

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
19 May 2015  
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

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**3.  
ERF 1278, 19 KLEINE STREET, STANFORD : PROPOSED CONSENT USE :  
MESSRS WRAP CONSULTANCY ON BEHALF OF JN SMITH**

**Erf 1278 SSS (2576)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**8 April 2015**

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**1. Executive Summary**

An application has been received on 23 May 2014 from Messrs WRAP Consultancy on behalf of the owner JN Smith, in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations, for a consent use in order to establish a place of instruction on Erf 1278, Stanford.

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

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Town Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Creation and maintenance of a safe and healthy environment  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Section 2.2 of the Overstrand Zoning Scheme Regulation, 2014

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

Erf 1278, Stanford is located in the industrial precinct of Stanford. The subject property is 5000m<sup>2</sup> in extent and is zoned as Industrial Zone 1. The site was previously used for the packaging and export of fynbos.

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The applicant wishes to convert the existing structure into a place of instruction in order to home disadvantaged children from Stanford after school. A place of instruction is a consent use under the current zoning, thus the reason for the application.

Notices were sent to the potentially affected property owners and the relevant departments. Two separate letters of concern were received.

The concerns can be summarized as follows:

**Comment received from Angelina Colatruglio owner of Erf 1279**

1. Will the establishment have a wall or fence? or will you be building up to the building/boundary line?
2. We would like to kindly request that our property be kept clear of rubble.
3. What is the process further for the proposed development?

**Applicant's response**

1. The facility will be developed with an upgraded fence to ensure the safety of the children attending. Due to construction costs, the applicant is not in a position at this stage to construct a wall around the property. All construction will be internal renovations. No additions to the actual footprint. Therefore no structure will be built on the boundary line.
2. Noted and agreed. All building rubble will be stored on the subject property itself until it is properly disposed of.
3. After land use approval has been granted, a building plan will be submitted to the Building Control Department for approval. Upon approval of this plan construction can commence.

**Comment received from Department of Transport**

1. Will a local traffic officer or members of the community/school assist with children crossing the R43?
2. Is this a crèche, primary school or high school?
3. What time will the school start and finish?

**Applicant's response**

1. The client suggested and would welcome such an arrangement.
2. The school will mainly cater for Grade 1, 2 and 3 as well as aftercare.
3. School will start at 08:00 and close at 14:00, after which some children will stay behind for aftercare until 17:00.

Comment from the Town Planner will be incorporated in the Discussion/Evaluation.

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**Discussion/Evaluation**

Erf 1278, Stanford is zoned for industrial use. The owner wishes to utilise the property as a place of instruction (primary school and aftercare) for the children of the Stanford settlement. The surrounding properties are zoned for Industrial Zone 1 (Industrial Zone 1: General Industry) purposes, no noxious or risk activities are currently being practiced on the surrounding properties. It should be noted that although the Stanford's Industrial Precinct is currently underutilized, future developments cannot be predicted. The proposed school may infringe on the primary and consent use rights of future development on the surrounding properties. Thus, it is the opinion that the proposed consent use should only be a temporary right.

The school will be aimed at supplying a needed social and educational component to the less privileged scholars in Stanford. The school will cater for children between the ages of 6 years to 9 years (Grade 1 to Grade 3) and the aftercare component will focus on providing safe activities for children who cannot be left unattended. Operating hours will be between 08:00 and 14:00 for the Grade 1 to grade 3 classes, the aftercare component will be until 17:00. The applicant motivates that the proposed development will help to ensure that scholars are educated and kept busy (and out of undesirable activities), all the while ensuring access to aftercare facilities and additional educational opportunities.

In terms of the Growth Management Strategy, no further development is proposed for the Industrial Precinct. However, the proposed facility is to be of service for the adjacent neighbourhoods (across the R43). These neighbourhoods are identified as Units 7 and 8. No further development is proposed for Unit 7, however it is identified that a pre-primary school is needed in Unit 8. The applicant argues; due to the lack of adequate space in these planning units (neighbourhoods), the proposed facility can be developed on the subject property within the Industrial Precinct where adequate space is available. It should be noted that Unit 9 (adjacent and west of the lower income settlement of Stanford) is earmarked for future development, with 2 pre-primary schools identified to service the unit. It will therefore be recommended, that it should further be determined whether the proposed facility can be incorporated into the planning of Unit 9. Thus, a condition will be imposed that the approval will only be valid for 5 years where after the applicant will have to resubmit the application in order to assess the future use of the subject property.

