	peter@lonkirk.co.za	Yes	
103	Reuben Burls	Stanford, South Africa	2025-01-21	rgburls@gmail.com	Yes	I believe La Cantina is a fantastic addition to what makes Stanford, well, Stanford! The Sunday music events have become an integral part in how we as a community come together and socialise. It would be a great shame to lose these events due to policies that don't favour the community's social unity.
104	Sarah Halse	Stanford, South Africa	2025-01-21	sarahjanehalse@gmail.com	Yes	As a Stanford homeowner and community member La Cantina has provided a beautiful, creative space and much

needed life to the area.
I have seen only failures in the same space and La Cantina has created a vibey success of it - no mean feat. They have my full support and only the best wishes for their continued success.

05	Lindi Theron	Joostenbergvlakte, South Africa	2025-01-21	lindi@mwezatrans.co.za	Yes	I have family living in Stanford and we come there most of the time especially for La Cantina food and the lovely live music. This will be so sad not to have this.
06	Nel-Sue Fourie	Stanford, South Africa	2025-01-21	nelsuefourie@gmail.com	Yes	
10	Kobus Le Roux	Stanford, South Africa	2025-01-21	vickileroux53@gmail.com	Yes	La Cantina is a huge asset to Stanford.
108	Elizabeth Pires	Stanford, South Africa	2025-01-21	picon@mweb.co.za	Yes	I'm rooting for La Cantina to continue with their Sunday live music sessions.
109	Crispian Abbott	Stanford, South Africa	2025-01-21	crispian@akkerbos.com	Yes	i disagree with the complaint
110	Amelia De Villiers	Overberg, South Africa	2025-01-21	ameliadevilliers@gmail.com	Yes	
111	SUE OBRIEN	Stanford, South Africa	2025-01-21	suekeatley@me.com		
112	Jill Gauntlett	Stanford, South Africa	2025-01-21	gauntlettjill@gmail.com	Yes	It appears to be a good way of Village. CONNECTION. ALL AGES ENJOY THE MUSIC AND THE FRIENDLYNESS OF THE HOSTS.IT DOES NOT GO ON LATE EVER.
113	Marika Bester	Stanford, South Africa	2025-01-21	besteme@gmail.com	Yes	
114	Shana Horn	Baardskeerdersbos, South Africa	2025-01-21	shanahorn8@gmail.com	Yes	
115	Veronica Carter	Stanford, South Africa	2025-01-21	vscarter2017@gmail.com	Yes	
116	Billy	Stanford, South	2025-01-	bilwood1979@gmail.com	Yes	I am in support of La

	Fernandes	Africa	21	87		Cantina and there Sunday afternoon live music
17	Tryda Wepener	Stanford, South Africa	2025-01-21	kelshasxat@gmail.com	Yes	
18	Etienne Stroebe	Stanford, South Africa	2025-01-21	etienne123stroebe@gmail.com	Yes	I live fairly close to La Cantina and although I can hear the music they still respect us by not letting this go until late and I agree that its become a great place on a Sunday afternoon for visitors and residents
19	Jenny Sauer	Cape Town, South Africa	2025-01-21	jennysauer40@yahoo.co.uk	Yes	
120	Debbie Alexander	Stanford, South Africa	2025-01-21	debbiejalex59@gmail.com	Yes	
121	Cavy Kelley	Stanford, South Africa	2025-01-21	cavy.kelley@icloud.com	Yes	
122	Stiaan Pool	Stanford, South Africa	2025-01-21	stiaan.pool0207@gmail.com	Yes	If these draconian "no music" laws or prohibition thereof are to stay, whoever applied it, will soon see that there is no music at the monthly sunset market or even in local churches. In a democracy, the majority votes need to be taken in consideration before a few gets there view.
	Lynne Vine	Rondepoort, South Africa	2025-01-21	lynne.vine@live.com	Yes	I believe in the merit of this petition
124	Debbie Bury	Stanford, South Africa	2025-01-21	debrabury2@gmail.com	Yes	I feel it's the right thing to do
125	Caroline Rule	Stanford, South Africa	2025-01-21	rule@global.co.za	Yes	
126	Kirsten Van der Riet	Stanford, South Africa	2025-01-21	kirsten.vanderriet@gmail.com	Yes	Stanford is not a retirement village! This music is fun and creates a sense of community.
127	Sharon Harington	Stanford, South Africa	2025-01-21	sharonh@worldonline.co.za	Yes	I believe strongly that La Cantina should allowed to carry on with their music

events, it gives people a place to gather, chat, make friends and simply enjoy the venue and music. It allows the owner, who put a lot of work into the evenings to earn a living!!!!

28	Lee Wasserfall	Stanford, South Africa	2025-01-21	leemeyerslp@gmail.com	Yes	
29	Van dyk Izak	Gaansbay, South Africa	2025-01-22	sakkievandyk@gmail.com	Yes	
30	Charon Landman	Stanford, South Africa	2025-01-22	charonlandman@gmail.com	Yes	I agree that a little music on Sundays are imperative to the successful operation of this establishment. La Cantina is the only place in town where people can gather on Sundays for a bit of lively fun, many people drive out to Stanford from surrounding towns to visit.
131	Victoria Menzies	Stanford, South Africa	2025-01-22	vic17@iafrica.com	Yes	La Cantina has added so much to the village as a wonderful place to meet and have fun on a Sunday afternoon for three hours not way into the night !!!!
132	Janine Van der Nest	STANFORD, South Africa	2025-01-22	info@agteros.co.za	Yes	It's our Sunday afternoon relax at the end of a long work week.
	Lin Morris	Stanford, South Africa	2025-01-22	lmlinflower853@gmail.com	Yes	I feel Lynn and Mark should be supported as well as the artists, waitresses and kitchen staff, as locals, as well as visitors are very grateful to have free entry to live music performances, enjoy good food, and share relaxing time with friends. I do understand late night loud music is disruptive for neighbours, but 3 hours on a Sunday afternoon should be acceptable. Thank you

34	Marianne Rossouw	Stanford, South Africa	2025-01-22	mrossouw431@gmail.com	Yes	
35	Rebecca Dames	Stanford, South Africa	2025-01-22	rebeccaflowerchild@gmail.com	Yes	
36	ED Clarke	Cape Town, South Africa	2025-01-22	lizclarke4@gmail.com	Yes	I'm signing as I believe La Cantina should be allowed to have live music on their premises on Sunday afternoon
37	Louise Smith	Stanford, South Africa	2025-01-22	kandlsmith5253@gmail.com	Yes	I feel that La Cantina have added so much to Stanford and the main Street and the Sunday afternoon music events bring so many of the residents together.
13	Madaleine Pool	Stanford, South Africa	2025-01-22	madaleine@megacover.co.za	Yes	The Sunday live music @ LaCatina became part of Stanford village attracting visitors at the same time which has great economic spin offs too. The owners of Cantina had the courage and the chutzpah to turn an empty desolate spot into a thriving and buzzing place, one that we are all proud of. In return for this gift of culture, music and community we support all their efforts to keep this Sunday tradition going.
139	Caretha Randall	Stanford, South Africa	2025-01-22	caretha@nautifustours.co.za	Yes	I fully support as per the petition. La Cantina has added tremendous value and a sense of community to Stanford. The music is excellent and local and offer a excellent opportunity for artists to display their talent . It also support local economy.
140	Jane Paterson	STANFORD, South Africa	2025-01-22	janepaterson@mweb.co.za	Yes	We go to listen to the live music almost every weekend. Great place to meet up with friends and have a social afternoon. The music

does not go on until late, so I can't see why it should not be allowed. Musicians also need to make a living.

41	Roelien Campher	Stanford, Cape Town, South Africa	2025-01-22	rolocampher@gmail.com	Yes	Music is an universal language that brings people together. It not only uplifts the community but it gives our artist a platform to show of their talent, it gives them a platform to show the world how beautiful diverse our culture is. People come from all over to visit Stanford for the beauty and the culture (Lacantina and Sunday sessions is one of them) it brings people together through everything they love. Stanford will not be the same without it.
142	Danna Crous	Stanford, South Africa	2025-01-22	dannacrous@gmail.com	Yes	I support la cantina and all they have done for our community in Stanford.
143	ken smith	stanford, South Africa	2025-01-22	basswidge@gmail.com	Yes	I enjoy the getting together of villagers and the local artists..its made a huge difference to a previously dead corner of Stanford
144	Mich Lane Reading	Stanford, South Africa	2025-01-22	michlane69@icloud.com	Yes	Because we need to support small business and the music played is not offensive!
145	Ineke van Elst	Stanford, South Africa	2025-01-22	ronald.ineke@hccnet.nl	Yes	As village residents we have enjoyed the Sunday afternoons. I do however think it is good to keep the level of noise within limits. That way everyone will be happy.
146	Daleen Van Rooyen	Stanford, South Africa	2025-01-22	daleenc62@gmail.com	Yes	I am fedup of incommers complaining about everything in the village. We have done it like this for years and we like it just the way i

is.