The R43 runs between the subject property and lower income areas of Stanford (which the proposed facility seeks to service), thus a condition will be imposed that no scholar will be allowed to cross the R43 and that the school should implement a bus system in order to transport children safely over the R43. The subject property will be fenced in order to ensure the safety of the scholars.

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As indicated on the Site Development Plan, a total of 51 parking bays will be provided onsite, at a ratio of 0,5 bays per scholar attending and 1 bay per classroom or office. Ample space will be made available for motor vehicles to manoeuvre on site. The site will be accessed from the gravel road named Kleine Street, as indicated on the Locality Plan.

Although no formal objection was received throughout the public participation process, concerns were raised by the adjacent property owner (Angelina Colatruglio) and the Department of Transport. The applicant was given time to respond to these concerns. The concerns are noted by this office and as such conditions will be imposed in order to ensure that the concerns are addressed. The Stanford Ratepayers' Association also has no objection to this application.

In terms of services; the subject property lacks sewerage and storm water services, as outlined in the comments received from the Department: Operational Services, thus a condition will be imposed that such services be made available on site. The Electrical Services have no objection against the proposed departure. Any additional electrical demand will have to follow the necessary channels.

The applicant will have to acquire the necessary certificates from the Educational Department and District Health Department, before the commencement of the school. Furthermore, the proposed structure should comply with National Fire Safety Regulation and the Community Fire Safety By-Law.

All alterations to the proposed facility will be made internally, thus the footprint of the existing building will remain unchanged.

### **Conclusion**

The abovementioned application is needed and desirable, in order to promote the well being of the scholars in the area. The application is recommended for approval.

### **7. Financial Implications**

None

### **8. Staff Implications**

None

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**9. Comments from other Departments, Divisions and Administrations**

**Building Department**

*“Provide a toilet in the building for persons with disabilities.”*

**Electrical Services**

*“We have no objection. Erf 1278, Stanford currently has a three phase connection. Any additional capacity required will have to follow the necessary application procedures.”*

**Fire Department**

*“Subject to compliance with National Fire Safety Regulations SANS 10400T:2011 – Occupation Classification A3 and the Community Fire Safety By-Law P.N.6454/2007.”*

**Environmental Department**

*“The above mentioned application does not trigger any listed activities and therefore has no implication on the NEMA Regulations.*

*The Environmental Section does not have any objection to the above application.”*

**Operational Services**

Annexure H.

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Proposed Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Letters of concerns
- Annexure E: Comment on concerns from applicant
- Annexure F: Services Report
- Annexure G: Fire Department
- Annexure H: Comment: Operational Department
- Annexure I: Comment: Department of Transport and Public Works

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**RECOMMENDATION:**

1. that, in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations, the application for a consent use to enable the owner of Erf 1278, Stanford to establish a place of instruction on the property, **be approved**, subject to the following conditions:
  - (a) that a bus service system should be implemented in order to transport the scholars;
  - (b) that building plans be submitted to the Building Department for approval;
  - (c) that all the necessary certificates from the Department of Education and the District Department of Health be acquired before the operation of the proposed facility;
  - (d) that a toilet for the disabled be provided to the satisfaction of the Building Department;
  - (e) that approval is only valid for 5 years where after the application will have to be resubmitted for consideration;
  - (f) that Council reserves the right to rescind this approval without payment of compensation should any justified objection be received in that the scholars safety and wellbeing are jeopardised;
  - (g) that all the conditions in the Services Report (attached as Annexure F), be complied with;
  - (h) that the school must adhere to the specified operating hours of 8:00 to 14:00 for the Grade 1 to Grade 3 classes and the aftercare component must close at 17:00;
  - (i) that the concerns which were raised by the adjacent property owners and the Department of Transport **be noted** and be addressed as stipulated in the applicant's response letters;
  - (j) that all the conditions imposed by the Fire Department (attached as Annexure G), be complied with;
  - (k) that all the services as stipulated in the comment received from the Department: Operational Services (attached as Annexure H), be complied with;

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- (l) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (m) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant/objectors be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

<b>RESPONSIBLE OFFICIAL :</b>	<b>P ROUX</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>10 JUNE 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>10 JUNE 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>10 JUNE 2015</b>

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**3.**

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**Erf 1278 SSS (2576)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**8 April 2015**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
19 MAY 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**P ROUX**

**TARGET DATE FOR IMPLEMENTATION :**

**10 JUNE 2015**

**TARGET DATE TO INFORM APPLICANT :**

**10 JUNE 2015**

**TARGET DATE TO INFORM OBJECTOR :**

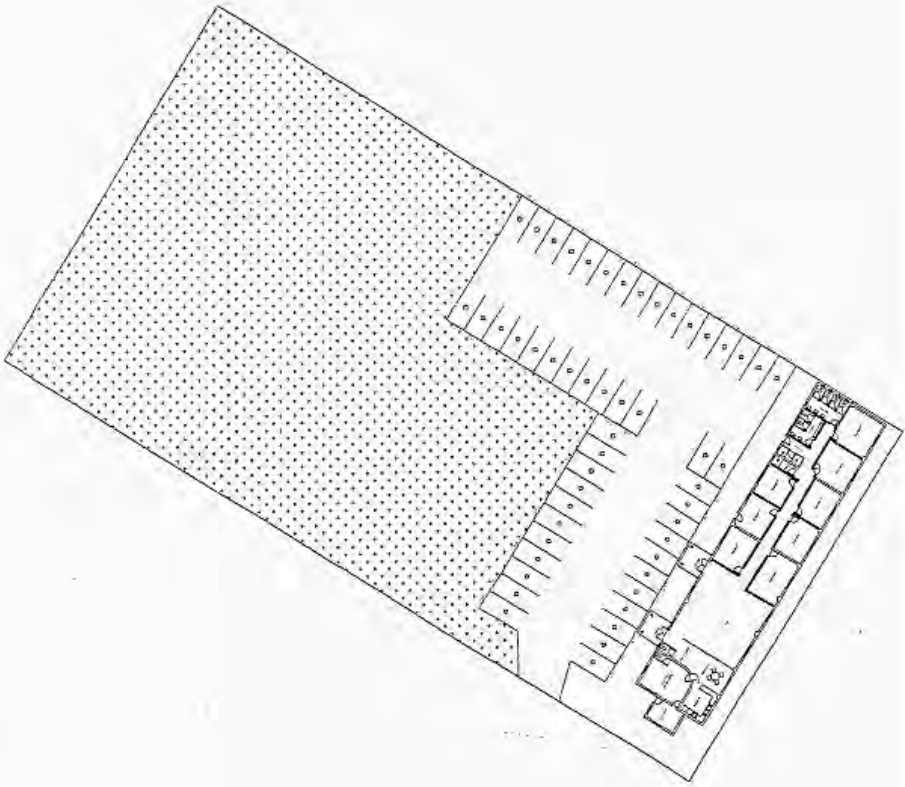
**10 JUNE 2015**





Site Development Plan

- Subject Property
- Building: 392,01 m<sup>2</sup>
- Parking area: 1 223 m<sup>2</sup>
- 51 parking bays
- Playground/sportsfield: 2 968 m<sup>2</sup>



Erf 1278, Stanford

Plan: 14/024/02

All distances approximate and subject to survey.