147	Christine Hagen	Hermanus, South Africa	2025-01-22	christineh4339@gmail.com	Yes	I have enjoyed many a relaxing Sunday afternoon at Cantina and also used the venue for my birthday celebration. My friends travelled from Hermanus and Cape Town to join in the festivities. It would be a shame to loose it. It's also important to support our local musical talent.
148	Andi Joseph	Stanford, South Africa	2025-01-22	josephandrea903@gmail.com	Yes	This is not only a fabulous initiative but my livelihood also depends on this happening...🙏🙏

04 SEP 2025

Alida Conradie

192 Stanford

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Philippa Murray <philippa.murray@gmail.com>
Sent: Wednesday, 03 September 2025 22:20
To: Alida Conradie
Subject: ERF 195 Stanford 5 Queen Victoria Street - support of application

TP-A Theart
(S vld merwe)

Dear Alida

I would like to add my support to the application for new Consent Use for Entertainment at 5 Queen Victoria Street.

As a local resident of Stanford who is the organizer of the Stanford Sunset Market, and who has been involved in many other events in Stanford for 13 years, I believe that zoning for entertainment at La Cantina, especially because of its location on Queen Victoria Street, provides small business opportunities for local entertainers/ musicians/ artists as well as bringing a vibrant, live performance culture to the town. This nurtures the arts, nurtures local tourism and nurtures small businesses. The premises itself creates jobs and drives new employment opportunities which do not compete with other businesses - instead it creates additional opportunities at times when other businesses are often quiet or closed.

I respectfully hope to see the success of this application as small towns like Stanford need creative opportunities to keep the town and people alive, and the owners of 5 Queen Victoria Street have proven themselves to be genuinely committed to Stanford.

Yours sincerely

Phil Murray

082 667 0619

3 Morton Street

Stanford

7210

Reason for comment: support of the application

No conflict of interest, no personal/ family/ business or financial benefit or interest in the consent use other than a shared interest in stimulating small business, job creation and support of the arts in Stanford.

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2858259

TP

03 SEP 2025

Alida Conradie

192 Stanford

From:

Malcolm Lee <mglee8252@gmail.com>

Sent:

Tuesday, 02 September 2025 17:59

To:

Alida Conradie

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

TP-A Theart
(S vld merkle)

Hi Alida. I just want to lend my support to the La Kantina application for their entertainment licence. It is so comforting to have a good vibe coming from the streetside when driving into Stanford. Younger people doing what comes naturally 😊. Thank you for your support.

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	285-358

03 SEP 2025

Alida Conradie

192 Stanford

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Duane Genders <duanegenders@icloud.com>
Sent: Wednesday, 03 September 2025 08:59
To: Alida Conradie
Subject: Application for Place of Entertainment

TP - A Theart
(S vld merke)

Good day.

My name is Duane Genders. I reside at 8 Francolin Close, Vermont.

I hereby request the approval of erf 192 (5 Queen Victoria Street, Stanford), to be a place of entertainment.

Stanford is a lovely town and its vibrant music offering is of huge attraction to me and other music lovers. La Cantina, in particular, has been instrumental in creating opportunity for both musicians and music lovers.

I am a local musician, and have performed at La Cantina. The community truly appreciates and enjoys the live music offering presented by La Cantina.

Please feel free to contact me for any further information.

Kind regards,

Duane Genders
0834589659
duanegenders@icloud.com

FILE NO. ExF 192

Stanford

SCAN NO.

COLLABORATOR NO.

2857359

Alida Conradie

192 Stanford

03 SEP 2025

From: Peter Züger <peter.zueger@swissonline.ch>
Sent: Wednesday, 03 September 2025 10:04
To: Alida Conradie
Subject: La Cantina Stanford

DOCUMENT CONTROL
OVERSTRAND MUNICIPAL

TP - A Theart
(S vld Merkle)

Dear Local Authority

We, Peter and Theresa Zuger, have been living permanently in Stanford for three years. We have come to know and appreciate Stanford and its residents. We love living in Stanford.

Our esteemed fellow citizens Marc and Lynn Krebsler are applying for an entertainment licence for their restaurant La Cantina. La Cantina is not just a well-run restaurant. For many many Stanfordinians, La Cantina is a place to meet and socialise. With its Sunday afternoon concerts, La Cantina has become an indispensable cultural institution. La Cantina offers many young musicians from our area the opportunity to perform in front of an audience and prove themselves in the spotlight. Such even small performances are particularly enriching and important for young local musical talents in terms of their artistic development. La Cantina is their first step towards what may be a great career. Don't let the Sunday concerts at La Cantina die. Grant the requested licence for the cultural benefit of Stanford.

Thank you.

Peter and Theresa Zuger, 2 Sillery Street, Stanford

Honorary President of the European Carnival, Honorary President of the Culture Society Begägnig am Sey, Honorary Member of the International Broederschap Het Gulden Vlies in Brugge (Belgium), Recipient of the Medal of Honour for Culture of the City of Lachen (Switzerland)

Von meinem iPad gesendet

FILE NO. ErF 192
Stanford
SCAN NO.
COLLABORATOR NO.
2857356

TP

Alida Conradie

192 Stanford

03 SEP 2025

From:**Sent:****To:****Subject:**

Gary Sletcher Entertainment <garysletcher@gmail.com>
 Wednesday, 03 September 2025 09:00
 Alida Conradie
 Request for Entertainment License for La Cantina in Stanford

DOCUMENT CONTROL

OVERSTRAND MUNICIPALIT

TP- A Theart
LS vld merkle

Dear Alida,

I hope you're doing well. I'm reaching out today to kindly request consideration for an entertainment license for La Cantina in Stanford.

As you may know, La Cantina is a beloved spot and really the only venue in town that offers live entertainment. It's a place that the community absolutely loves, and it brings a lot of people from out of town as well, adding a nice vibrancy to our local scene.

We've noticed that the music always ends early not disturbing the peace, so we truly believe that granting this license would continue to benefit the town. I respectfully request that you consider allowing La Cantina to have an entertainment license so that they can keep adding a bit of music and joy to our weekends.

Thank you so much for your time and consideration.

Kind regards,
 Gary Sletcher

FILE NO. ExF 192
Stanford
SCAN NO.
COLLABORATOR NO.
2857381

TP

Alida Conradie

192 Stanford

From: Hermanus Golf Club | Membership <membership@hgc.co.za>
Sent: Tuesday, 02 September 2025 12:30
To: Alida Conradie
Subject: Stanford: La Cantina

Dear Alida

I am resident at number 2 Du Toit Street, Stanford.

I fully support the giving of an Entertainment licence to La Cantina in Stanford.

Please note Hermanus Golf Club is a cashless facility.

Kind regards,



TP - A Theart
(S vld merkle)

Leanne Robertson

Membership Secretary

Hermanus Golf Club

Golf Road, Hermanus, South Africa

Tel: +27 28 312 1954

membership@hgc.co.za

www.hgc.co.za



FILE NO.	ExF 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2857177



Confidentiality Warning: The contents of this e-mail and any accompanying documentation are confidential and privileged. Any use thereof, in whatever form, by anyone other than the addressee is strictly prohibited.

TP

Alida Conradie

192 Stanford

02 SEP 2025

From: mary Knight <maryknight78@icloud.com>
Sent: Tuesday, 02 September 2025 12:45
To: Alida Conradie
Subject: Cantina Restaurant in Stanford

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP-A Thearb
(Svd merke)

I whole heartedly support their efforts to comply. Please consider their application. M Knight Sent from my iPhone

FILE NO. Erf 192

Stanford

SCAN NO.

COLLABORATOR NO.

2857176

TP

REKORDBEHEER

02 SEP 2025

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY**Alida Conradie**

192 Stan Bra

From: Philip Greenlees <philgecko@gmail.com>
Sent: Tuesday, 02 September 2025 12:58
To: Alida Conradie
Subject: La Cantina, Stanford.

In the relatively short time that La Cantina has been operating, it has become a popular social venue adding unobtrusive but welcome vibrance to Queen Victoria Street. I support their bid for an entertainment licence.

OVERSTRAND MUNISIPALITEIT

REKORDBEHEER

02 SEP 2025

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITYTP-A Theart
(S +ld merkle)

FILE NO. Erf 192

Stanford

SCAN NO.

COLLABORATOR NO.

2857172

TP

Alida Conradie

192 Stanford.

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: Flicka Goslett <flicka_goslett1@icloud.com>
Sent: Tuesday, 02 September 2025 10:44
To: Alida Conradie
Subject: La Cantina Entertainment Licence

TP-A Theart
(S vld merke)

Dear Alida

I write to confirm my wholehearted support for this vibrant and 'ethos of the village' venue. The past few months have been a sad reflection. Music and laughter lifts one spirits.

I am 78 years old and really look forward to live entertainment livening things up in the village.

Kind regards

Flicka Goslett

13 Victoria Close

Longmarket Street

Stanford

0822941163

Sent from my iPhone

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2856725

P

Alida Conradie

192 Stanford

02 SEP 2025

From:
Sent:
To:
Subject:claude woolf <claude.woolf1@gmail.com>
Tuesday, 02 September 2025 10:54
Alida Conradie
Support for La Cantina's Entertainment Licence ApplicationDOCUMENT CONTROL
OVERSTRAND MUNICIPALITYTP - A Theart
(Sylvia Meride)**To Whom It May Concern,**

I am writing to express my full support for La Cantina's application for an entertainment licence.

La Cantina has become a valued part of our community, offering a welcoming and vibrant space for residents and visitors alike. Their commitment to creating a safe, enjoyable environment contributes positively to the local economy and strengthens our cultural and social landscape.

An entertainment licence will enable La Cantina to host live performances and events in a regulated, well-managed manner. This will not only enhance the dining and social experience for patrons, but also create opportunities for local musicians, artists, and performers to showcase their talents.