Scale 1:500

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Email: [wrap@telkomsa.net](mailto:wrap@telkomsa.net)  
Web: [www.wrapgroup.co.za](http://www.wrapgroup.co.za)









## APPLICATION DETAIL AND MOTIVATION

## 12. DEVELOPMENT OBJECTIVES

The objective of this application is to establish the necessary land use rights for the operation of an after care centre on the subject property. This land use can be accommodated as a consent use (place of instruction) under the existing zoning of the property. The definition of a place of instruction in terms of the Overstrand Municipality Zoning Scheme is as follows:

"place of instruction means a place for education at pre-school, school or post school levels, including a day care centre, a crèche, farm school, nursery school, primary school, secondary school, college, lecture hall, university, research institute, environmental research, or other educational centre and associated uses such as boarding hostels; or a civic facility for the promotion of knowledge to the community such as a convent, monastery, public library, public art gallery, museum; or a place of instruction in sport or other physical discipline where the main objective is instruction as opposed to participation by the public sector as competitors or spectators, but excludes a reformatory, industrial school, commercial conference facility, institution, health centre or in-house business training centre".

The facility will consist of the following:

Future office area	10.99 m <sup>2</sup>
Teachers' lounge	27.26 m <sup>2</sup>
Kitchen	13.77 m <sup>2</sup>
Entrance/reception area	10.97 m <sup>2</sup>
Teacher's area	17.08 m <sup>2</sup>
Hall	89.91 m <sup>2</sup>
Classroom 1	22.96 m <sup>2</sup>
Classroom 2	22.80 m <sup>2</sup>
Classroom 3	18.45 m <sup>2</sup>
Classroom 4	18.07 m <sup>2</sup>
Classroom 5	21.86 m <sup>2</sup>
Classroom 6	14.75 m <sup>2</sup>
Classroom 7	16.57 m <sup>2</sup>
Classroom 8	18.04 m <sup>2</sup>
Shower	3.52 m <sup>2</sup>
Shower	3.52 m <sup>2</sup>
Hallway	31.83 m <sup>2</sup>
Entrance	4.08 m <sup>2</sup>
Boys toilets	10.83 m <sup>2</sup>
Girls toilets	14.75 m <sup>2</sup>

**Building extent total** 392.01 m<sup>2</sup>

It is proposed to accommodate 80 children at the proposed facility. In terms of the parking requirements of the applicable zoning scheme, 0.5 bays per student and 1 parking bay per classroom/office should be provided. Therefore a total of 50 parking bays should be provided on site. 51 parking bays are accommodated on the property.

The remainder of the property (approximately 2 968 m<sup>2</sup>) will be developed as a playground/sports field.

## 13. CONSISTENCY WITH SPATIAL PLANNING INITIATIVES AND LEGISLATIVE COMPLIANCE

As the subject property is located in the industrial area of Stanford, no development proposals have been made in the Overstrand Municipal Growth Management Strategy as proposed within this application. However, the proposed facilities will be for the use of mainly less fortunate students residing in the lower income neighbourhoods such as Stanford South. These neighbourhoods are identified as Planning Units 7 and 8 in the growth strategy. Last-mentioned document states that no additional community facilities are proposed for Planning Unit 7 as a result of limited land available for development. It furthermore states that a pre-primary school should be developed within Planning Unit 8. However, considering the existing built environment of Planning Unit 8 it is evident that it will be difficult to find adequate space for the development of such a facility.

It can therefore be argued that the proposed facility can be developed on the subject property due to limited developable land within the lower income neighbourhoods of Stanford. Future operating plans include the provision of transport by means of a bus service for children attending the after care centre.

The proposal has been screened against applicable land use and environmental legislation and none of them have been found to be applicable.



## APPLICATION DETAIL AND MOTIVATION

## 14. NEED AND DESIRABILITY OF THE LAND USE PROPOSAL

The owner of the property has identified a critical need for the development of the facilities as proposed. Currently no such facility is provided for children of the lower income neighbourhoods in Stanford. Without structured activities after school many children get involved with undesirable activities that have a negative impact on these children. Children also do not have access to additional educational opportunities. With the development of the facilities as proposed, children will have access to after school care and additional educational opportunities.

It is maintained that the land use proposal is desirable considering the development intent as well as the location of the subject property. Educational facilities can be regarded by some as a disturbing land use with regard to noise, increased vehicular movement etc. However, these factors will not have a negative impact on the surrounding industrial area, given the nature of existing land uses.

## 15. LOCATION AND ACCESSIBILITY

As mentioned above, the subject property is ideal for the development of the proposed facilities, given its location. Even though the erf is located in Stanford's industrial area, land uses associated with this area are limited to service related industries. No noxious trades or heavy industrial activities are allowed in the area. Therefore industrial activities of the surrounding properties will not have any negative impact on the operations of the proposed facility.

Considering the extensive premises that are needed for the development of educational facilities, it is no surprise that land available for such land uses are very limited. Locating such a land use in a light industrial area, with extensive erven, is therefore a logical and desirable alternative.

The subject property is located close to the lower income areas of Stanford. However, it is proposed to provide transport for children attending the centre to and from the premises.

## 16. COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND IMPACT ON EXISTING LAND USE RIGHTS

The character of the surrounding area can be described as light industrial. As motivated in previous sections, the proposed land use is regarded as compatible with existing land uses in the area. The approval of this application will furthermore not have any negative impact on existing land use rights. All activities will be limited to the subject property, which is fenced and access controlled.

It should furthermore be kept in mind that the underlying zoning of the subject property will remain unchanged. The land use will only be allowed as a consent use on the existing zoning of the erf. Should the facility discontinue operations in the future, the land use rights associated with the Industrial Zone 1 zoning will be the remaining land use rights on the property.

## 17. IMPACT ON SERVICE INFRASTRUCTURE

**WATER SUPPLY** – the building that will be converted into the proposed facility is already connected to the bulk water distribution network of Stanford.

**ELECTRICITY SUPPLY** – the property is developed with an electrical connection.

**SEWAGE SYSTEM** – the existing building is connected to the sewage system of the town.

## 18. GRANTING AND REFUSAL OF APPLICATION

The Land Use Planning Ordinance, 1985 (no 15 of 1985) in Section 36 stipulates that:

- o "any application shall be *refused* solely on the basis of a lack of *desirability* of the contemplated utilization of land concerned including the guideline proposals included in a relevant structure plan in so far as it relates to desirability, or on the basis of its effect on existing rights concerned", and



## APPLICATION DETAIL AND MOTIVATION

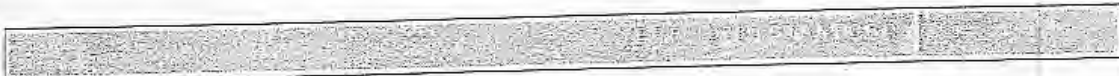
- o "regard shall be had, in considering relevant particulars to only the **safety and welfare of the members of the community** concerned, the conservation of the natural and developed environment concerned or the effect of the application on existing rights concerned".

The acceptance of land use on a specific land portion must be tested in accordance with the physical characteristics of the property, existing planning in the area, and the character of the environment, the potential, location and accessibility of the property as well as the provision of service infrastructure to the proposed development.

It has been argued in the above sections that the proposal as contained within this

application is indeed desirable and that it is consistent with the principles of the applicable structure plan and other spatial initiatives. It was also shown that the proposal will not have any negative impact on existing land use rights of surrounding property owners or of the land use rights associated with the existing zoning of the property. Lastly it was proven that the proposal will not have a negative impact on the safety and welfare of the members of the community and will not have any detrimental impact on the natural or developed environment.

In light of the above it is maintained that this application complies with the provisions of Section 36 of the Land Use Planning Ordinance, 1985 (no.15 of 1985) and therefore it is our recommendation that this application be approved.





WRAP

## RECOMMENDATION

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## 19. RECOMMENDATION

This motivational report has provided a clear and complete analysis of the land use proposal. It was shown that the proposal is indeed consistent with existing spatial planning initiatives and that there is a definite need for development such as this to be approved. This application furthermore attempts to establish the land use in the most desirable manner. It was also shown that the proposed land use is compatible with the character of the surrounding area and that the approval of this application will not result in negative impacts on existing land use rights. Lastly it was shown that the impact of the development on service infrastructures will be minimal.