Importantly, La Cantina has demonstrated responsibility in the way they manage their premises. They maintain a respectful relationship with neighbours, adhere to municipal regulations, and prioritize the safety and wellbeing of their customers. I am confident that they will uphold these same standards under an entertainment licence.

I believe granting this licence will bring cultural, social, and economic benefits to the area. It will support small business growth, provide safe entertainment options, and contribute to the vibrancy of our community.

I respectfully urge you to approve La Cantina's application.

Thank you for your consideration.

Sincerely,

Claude

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	285 6716

TP

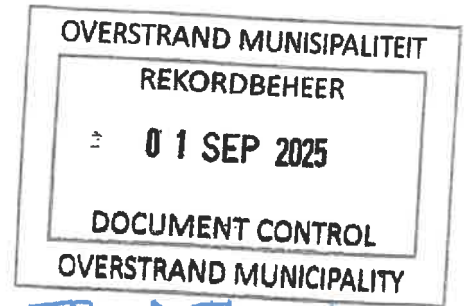
Alida Conradie

From: Jean Zunkel <jean.zunkel@bjadventures.com>
Sent: Saturday, 30 August 2025 11:53
To: Alida Conradie
Subject: ERF 192 Stanford

Alida,
I have no issues with this at all.
Jean Zunkel
3 King Street
Stanford
Western Cape

Jean

Jean Zunkel
BJ Adventures, Inc.
157 Old Lamy Trail
Lamy, New Mexico 87540
Ph: 505-466-2289
C: 505-310-5110
e: jeanzunkel@gmail.com
e: jean.zunkel@bjadventures.com



TP - A Theart
(S vld merke)

FILE NO. Erf 192
Stanford
SCAN NO.
COLLABORATOR NO.
2855742

TP

Alida Conradie

From: Nicholas Bednall ☺ <nic@heartstone.co.za>
Sent: Friday, 29 August 2025 11:15
To: Alida Conradie
Subject: OBJECTION: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner
Attachments: RE 192, STAN, ANNEXURES.pdf; Notification to potentially affected property owner e-mail.pdf

Hi Alida

We are not in favour of waving the parking requirements for this business.

During peak tourism season, Christmas/Easter weekend/Long weekends/Stanford Flower show - cars that cannot be accommodated by businesses on and around Queen Victoria street end up parking on residents verges. This results in blockages to entrances and no parking for returning residents.

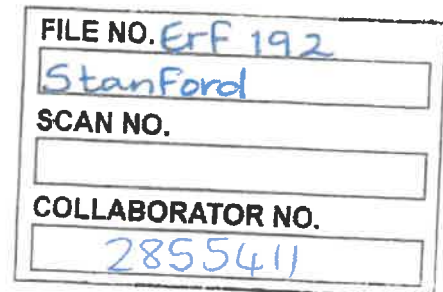
The benefit of this waiver request is for the business owner whereas the residents are adversely effected without compensation.

Regards

Nic
 Nicholas Bednall ☺
 +27 083 3751 626



TP-A Theart
 (Suid merke)



Begin forwarded message:

From: Marlize Miller <mmiller@overstrand.gov.za>
Subject: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner
Date: 26 August 2025 at 10:06:00 SAST
To: Alida Conradie <alida@overstrand.gov.za>

To whom it may concern

**REMAINDER ERF 192, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED
 CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY:
 MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER**

You are regarded as a potentially affected property owner.

TP

TP-A Theart
(S v d merke)

26 AUG 2025

Alida Conradie

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

From: graham@revived.co.za
Sent: Tuesday, 26 August 2025 11:58
To: Marlize Miller; Alida Conradie
Subject: RE: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

Many thanks but not an affected party in this instance:

From: Marlize Miller <mmiller@overstrand.gov.za>
Sent: Tuesday, 26 August 2025 10:06
To: Alida Conradie <alida@overstrand.gov.za>
Subject: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

To whom it may concern

REMAINDER ERF 192, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER

You are regarded as a potentially affected property owner.

Attached please find a self-explanatory notice/advert for your attention.

Sections 47 & 48 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) requires that notice must be given, and section 49 allows for a period of not less than 30 days from the date on which notice was given to affected persons to submit comments, objections or representations in respect of a land use planning applications. Council, during a meeting held on 30 November 2023, resolved that such notice be given via e-mail in accordance with the provisions of the Electronic Communications and Transactions Act, 25 of 2002. Due to ongoing difficulties in service delivery experienced by the South African Post Office, and as per the aforesaid Council resolution, **NO** registered mail/letters will be forwarded in the interim period.

Kindly regard this email as your formal notification of such land use application. Kindly provide your comment, objection or representations, if any, directly to Alida Conradie (alida@overstrand.gov.za) on or before **3 October 2025**.

Also note that the notice will be available at the Town & Spatial Planning Department, and on the municipal webpage at the following link: <https://www.overstrand.gov.za/en/documents/town-planning/land-use-planning-applications>.

Regards

Jeané Minnaar

Senior Clerk: Town & Spatial Planning
Overstrand Municipality

A: 16 Paterson Street, Hermanus, 7200 P: PO Box 20

T: 028 313 8900 / F: 028 313 8988 / E: mmiller@overstrand.gov.za

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2852325

JP

Alida Conradie

TP-A Theart
(S yld merke)

26 AUG 2025

From:

Stiaan Pool <stiaan.pool0207@gmail.com>

Sent:

Tuesday, 26 August 2025 12:19

To:

Alida Conradie

Cc:

Marlize Miller; Madaleine Pool

Subject:

Re: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

Dear all,

having read through this proposal, we have no objections whatsoever in this regard.
best regards



CF Pool

FILE NO.	Erf 192
	Stanford
SCAN NO.	
COLLABORATOR NO.	2852314

From: Marlize Miller <mmiller@overstrand.gov.za>

Sent: Tuesday, August 26, 2025 10:06

To: Alida Conradie <alida@overstrand.gov.za>

Subject: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

To whom it may concern

REMAINDER ERF 192, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF FMA KREBSER

You are regarded as a potentially affected property owner.

Attached please find a self-explanatory notice/advert for your attention.

Sections 47 & 48 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) requires that notice must be given, and section 49 allows for a period of not less than 30 days from the date on which notice was given to affected persons to submit comments, objections or representations in respect of a land use planning applications. Council, during a meeting held on 30 November 2023, resolved that such notice be given via e-mail in accordance with the provisions of the Electronic Communications and Transactions Act, 25 of 2002. Due to ongoing difficulties in service delivery experienced by the South African



Alida Conradie

From: moo@whalemail.co.za
Sent: Tuesday, 26 August 2025 15:07
To: Alida Conradie
Subject: RE: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

Thank you – I read the address incorrectly – we are in Quick street and this is Queen Victoria.
 I have no objections.

Thanks
 Amanda

From: Alida Conradie <alida@overstrand.gov.za>
Sent: Tuesday, 26 August 2025 12:44
To: moo@whalemail.co.za
Subject: RE: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

Dear Ms Erwee

It is the intention of the owners to legalise the existing use of the property to include a place of entertainment allowing live music on the property (refer to pg2. paragraph 4.1 of the documentation attached to the email sent to you earlier).

Kind Regards

Alida Conradie

*Administrative Officer, Town- and Spatial Planning
 Directorate: Planning & Development, Overstrand Municipality, Hermanus
 A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20
 T: 028 313 8900 | F: 028 313 2093 | E: alida@overstrand.gov.za*

From: moo@whalemail.co.za <moo@whalemail.co.za>
Sent: Tuesday, 26 August 2025 11:28
To: Alida Conradie <alida@overstrand.gov.za>
Subject: FW: Remainder Erf 192, Stanford, Hermanus-Public Participation-You are regarded as a potentially affected property owner

Good morning

Please can you advise what kind of entertainment they are wanting to provide.
 I am the neighbour at 7 Quick Street.

Regards
 Amanda Erwee
 082 2130512

From: Marlize Miller <mmiller@overstrand.gov.za>
Sent: Tuesday, 26 August 2025 10:06
To: Alida Conradie <alida@overstrand.gov.za>



Our Reference: 24/21
Your Reference: 192 STAN

9 October 2025

The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

Attention: Mr P Roux

REMAINDER OF ERF 192 STANFORD: APPLICATION FOR CONSENT USE, PERMANENT DEPARTURES AND DETERMINATION OF AN ADMINISTRATIVE PENALTY

Public Support

The application received an exceptional level of public support, with several letters of support and signed petitions submitted in favour of the proposal. The volume and nature of these submissions clearly demonstrate that the place of entertainment is regarded as a valued and desirable facility within the local community.

The supporters highlight the venue's positive contribution to the local social and tourism environment, noting that it provides a safe and well-managed space for residents and visitors to enjoy live entertainment and dining. Many submissions emphasise the role of the establishment in promoting local employment, supporting the regional economy, and attracting tourism activity to the area, consistent with the Municipality's broader spatial and economic development objectives.

Community support is a significant indicator of desirability under the principles of sound spatial planning. It reflects that the proposed use aligns with the character and expectations of the local area and that the broader community perceives the use as beneficial rather than intrusive.

The level of support received further demonstrates that the proposal contributes to social cohesion and enhances the cultural and recreational offerings of the locality. Approval of the consent use would therefore not only formalise an existing community asset but also ensure its continued contribution under a regulated and compliant framework.