In light of the above, it is recommended that the following application be approved:

- Consent use on Erf 127B, Stanford for the establishment of a place of instruction in terms of the Land Use Planning Ordinance, 1985 (no.15 of 1985).





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Collab

ANNEXURE D 1/2

TP - A Theart  
(sold meane)

**Alida Calitz - Stanford property ERF 1278**

**From:** Angelina Colatruglio <angelinap@ackermans.co.za>  
**To:** "alida@overstrand.gov.za" <alida@overstrand.gov.za>  
**Date:** 20/08/2014 05:29 PM  
**Subject:** Stanford property ERF 1278  
**Attachments:** Re: FW: Erf 1278, Stanford; FW: Erf 1278, Stanford



To Whom it may concern

Herewith letter concerning new development of ERF 1278 Stanford

As the owners of Erf 1279 (directly behind said development property) we would like to officially refer to below enquiries:

1. Requested larger scale document of location – received with thanks and verified
2. Will the establishment have a wall or a fence? Or will you be building up to the building/boundary line?
3. We would like to kindly request that our property be kept clear of rubble etc (we have recently had it cleared as per municipality regulations and any rubble or further dumping would be for the developers cost)

Please can you advise when the proposed development is proposed to commence?

Please further note that our property may be up for sale in the future and as such we need to ensure that it is kept up

With thanks and regards

Angelina Colatruglio | Senior Buyer  
Older Girlswear

direct: 021 900 1235 | email: [angelinap@ackermans.co.za](mailto:angelinap@ackermans.co.za)  
mail: PO Box 78 Kuils River 7579 | Production Street Kuils River 7580  
web: [www.ackermans.co.za](http://www.ackermans.co.za)

FILE NO:	EL1278Stanford
SCAN NO:	34
COLLABORATOR NO:	655097

**ACKERMANS**

THE LOOK  
FOR LESS



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Ackermans Email disclaimer:

11:28:18 AM

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**Alida Calitz - RE: Erf 1278 Stanford**

**From:** Faisal Fakier <Faisal.Fakier@westerncape.gov.za>  
**To:** Alida Calitz <aknoetze@overstrand.gov.za>  
**Date:** 2014/11/19 08:15 AM  
**Subject:** RE: Erf 1278 Stanford  
**CC:** Grace Swanepoel <Grace.Swanepoel@westerncape.gov.za>

Dear Alida,

Based on my preliminary review of the application, it is apparent that the children crossing the R43 is a concern.

In this regard could you please provide the following information:

1. Will a local traffic officer or members of the community/school assist with children crossing the R43?
2. Is this a crèche, primary or high school?
3. What time will the school start and finish?
4. Is the municipality in support of the application?

Lastly, surely it would be better if the school is to the West of the R43 so that children do not need to cross this busy road. Has such an option been investigated?

Best regards

Faisal Fakier Pr. Eng.  
 On behalf of:  
 Provincial Government of the Western Cape  
 Department of Transport and Public Works  
 Road Network Management Branch  
 Chief Engineer: Land Transport  
 083 - 408 9315 (Mobile)

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**From:** Alida Calitz [aknoetze@overstrand.gov.za]  
**Sent:** Tuesday, November 18, 2014 4:03 PM  
**To:** Elsabe Lock  
**Cc:** Faisal Fakier  
**Subject:** Fwd: Erf 1278 Stanford

Beste Elsabe en Faisal,

My epos van 14 Oktober 2014 verwys.

Die aansoeker het my vanoggend geskake en aangedui dat die ontwikkelaar afhanklik is van befondse ten einde die voorgestelde skool op te rig en benodig hul bewys dat die grondgebruikregte in plek is alvorens befondsing verkry kan word. My aandag is ook daarop gevestig dat die 'n gemeenskaps en sosiale projek is en is daar gevolglik versoek dat die munisipaliteit, indien



# WRAP



(S van der Merwe)  
A Theart

ESTABLISHED  
2002

Consultants

in

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&

Municipal  
Legislation  
&

Local Economic  
Development

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Wright Approach  
Investments 136 CC

Reg No  
CK 2002/060745/23

Our reference: 14/24

27 August 2014

The Municipal Manager  
Overstrand Municipality  
PO Box 20  
**HERMANUS**  
7200

Attention: Mr S van der Merwe

FILE NO:	EL 1278 - Stanford
SCAN NO:	03
COLLABORATOR NO:	658624

### ERF 1278, STANFORD: PROPOSED CONSENT USE

Your email dated 25 August 2014 refers. Please find attached our response to the comments that was submitted from A Colatruglio regarding the above application.

#### 1. Will the establishment have a wall or a fence? Or will you be building up to the building/boundary line?

The facility will be developed with an upgraded fence to ensure the safety of the children attending. Due to construction costs, the applicant is not in a position at this stage to construct a wall around the erf. All construction proposed in the application is limited to internal renovations. No additions to the actual footprint of the building will take place. The applicant will therefore not build any structures on the boundary line.

#### 2. A Colatruglio request that their property be kept clear of rubble etc.

Noted and agreed. All building rubble will be stored on the subject property itself until it is properly disposed of.

#### 3. When will the proposed development be commenced with?

After land use approval has been granted, a building plan will be submitted to the building control department for approval. Upon approval of this plan construction can commence.

TP


✓



WRAP

We trust that you will find the above in order. Should you require any additional information, please do not hesitate to contact this office.

Yours faithfully



**JOHANN PIENAAR**  
**B.Art et Scien (Pr.PIn A/125/2009)**

In this regard could you please provide the following information:

1. Will a local traffic officer or members of the community/school assist with children crossing the R43?

The client suggested and would welcome such an arrangement. He referred to a similar arrangement outside Oudtshoorn where members of the community take turns to stop traffic and see that the children cross the road safely.

1. Is this a crèche, primary or high school?

The school will mainly cater for Grade R, 1, 2 and 3 as well as aftercare.

1. What time will the school start and finish?

School will start at 8 and close at 2, after which some children will stay behind for aftercare until 17:00.

1. Is the municipality in support of the application?

Schalk?

Lastly, surely it would be better if the school is to the West of the R43 so that children do not need to cross this busy road. Has such an option been investigated?

The option was indeed investigated, but suitable land could not be found. The applicant owns land in the industrial area.

Best regards

Faisal Fakier Pr. Eng.

On behalf of:

Provincial Government of the Western Cape

Department of Transport and Public Works

Road Network Management Branch

Chief Engineer: Land Transport

083 - 408 9315 (Mobile)

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**From:** Alida Calitz [aknoetze@overstrand.gov.za]

**Sent:** Tuesday, November 18, 2014 4:03 PM

**To:** Elsabe Lock

**Cc:** Faisal Fakier

**Subject:** Fwd: Erf 1278 Stanford

Beste Elsabe en Faisal,

My epos van 14 Oktober 2014 verwys.

Die aansoeker het my vanoggend geskakel en aangedui dat die ontwikkelaar afhanklik is van

file://C:\Users\aknoetze\AppData\Local\Temp\XPgrpwise\546DB4F1gbdomGBPost1... 2014/11/20

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1278, STANFORD**

Stormwater (SW) : In order  
Electricity : In order  
Water : In order  
Sewer : In order  
Roads and traffic : In order

**Conditions:**

1. 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;
2. 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;
3. that stormwater be allowed to discharge through Erf 1278, Stanford, unobstructed.



DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

17/3/2015  
DATE



**Town Planning Internal Memo**

Enquiries: Mr. Schalk van der Merwe (Senior Town Planner)  
 Applicant: WRAP obo JN Smith  
 File Reference: Erf 1278, Stanford  
 Date: 18 July 2014 Comment By: 22 August 2014  
 TO:

<i>Infrastructure and Planning</i>	<i>Fire Department</i>	District Health	Traffic Department
<i>Building Department</i>	Local Heritage Committee	<i>Environmental Officer</i>	Waste Management
<i>Ward Councillor (Cllr P Scholtz)</i>		<i>Area Manager (F Myburgh)</i>	

**SUBJECT:** Erf 1278, Stanford  
 See notice attached.

**PROPOSAL:**

	<b>DEPARTURE</b>	
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**ATTACHED:**