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Office 3, Oakwood,
10 Dirkie Uys Street,
Hermanus

PostNet Hermanus Suite 170
Private Bag X16, Hermanus,
7200

Tel: +27 (0)28 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

20 YEARS
EST 2002



The objections received to the application are addressed below:

Noise and Public Disturbance

The primary concern raised relates to the proposal to allow a place of entertainment is that the live entertainment will generate excessive noise and cause public disturbance. To address this, a detailed Noise Impact Assessment was undertaken by professional acoustic engineers. The assessment confirmed that, while certain sound levels associated with live performances and patron activity could exceed the allowable limits, several practical mitigation measures can be implemented to ensure full compliance with regulatory standards.

The owners have committed to adopting and maintaining all recommendations outlined in the Noise Impact Assessment, which include the following:

- All live performances will take place indoors only, with sound levels not exceeding 54.5 dBA at the property boundary.
- A permanent, managed audio system fitted with a lockable sound limiter will be installed and calibrated to maintain sound levels within permissible limits.
- All speakers and audio equipment will be isolated from the building structure to minimise vibration and noise transmission.

The proposed place of entertainment will continue to operate as a seated restaurant venue and not as a late-night establishment. The purpose of the submitted application is to formalise the existing use and ensure that it operates in accordance with municipal legislation and best practice standards.

The proposal will not result in any undesirable impact on the surrounding area. On the contrary, granting approval for the consent use will enable the Municipality to impose clear operational conditions, including limits on sound levels and performance frequency, thereby creating a structured framework for compliance and ongoing monitoring. This ensures that the use remains both responsible and beneficial to the Stanford community.

Parking and Traffic

Concerns regarding parking and traffic generation are acknowledged. The existing on-site provision of nine parking bays is sufficient for the approved restaurant use, and the proposed place of entertainment will utilise the same seating area, with no increase in the number of patrons or operational intensity. The live music performances will take place within the existing indoor space and are not expected to generate additional traffic demand.

While the Overstrand Municipality Land Use Scheme requires additional parking for a place of entertainment, this requirement does not reflect the practical operation of the venue, as the restaurant and entertainment components function interdependently. Patrons attending live music events are the same individuals visiting the restaurant, and no increase in capacity or visitor numbers is anticipated.

Stanford's compact village layout and pedestrian-friendly environment further reduce the demand for on-site parking. A significant proportion of visitors are local residents who arrive on foot, which is supported by the numerous letters of support received for this application.



In addition, the subject property has an established access from Bezuidenhout Street and Queen Victoria Street, both of which adequately accommodate the limited vehicle movements associated with the existing restaurant.

The Stanford Heritage Protection Overlay Zone (HPOZ) and the Proposed Stanford Revitalisation Plan both recognise the importance of preserving the village's heritage character and walkable layout by allowing flexibility in parking requirements. Section 18.2.3 of the HPOZ specifically enables adjustments to standard land use provisions, such as parking, to enhance the architectural and cultural character of the historic core. The Revitalisation Plan also emphasises the creation of a pedestrian-oriented environment through widened sidewalks, shaded walkways, and public gathering spaces, promoting a lively, people-centred village rather than one dominated by vehicular infrastructure.

Requiring additional on-site parking would not only be spatially unfeasible but would also conflict with the principles of the HPOZ by disrupting the established character and compact urban form of Stanford. The village's central business area already provides sufficient shared and alternative parking opportunities within walking distance, reducing the necessity for dedicated on-site bays.

In line with Section 18.5.3 of the HPOZ, the owner is of the opinion that suitable parking exists within the Stanford core, and therefore, no alternative parking arrangements are required. The imposition of a financial contribution for parking would be unreasonable and inconsistent with the intent of the HPOZ and the Stanford Revitalisation Plan, which advocate for the protection of heritage character and the encouragement of cultural and tourism-related activities.

Legality and Track Record of Compliance

Certain objections refer to previous unauthorised instances of live music on the property. The application acknowledges this historic use, which is exactly why the current submission seeks to regularise and formalise the entertainment component to ensure lawful operation and compliance going forward.

The Overstrand Municipality's land use process provides a structured mechanism to regulate such uses through formal approval and enforceable conditions. Once approved, the consent use will be subject to municipal oversight, ensuring that all future operations adhere to clearly defined conditions of approval.

It would be procedurally inappropriate to refuse the application on the basis of past, unregulated activities or perceptions. The evaluation must focus on the desirability and planning merits of the proposal, specifically its alignment with the municipal regulatory framework and its ability to operate within approved and enforceable parameters. The past contraventions should be addressed through the determination of an administrative penalty.

Hours of Operation and Clarity

Objectors have expressed concern regarding operational hours. It is important to note that the proposal does not seek to extend trading hours beyond what is already permitted for restaurants in the area. The entertainment component will occur within normal operating times, as indicated in the application, the live music will be conducted within reasonable hours (3pm to 10pm), and will be limited to Fridays, Saturdays and Sundays.



In addition to the regular days, special occasions such as the following will be also used hosting live music:

- La Cantina's Birthday on the 21st of March.
- Cinco De Mayo on 5th May and on Dia De les Meurtos on the 2nd of November. This is in keeping with the Mexican theme of La Catina.
- During holiday times 16 December, 23 December and 28 December.

The municipality retains the authority to impose specific conditions of approval that regulate operating hours or limit event frequency, ensuring a balance between commercial viability and neighbourhood amenity. With such controls in place, this concern does not render the application undesirable.

It is also important to note the owners need to adhere to the LIQUOR TRADING HOURS BY-LAW of the Municipality, which states that a licensee of a premises that may sell liquor for on-consumption may only sell liquor between 10:00 and 02:00 of the following day.

Character, Heritage and Compatibility

The property is located within the Stanford Heritage Protection Overlay Zone (HPOZ). The proposal has been carefully designed to respect the heritage character, scale, and form of the existing built environment. No external alterations or structural additions are proposed that would affect the architectural integrity of the property or surrounding streetscape.

The HPOZ's objectives, to protect and enhance heritage resources, promote compatible uses, and maintain the character of the townscape, are fully met. The use of the property as a restaurant with limited live entertainment complements the tourism and social character of the Stanford heritage area, supporting its role as a rural destination while maintaining sensitivity to its context.

Therefore, the proposal does not conflict with the heritage objectives of the Overstrand Municipality or detract from the unique sense of place that defines Stanford.

Broader Environmental and Community Impacts

The proposed use takes place within an existing lawful structure and will not generate any environmental degradation or require additional infrastructure. The operation is confined to an established commercial property, and all service connections already exist.

From a community perspective, the proposal contributes positively to Stanford's local economy by supporting small business, local employment, and tourism, consistent with the Overstrand Municipal Spatial Development Framework and local growth principles promoting tourism and mixed-use development within the urban core.

There are no environmental or social grounds that make the application undesirable. On the contrary, the formalisation of the use under municipal regulation promotes transparency and accountability.

Public Participation and Transparency

The application has followed due process in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, including public notification



and opportunity for comment. All interested and affected parties were afforded the statutory opportunity to submit objections, which are now being duly considered.

The application process is therefore transparent, participatory, and procedurally compliant. The municipality remains the authority to evaluate and determine the application on its merits in accordance with planning principles and legislation.

Conclusion

In view of the above, none of the objections raised demonstrate that the proposal is undesirable. The proposal is compatible with the surrounding mixed-use area, respects the heritage character of Stanford, operates within acceptable noise (with conditions) and traffic parameters, and contributes to the local economy.

Approval of the application will provide the municipality with formal regulatory control and ensure the use operates responsibly within defined conditions. Refusal of the application would not be justified on planning grounds and would instead prevent the lawful management of an existing and well-integrated community facility.

Accordingly, it is recommended that the consent use for a place of entertainment be approved subject to conditions determined by the Municipality.

Yours faithfully

T JANSEN
PROFESSIONAL TOWN PLANNER (A/2858/2019)

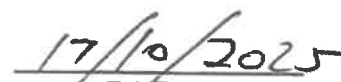
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE, DEPARTURE & DETERMINATION
OF AN ADMINISTRATIVE PENALTY: ERF 192, STANFORD (4947/2025)**

Electricity	:	Refer to conditions
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Stormwater	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Engineering Services - Stanford for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that no reservation of on-street parking be allowed;
7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;
8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.


RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL


DATE



Machoy Consulting

Cape Town, South Africa
www.machoyrsa.com

Tel: +27 (0)21 531 4452
Email: rachel@machoyrsa.com

10th July 2025
Rev 1

La Cantina, Stanford: Noise Impact Assessment

1. Introduction

This report was commissioned by Thian Jansen of WRAP Group on behalf of La Cantina, Stanford phone: +27 72 122 7704, email: admintp@wrapgroup.co.za. The report lists noise level measurements of La Cantina, Stanford in order to establish if the venue is in contravention of the Western Cape Noise Control Regulations, P.N.200/2013.

The noise measurements conducted at La Cantina, Stanford established that:

- a. La Cantina, Stanford **does cause** a “disturbing noise” according to the Western Cape Noise Control Regulations, P.N.200/2013.
- b. La Cantina, Stanford is audible at neighbouring residences and may be considered a “noise nuisance” according to the Western Cape Noise Control Regulations, P.N.200/2013. The evaluation for determination of a “noise nuisance” is not included in this report.

A copy of this report should be submitted to the Local Municipality if required.

2. Background and Present Situation

2.1 La Cantina, Stanford is located at 5 Queen Victoria Street, Stanford, 7210.

2.2 La Cantina, Stanford presently operates as a restaurant. The venue hosts live entertainment.

2.3 The venue operates during the following days and times:

- 12H00 until 21H00 Wednesdays to Saturdays
- 12H00 until 20H00 Sundays

2.4 See Figure 1 for an overview of the geographical location.



Figure 1: An overview of the geographical location.

2.5 La Cantina, Stanford has received noise complaints from neighbouring properties of excessive noise generated by the venue.

2.6 The owners of La Cantina, Stanford have commissioned Machoy Consulting (Pty) Ltd to conduct noise level measurements to determine if the venue is in contravention of the Western Cape Noise Control Regulations, P.N.200/2013.

- 2.7 Machoy Consulting (Pty) Ltd visited the venue on the 25th of May 2025 and conducted noise level measurements while the venue was in operation and residual measurements while the venue was not in operation.

3. Measurements

3.1 Measurement Equipment:

The following instruments were used to conduct measurements at La Cantina, Stanford:

- a. Norsonic Nor140 Type 1/Class 1 Precision Sound Analyser, Serial No. 1403729, 15568. Calibration by M and N Acoustic Services cc in February 2025, SANAS Reg No 148 1302, Certificate Number 2025-AS-0695.
- b. Norsonic Nor140 Type 1/Class 1 Precision Sound Analyser, Serial No. 1405478, 03106. Calibrated by M and N Acoustic Services cc in February 2024, SANAS Reg No 148 1302, Certificate Number 2024-AS-0487.
- c. Norsonic Sound Calibrator, Serial No. 33747, Calibration by M and N Acoustic Services cc in October 2024, SANAS Reg No 148 1302, Certificate Number 2024-AS-2490.

See calibration certificate attached in Appendix A.

Note: Calibration of the above sound level meter is valid for 2 years from the date of calibration.

3.2 Measurement Description

Measurements were conducted on the 25th of May 2025. The weather was clear, light breeze from the South East.

All measurements were conducted as A-weighted equivalent continuous sound pressure levels.

All measurements are taken in accordance with:

- SANS 10103: 2008 *“The measurement and rating of noise with respect to annoyance and to speech communication”*
- SANS 10328 *“Methods for environmental noise impact assessments”*
- The Western Cape Noise Control Regulations, P.N.200/2013

3.3 Measurement Locations:

3.3.1 Measurements at La Cantina, Stanford, were conducted at the following locations:

- M1: Northern plot boundary (Queen Victoria Road)
- M2: Eastern plot boundary (Bezuidenhout Street)
- M3: Across the road from northern plot boundary (4 Queen Victoria Road)
- M4: Nearest noise sensitive receiver – Band Not Operating (Corner of Bezuidenhout Street and Queen Victoria Street)
- M5: Eastern plot boundary car park (in Bezuidenhout Street)
- M6: Nearest noise sensitive receiver – Band Operating (Corner of Bezuidenhout Street and Queen Victoria Street)
- R1: Day-time residual noise level (Corner of Long Market Street and Queen Victoria Road)
- R2: Night-time residual noise level (Vehicle parking lot adjacent to La Cantina)



Figure 2: Measurement locations at La Cantina, Stanford.

3.4 Measurement Results:

3.4.1 The measured residual noise level (L_{Aeq}) was taken at two locations. These were as follows:

Table 1: Measured residual noise level taken at La Cantina, Stanford

Measurement Location	Measurement Date and Duration	Sound Pressure Level (dBA)
R1 Corner of Long Market Street and Queen Victoria Road	25 th of May 2025 14H18 – 14H28	49.5 $L_{Aeq10min}$
R2 Vehicle parking lot adjacent to La Cantina	25 th of May 2025 22H35 – 22H45	42.9 $L_{Aeq10min}$

3.4.2 The measured ambient noise levels (L_{Aeq}) taken at the site are summarised in Table 2 below: (Figure 3 to 8 below show the sound pressure level profiles for the duration of the measurements at locations M1 to M6).

Table 2: Ambient sound pressure level measurement results at La Cantina, 25th of May 2025

Measurement Location	Measurement Date and Duration	Sound Pressure Level (dBA)
M1 Northern plot boundary (Queen Victoria Road)	25th of May 2025 15H01 – 15H12	71.0 $L_{Aeq10min}$
M2 Eastern plot boundary (Bezuidenhout Street)	25th of May 2025 15H13 – 15H23	68.5 $L_{Aeq10min}$
M3 Across the road from northern plot boundary (4 Queen Victoria Road)	25th of May 2025 15H26 – 15H36	56.0 $L_{Aeq10min}$
M4 Nearest noise sensitive receiver – Band Not Operating (Corner of Bezuidenhout Street and Queen Victoria Street)	25th of May 2025 15H38 – 15H48	58.0 $L_{Aeq10min}$
M5 Eastern plot boundary car park (in Bezuidenhout Street)	25th of May 2025 16H23 – 16H33	63.2 $L_{Aeq10min}$
M6 Nearest noise sensitive receiver – Band Operating (Corner of Bezuidenhout Street and Queen Victoria Street)	25th of May 2025 17H45 – 17H55	70.7 $L_{Aeq10min}$

Ambient Sound Pressure Level - Location M1 - La Cantina - 25th of May 2025

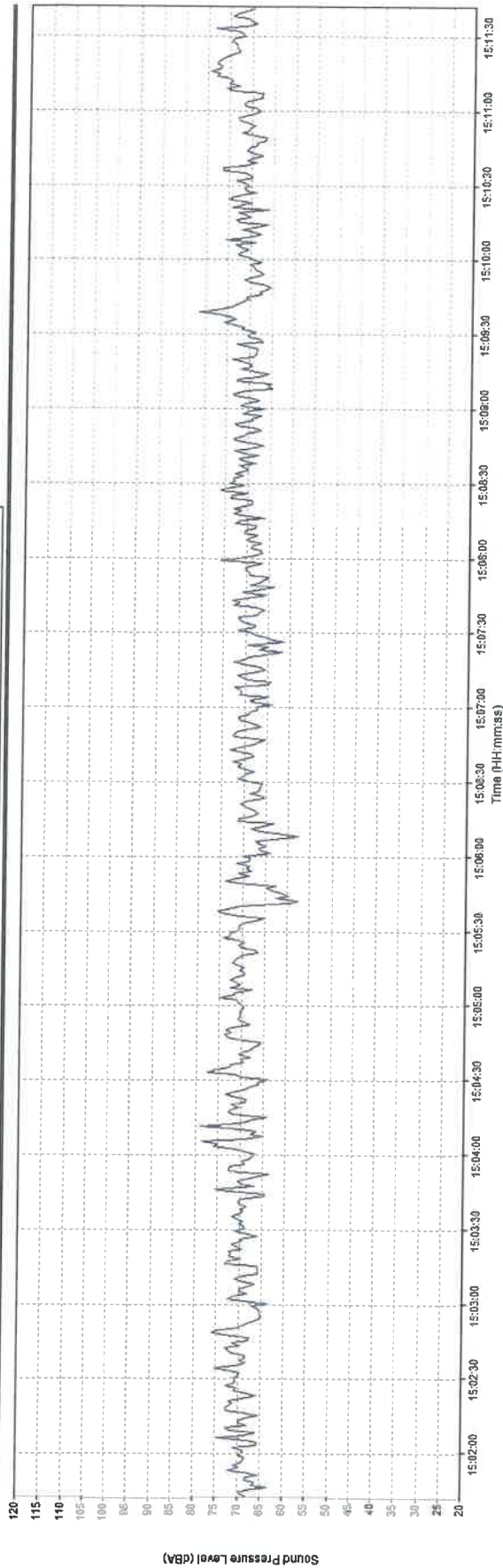


Figure 3: Sound pressure level graph of measurement conducted at Location M1 – 25th of May 2025.

Ambient Sound Pressure Level - Location M2 - La Cantina - 25th of May 2025

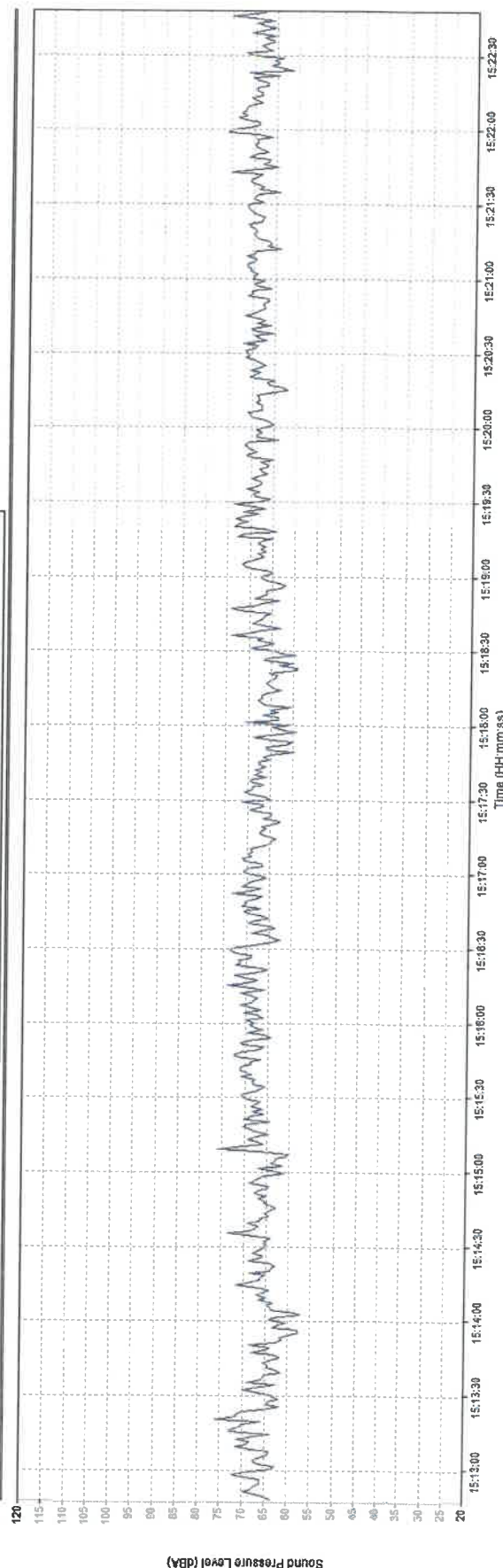


Figure 4: Sound pressure level graph of measurement conducted at Location M2 – 25th of May 2025.

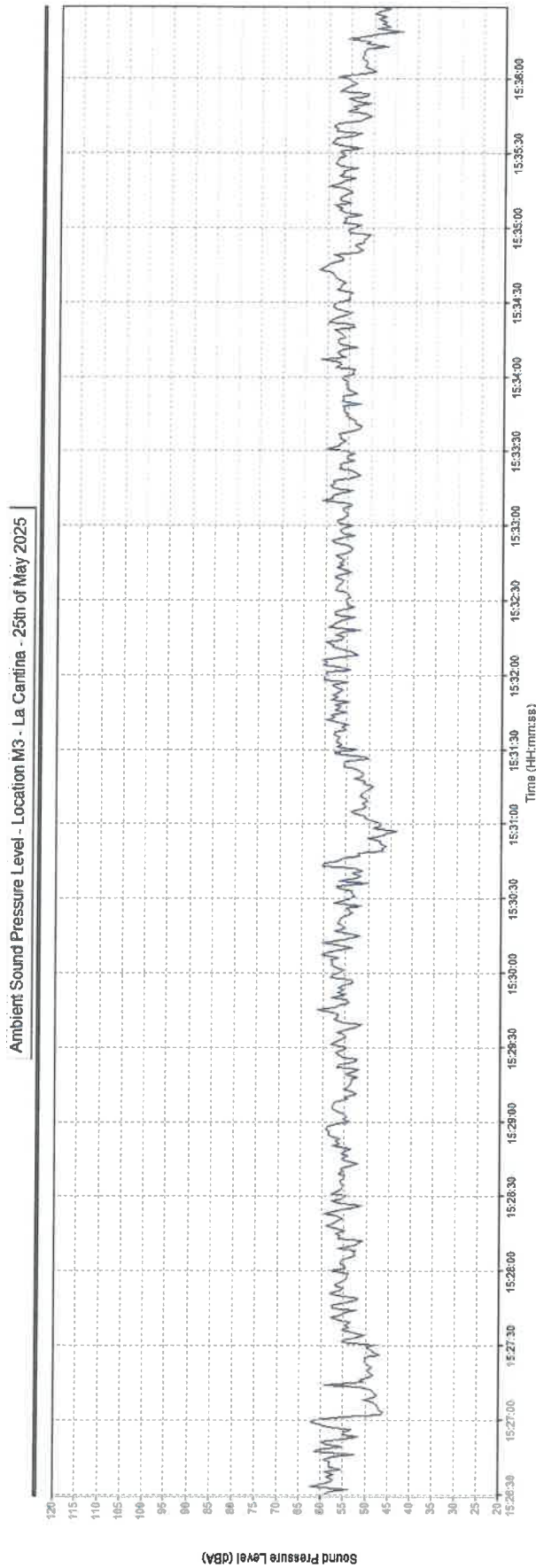


Figure 5: Sound pressure level graph of measurement conducted at Location M3 – 25th of May 2025.

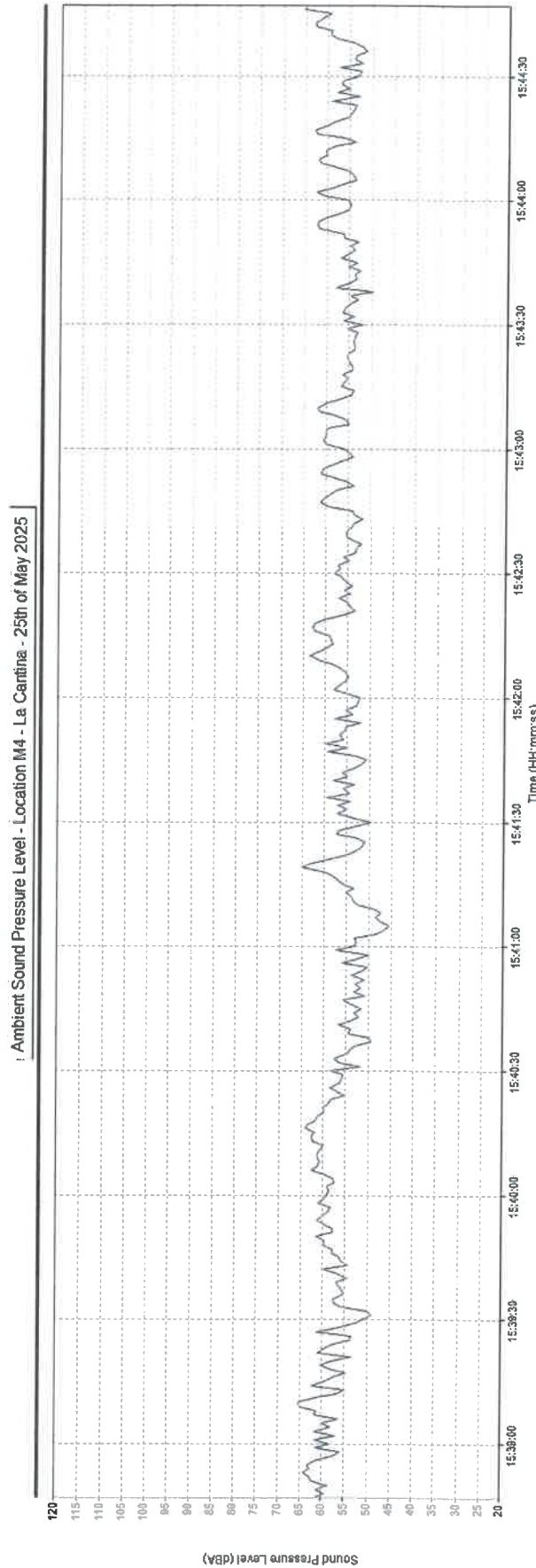


Figure 6: Sound pressure level graph of measurement conducted at Location M4 – 25th of May 2025.

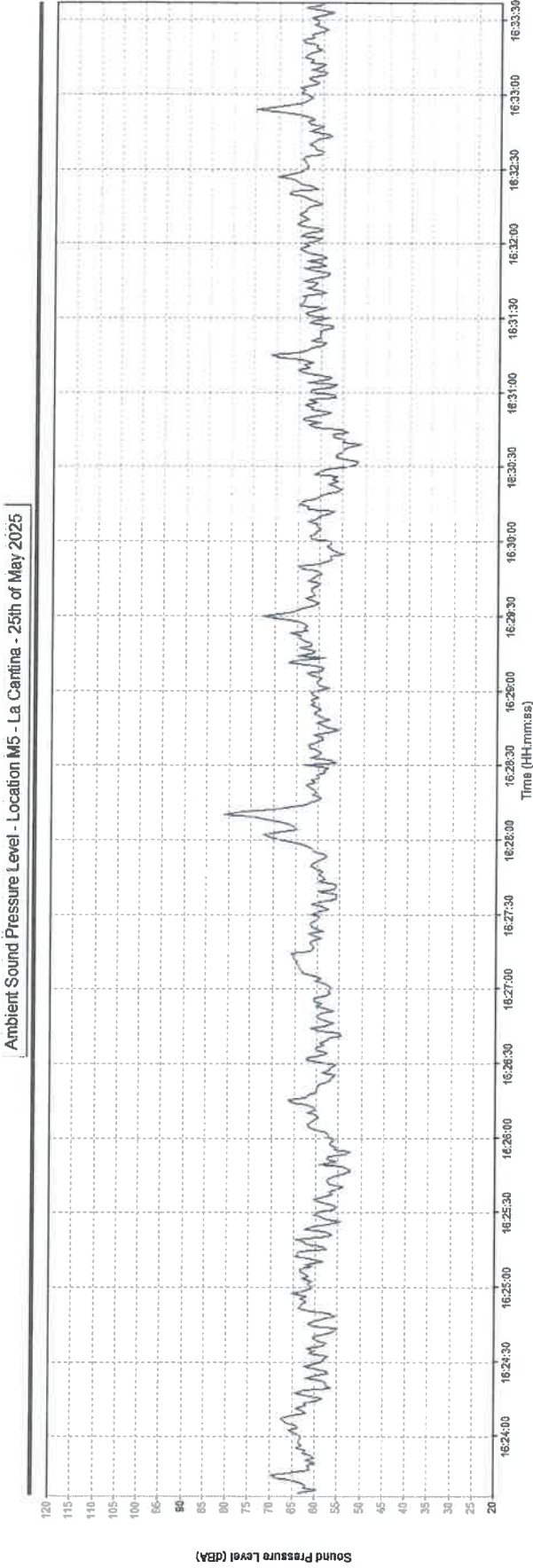


Figure 7: Sound pressure level graph of measurement conducted at Location M5 – 25th of May 2025.

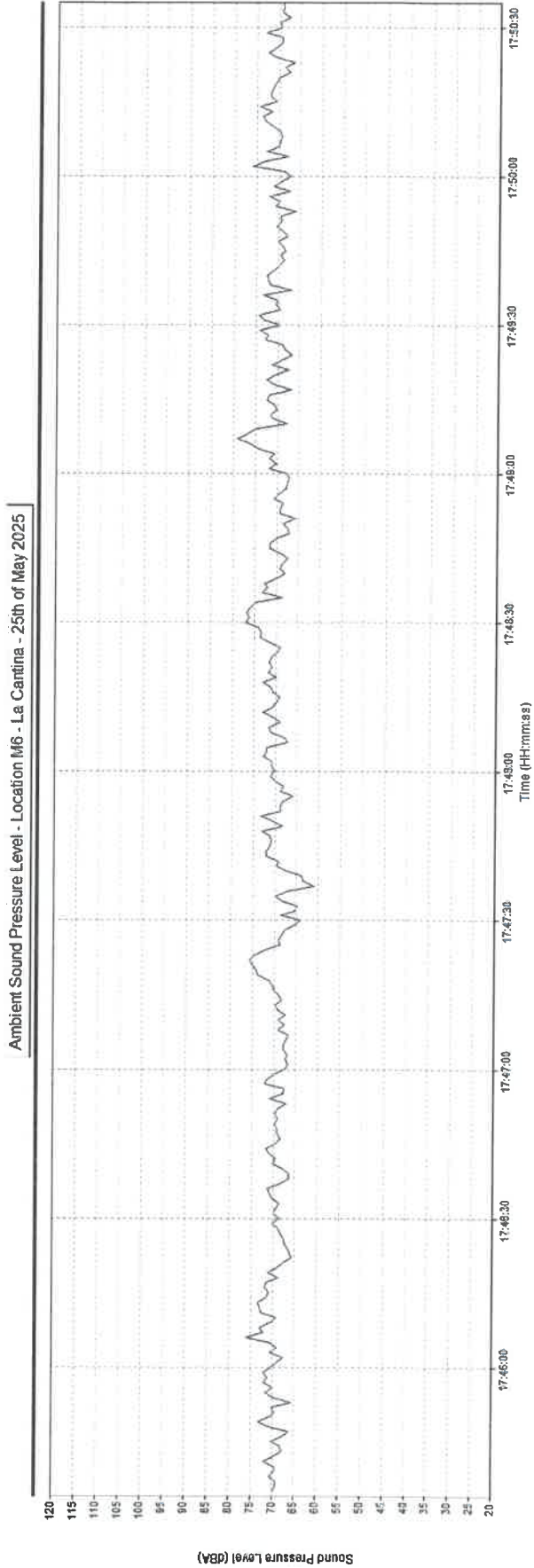


Figure 8: Sound pressure level graph of measurement conducted at Location M6 – 25th of May 2025.

Note: The measurements taken are for design and evaluation purposes only. While they are in accordance with the provisions of the Western Cape Noise Control Regulations PN200/2013, these measurements may not be used as the basis for legal action. If legal action is proposed, both parties must arrange for us to take further measurements.

4. Discussion

4.1.1 The Western Cape Noise Control Regulations, P.N. 200 / 2013 (“The Regulations”) apply.

4.1.2 The Regulations use the following definitions and descriptions:

“Rating level” means the applicable outdoor equivalent continuous rating level indicated in Table 2 of SANS 10103:2008 *“The measurement and rating of environmental noise with respect to annoyance and to speech communication”*.

“Residual noise” means the all-encompassing sound in a given situation at a given time, measured as the reading on an integrated impulse sound level meter for a total period of at least 10 minutes, excluding noise alleged to be causing a noise nuisance or disturbing noise.

4.1.3 La Cantina, Stanford must comply with Regulation 4 of the Western Cape Noise Control Regulations, P.N. 200 / 2013.

Regulation 4 of the Western Cape Noise Control Regulations P.N. 200/2013 states the following:

Land Use

- (1) *The local authority, or any other authority responsible for considering an application for a building plan approval, business license approval, planning approval or environmental authorization, may instruct the applicant to conduct and submit, as part of the application—*
 - (a) *a noise impact assessment in accordance with SANS 10328 to establish whether the noise impact rating of the proposed land use or activity exceeds the appropriate rating level for a particular district as indicated in SANS 10103; or*
 - (b) *where the noise level measurements cannot be determined, an assessment, to the satisfaction of the local authority, of the noise level of the proposed land use or activity.*
- (2) *(a) A person may not construct, erect, upgrade, change the use of or expand any building that will house a noise-sensitive activity in a predominantly commercial or industrial area, unless he or she insulates the building sufficiently against external noise so that the sound levels inside the building will not exceed the appropriate maximum rating levels for indoor ambient noise specified in SANS 10103.*
 - (b) *The owner of a building referred to in paragraph (a) must inform prospective tenants or buyers in writing of the extent to which the insulation measures contemplated in that paragraph will mitigate noise impact during the normal use of the building.*
 - (c) *Paragraph (a) does not apply when the use of the building is not changed.*
- (3) *Where the results of an assessment undertaken in terms of subregulation (1) indicate that the applicable noise rating levels referred to in that subregulation will likely be exceeded, or will not be exceeded but will likely exceed the existing residual noise levels by 5 dBA or more—*
 - (a) *the applicant must provide a noise management plan, clearly specifying appropriate mitigation measures to the satisfaction of the local authority, before the application is decided; and*
 - (b) *implementation of those mitigation measures may be imposed as a condition of approval of the application.*
- (4) *Where an applicant has not implemented the noise management plan as contemplated in subregulation (3), the local authority may instruct the applicant in writing to—*
 - (a) *cease any activity that does not comply with that plan; or*
 - (b) *reduce the noise levels to an acceptable level to the satisfaction of the local authority.*

4.2 Assessment in terms of the Western Cape Noise Control Regulations, P.N.200/2013:

4.2.1 In order to determine the maximum allowable rating level for La Cantina, Stanford it must be evaluated according to the Western Cape Noise Control Regulations, P.N.200/2013, Regulation 4. The evaluation is as follows:

- a. For any given area (Rural, Suburban, Urban, CBD, Industrial etc) there are two noise rating levels; one for daytime and one for night-time. These levels are given in Table 2 of SANS 10103:2008 “*The measurement and rating of environmental noise with respect to annoyance and to speech communication*”.

1	2	3	4	5	6	7
Type of district	Equivalent continuous rating level ($L_{Req,T}$) for noise dBA					
	Outdoors			Indoors, with open windows		
	Day/night $L_{R,dn}^a$	Daytime $L_{Req,d}^b$	Night-time $L_{Req,n}^b$	Day/night $L_{R,dn}^a$	Daytime $L_{Req,d}^b$	Night-time $L_{Req,n}^b$
a) Rural districts	45	45	35	35	35	25
b) Suburban districts with little road traffic	50	50	40	40	40	30
c) Urban districts	55	55	45	45	45	35
d) Urban districts with one or more of the following: workshops; business premises; and main roads	60	60	50	50	50	40
e) Central business districts	65	65	55	55	55	45
f) Industrial districts	70	70	60	60	60	50

Figure 9: Typical rating levels for noise in districts according to SANS 10103:2008.

- b. La Cantina, Stanford is located in an urban area and is therefore considered to be zoned according to Table 2 of SANS 10103:2008 within “*Urban districts*”.

With reference to SANS 10103:2008 “*The measurement and rating of environmental noise with respect to annoyance and to speech communication*”, the following outdoor rating levels apply:

Outdoors

- i. Day-time rating level (06h00 – 22h00) : 55.0 dBA
- ii. Night-time rating level (22h00 – 06h00): 45.0 dBA

- 4.2.2 In order for La Cantina, Stanford to comply with the Western Cape Noise Regulations, P.N.200/2013 the overall noise level of the venue must not exceed the below rating levels for the area on the plot boundary:

Outdoor:

- i. Day-time rating level (06h00 – 22h00) : 54.5 dBA *
- ii. Night-time rating level (22h00 – 06h00): 45.0 dBA

Note: *As the measured residual noise levels were lower than the rating level for the area, the measured residual level + 5 dBA is used to determine the maximum allowable sound level as per Section 3 of Regulation 4.*

- 4.3 Table 3 below provides a summary of the evaluation of the measured ambient noise levels against the maximum allowable day-time noise levels.

Table 3: Summary of evaluation of measured ambient noise levels in terms of the Western Cape Noise Control Regulations, P.N.200/2013 – Day-time

Measurement Location	Measured Ambient Noise Level (L_{Aeq} , dBA)	Maximum allowable level (dBA) Day-time	Exceedance of maximum allowable level (dBA)
M1 Northern plot boundary (Queen Victoria Road)	71.0	54.5	16.5
M2 Eastern plot boundary (Bezuidenhout Street)	68.5	54.5	14
M3 Across the road from northern plot boundary (4 Queen Victoria Road)	56.0	54.5	1.5
M4 Nearest noise sensitive receiver – Band Not Operating (Corner of Bezuidenhout Street and Queen Victoria Street)	58.0	54.5	3.5
M5 Eastern plot boundary car park (in Bezuidenhout Street)	63.2	54.5	8.7
M6 Nearest noise sensitive receiver – Band Operating (Corner of Bezuidenhout Street and Queen Victoria Street)	70.7	54.5	16.2

- 4.4 Since the venue does not operate after 22H00, therefore no evaluation was conducted for the night-time period.

4.5 Evaluation of the measured ambient noise levels against the maximum allowable day-time noise levels:

4.5.1 A minimum reduction of 16.5 dBA will be required for compliance with the Regulations during the day-time on the northern plot boundary (Queen Victoria Street) of the venue.

4.5.2 A minimum reduction of 16.2 dBA will be required for compliance with the Regulations during the day-time at the nearest noise sensitive receiver (Corner of Bezuidenhout Street and Queen Victoria Street) of the venue.

4.5.3 Additional noise control will be required to ensure that the La Cantina, Stanford complies with the Western Cape Noise Control Regulations, P.N.200/2013.

The following is recommended:

- i. No live performances or music should be performed external to the main building where it would exceed the maximum allowable level of 54.5 dBA on the plot boundary of the premises during the day-time period.
- ii. A permanent audio system is to be installed at the venue with a managed and lockable sound limiter fitted.
- iii. The above permanent audio system must be set to not exceed the maximum allowable rating level of 54.5 dBA on the plot boundary of the premises during the day-time period.
- iv. Isolation of speakers and audio equipment from the building structure.

5. Conclusion and Recommendations

- 5.1 La Cantina, Stanford is in contravention with the Western Cape Noise Control Regulations, P.N.200/2013, Regulation 4.
- 5.2 In order for the La Cantina, Stanford to comply with the Western Cape Noise Control Regulations, P.N.200/2013 a minimum reduction in noise levels of 16.5 dBA is required.
- 5.3 Recommendations listed in section 4 above should be implemented.

Best Wishes

R Viljoen

R. Viljoen (B.Eng Mechatronics)

for **MACHOY Consulting (Pty) Ltd**

Appendix A: Calibration Certificates



CAL-040-13-00
CAL-040-01-00

M AND N ACOUSTIC SERVICES (Pty) Ltd
 Reg. No: 2013/001007 VAT NO: 4300255876 BEE Status: Level 4
 P.O. Box 11711, Durbanville, 7460
 15 Mustang Avenue, Durbanville, 7460
 Tel: 012 689-2008 (07) 270 1010 • Fax: 012 689-211 4690
 E-mail: admin@mnacoustics.co.za • mnamn@mnacoustics.co.za
 Website: www.mnacoustics.co.za

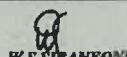
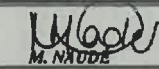
CERTIFICATE OF CALIBRATION

CERTIFICATE NUMBER	2025-AS-0695
ORGANISATION	MACKENZIE HOY CONSULTING ENGINEERS
ORGANISATION ADDRESS	5 CONISTON WAY, PINELANDS, CAPE TOWN, 7405
CALIBRATION OF	INTEGRATING SOUND LEVEL METER with built-in 1/3-OCTAVE/OCTAVE FILTER and 1/2" MICROPHONE
MANUFACTURERS	NORSONIC, BRÜEL and KJAER
MODEL NUMBERS	NOR 140, 1209 and 4188
SERIAL NUMBERS	1403729, 15568 and 1901788
RECEIVE DATE	27 FEBRUARY 2025
DATE OF CALIBRATION	05 – 06 MARCH 2025
RECOMMENDED DUE DATE	MARCH 2026
PAGE NUMBER	PAGE 1 OF 6

This certificate is issued in accordance with the conditions of approval granted by the South African National Accreditation System (SANAS). This Certificate may not be reproduced without the written approval of SANAS and M and N Acoustic Services.

The measurement results recorded in this certificate were correct at the time of calibration. The subsequent accuracy will depend on factors such as care, handling, frequency of use and the number of different users. It is recommended that re-calibration should be performed at an interval, which will ensure that the instrument remains within the desired limits and/or manufacturer's specifications.

The South African National Accreditation System (SANAS) is member of the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement (MRA). This arrangement allows for mutual recognition of technical test and calibration data by member accreditation bodies worldwide. For more information on the arrangement please consult www.ilac.org

Calibrated by Calibration Technician:	 D.N. MASIMULA	Clause 3.1 & 3.2
Calibrated/Supervised by Calibration Technician:	 W.S. SIBANTONI	Clause 3.
Authorized/Checked by SANAS Technical Signatory:	 M. NAUDÉ	Date of Issue: 07 MARCH 2025

Director: Marianka Naudé (082 727 3312)

Figure 10: Calibration Certificate for Nor140 Sound Level Meter (Ser no: 1403729)



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M AND N ACOUSTIC SERVICES (Pty) Ltd
 P.O. Box 43173, Mowbray, Cape Town, 7705
 No. 15, Mowbray Avenue
 Pierre van Ryneveld, 7705
 Tel: 012 689-2008 (076 921 1072) • Fax: 012 211 4690
 E-mail: admin@mnacoustics.co.za • info@mnacoustics.co.za
 Website: www.mnacoustics.co.za

CERTIFICATE OF CALIBRATION

CERTIFICATE NUMBER	2024-AS-0487
ORGANISATION	MACKENZIE HOY CONSULTING ENGINEERS
ORGANISATION ADDRESS	5 CONISTON WAY, PINELANDS, CAPE TOWN, 7405
CALIBRATION OF	INTEGRATING SOUND LEVEL METER with built-in 1/3-OCTAVE/OCTAVE FILTER and 1/2" MICROPHONE
MANUFACTURERS	NORSONIC
MODEL NUMBERS	NOR 140 and 1225
SERIAL NUMBERS	1405478 and 03106
DATE OF CALIBRATION	12 – 29 FEBRUARY 2024
RECOMMENDED DUE DATE	————— (SEE REMARKS 4.8)
PAGE NUMBER	PAGE 1 OF 6

This certificate is issued in accordance with the conditions of approval granted by the South African National Accreditation System (SANAS). This Certificate may not be reproduced without the written approval of SANAS and M and N Acoustic Services.

The measurement results recorded in this certificate were correct at the time of calibration. The subsequent accuracy will depend on factors such as care, handling, frequency of use and the number of different users. It is recommended that re-calibration should be performed at an interval, which will ensure that the instrument remains within the desired limits and/or manufacturer's specifications.

The South African National Accreditation System (SANAS) is member of the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement (MRA). This arrangement allows for mutual recognition of technical test and calibration data by member accreditation bodies worldwide. For more information on the arrangement please consult www.ilac.org

Calibrated by Calibration Technician:	 D.N. MASIMULA	Clause 3.1, 3.3 and 3.4
Calibrated/Supervised by Calibration Technician:	 W.S. SHANYONI	Clause 3.1 – 3.4
Authorized/Checked by SANAS Technical Signatory:	 M. NAUDE	Date of Issue: 01 MARCH 2024

Director: Marietjie Naude (021 727 3312)

Figure 11: Calibration Certificate for Nor140 Sound Level Meter (Ser no: 1405478)



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M AND N ACOUSTIC SERVICES (Pty) Ltd
 20 May 2017/2024/2027 VAT NO: 4200216947 BEE Status: Level A
 Plot 804 817/3, Pierre van Ryneveld, 0045
 No. 15, Montagu Avenue
 Pierre van Ryneveld, 0045
 Tel: 012 689-2008 / 078 920-3070 • Fax: 012 211-4650
 E-mail: admin@mnaoustics.co.za • mnaoustics@mnaoustics.co.za
 Website: www.mnaoustics.co.za

CERTIFICATE OF CALIBRATION

CERTIFICATE NUMBER	2024-AS-2490
ORGANISATION	MACHOY – MACKENZIE HOY CONSULTING ENGINEERS
ORGANISATION ADDRESS	5 CONISTON WAY, PINELANDS, CAPE TOWN, 7405
CALIBRATION OF	SOUND CALIBRATOR c/w 1443 1/2" ADAPTER
MANUFACTURER	NORSONIC
MODEL NUMBER	1251
SERIAL NUMBER	33747
DATE OF CALIBRATION	08 OCTOBER 2024
RECOMMENDED DUE DATE	OCTOBER 2025
PAGE NUMBER	PAGE 1 OF 3

This certificate is issued in accordance with the conditions of approval granted by the South African National Accreditation System (SANAS). This Certificate may not be reproduced without the written approval of SANAS and M and N Acoustic Services.

Calibrations performed by this laboratory are in terms of standards, the accuracies of which are traceable to national measuring standards as maintained by NMISA.

The measurement results recorded in this certificate were correct at the time of calibration. The subsequent accuracy will depend on factors such as care, handling, frequency of use and the number of different users. It is recommended that re-calibration should be performed at an interval, which will ensure that the instrument remains within the desired limits and/or manufacturer's specifications.

The South African National Accreditation System (SANAS) is member of the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement (MRA). This arrangement allows for mutual recognition of technical test and calibration data by member accreditation bodies worldwide. For more information on the arrangement please consult www.ilac.org

Calibrated by:  W.S. SIBANYONI (CALIBRATION TECHNICIAN)	Authorized/Checked by:  M. NAUDÉ (SANAS TECHNICAL SIGNATORY)	Date of Issue: 16 OCTOBER 2024
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Director: Marilanka Naudé (082 727 3312)

Figure 12: Calibration Certificate for Norsonic Calibrator (Ser no: 33747)