Locality Plan	Site Development Plans	Motivational Report	Engineering Report	CES Report
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**COMMENT ON THE PROPOSAL:**

Subject to compliance with National Fire Safety Regulations SANS 10200T:2011 - Occupation Classification - A3 and the Community Fire Safety By-Law P.N. 6454/2007

**OVERSTRAND FIRE SERVICES**

2014-09-01

Kindly provide your comment (with specific reference to any conditions of approval that should be imposed) in the space provided or in a separate Memo by not later than the date stipulated. Should no comment be received, it will be assumed that you have no objection to the proposal (and where appropriate Mayco will be informed accordingly).

**Town Planning Internal Memo**



Enquiries: Mr. Schalk van der Merwe (Senior Town Planner)  
 Applicant: WRAP obo JN Smith  
 File Reference: Erf 1278, Stanford  
 Date: 18 July 2014 Comment By: 22 August 2014  
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SUBJECT: Erf 1278, Stanford  
 See notice attached.

PROPOSAL:

	<i>DEPARTURE</i>	
--	------------------	--

ATTACHED:

Locality Plan	Site Development Plans	Motivational Report	Engineering Report	CES Report
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**COMMENT ON THE PROPOSAL:**

[1 THERE IS NO MUNICIPAL SEWRAGE IN THE INDUSTRIAL AREA SO THE PROPERTY HAS NO SEWER CONNECTION

2 THE PROPERTY MUST BE SERVICED WITH A CONSERVANCY TANK

3 THERE IS NO STORMWATERPIPE S IN THE AREA . THE STORMWATER MUST BE HANDELD ON THE PROPERTY

4 THE ONLY ENTRANCE TO THE PROPERTY IS FROM THE GRAVELROAD NAMED\_KLEINESTRAAT



Kindly provide your comment (with specific reference to any conditions of approval that should be imposed) in the space provided or in a separate Memo by not later than the date stipulated. Should no comment be received, it will be assumed that you have no objection to the proposal (and where appropriate Mayco will be informed accordingly).





ROAD NETWORK MANAGEMENT  
 Email: [G.D.Swanepoel@westerncape.gov.za](mailto:G.D.Swanepoel@westerncape.gov.za)  
 Tel: +27 21 483 4669 Fax: +27 21 483 2166  
 335, 9 Dorp Street, Cape Town, 8001  
 PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-21/29 (Job 22715)  
 ENQUIRIES: Ms GD Swanepoel  
 DATE: 28 November 2014



The Municipal Manager  
 Overstrand Municipality  
 Gansbaai Administration  
 PO Box 26  
**GANSBAAI**  
 7220

Attention: Mr S van der Merwe

Dear Sir

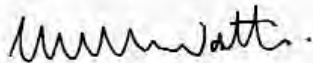
FILE NO:	
SCAN NO:	
LABORATOR NO:	692378

**PROPOSED CONSENT USE FOR ERF 1278, STANFORD**

1. The following refer:-
  - 1.1 Your e-mails dated 14 October 2014 and 20 November 2014 and
  - 1.2 This Branch's e-mail dated 19 November 2014.
2. The subject property is located East of the R43 (TR28/2) in the industrial area of Stanford.
3. Access to Erf 1278 is via a municipal street.
4. This application is for Consent Use in order for the owner to operate a place of instruction for up to 80 learners (Grade R, 1, 2 and 3) and aftercare until 5:00 pm.
5. As the property is located on the opposite side of TR28/2 to that of the community it is intended to serve, this Branch is concerned about pedestrian safety.
6. TR28/2 is a high order road and therefore not suitable for a pedestrian crossing facility such as traffic signals or scholar patrol.
7. It is noted that the Applicant intends to provide bus transport for learners from the residential area of Stanford to the school which would eliminate the need to cross TR28/2 by foot.

8. This Branch offers no objection to the application in terms of the Land Use Planning Ordinance, Ordinance 15 of 1985, subject to the Applicant providing the intended bus service and that it be used by all learners.

Yours faithfully



**ML WATERS**  
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT