



**ERF 1284, 27 KLEINE STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF JN SMITH**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application for consent use has been received in terms of Section 16(2)(o) of the By-Law, to accommodate a recreational facility with 2 (two) indoor padel courts on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 20 September 2024**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 1284, KLEINESTRAAT 27, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE WRAP PROJECT OFFICE NAMENS JN SMITH**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek om vergunningsgebruik ontvang is ingevolge Artikel 16(2)(o) van die Verordening, om 'n ontspanningsfasiliteit met 2 (twee) binnehuis padelbane op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Stanford Biblioteek, Queen Victoriastreet, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **Vrydag, 20 September 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 1284, 27 KLEINE STREET, STANFORD, INDAWO KAMASIPALA OVERSTRAND: ISICELO SOKUSETYENZISWA IMVUME: MESSRS WRAP PROJECT OFFICE EMAGENI LIKA JN SMITH**

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala waseOverstrand oLungisiweyo uCwangciso lokuSetyenziswa koMhlaba kaMasipala, lowama-2020 (uMthetho kaMasipala), ukuba isicelo sokuSetyenziswa kwemvume-sifunyenwe ngokweCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela indawo yokuzonwabisa eneenkundla ezi-(ezimbini) padel zangaphakathi. kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, 16 Paterson Street, Hermanus nakwiThala leencwadi laseStanford, kwiSitalato iQueen Victoria, eStanford. Naziphina izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 lalo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye phambi kuka-NgoLwesihlanu, **20 EyoMsintsi 2024** ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngomnxeba ingenziwa **kuMnu. P Roux** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.





**1. ABBREVIATIONS**

<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020

**2. PROPERTY DETAILS**

<b>Consultant</b>	WRAP Project Office
<b>Erf Number</b>	Erf 1284, Stanford
<b>Extent</b>	1988m <sup>2</sup>
<b>Zoning</b>	Industrial Zone 1: General Industry

**3. BACKGROUND AND INTENT**

Erf 1284 Stanford, hereafter referred to as the subject property (Refer to **Plan 1** for the locality) was on the market to be sold by the registered owner. The property is currently under offer, pending the outcome of this application. The property owner appointed WRAP Project Office to submit this land use application on his behalf (refer **Annexure A – Power of Attorney**).

The subject property is zoned Industrial Zone 1: General Industry and have been operating as a facility where flowers are picked and transported to the property for storing and packaging to be delivered to the airport be sold on the international market.

The prospective buyer has identified an opportunity in the area for the provision of indoor padel courts (recreational facility) to supplement the primary industrial related uses, such as a rentable kitchen together with a possible tenant doing 3D-printing. The prospective buyer also envisions a caretaker to stay on-site to ensure maximum security for the property.

The intent of the prospective buyer is to provide the residents of Stanford additional access to services in the area with the proposed industrial uses and a new recreational experience with the proposed indoor padel courts.

To achieve the prospective buyer's vision, the following is being applied for:

- Consent Use for a recreational facility (two indoor padel courts)





**4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT**

**4.1. Consent Use** for a recreational facility on Erf 1284 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposal is to apply for a consent use to allow a recreational facility which will be for the establishment of two indoor padel courts on the property while the property's main use will remain industrial.

The OMLUS defines 'recreational facilities' as follows:

*"the use of land to practice a particular sport or combination of sports and general recreation and includes a clubhouse and associated infrastructure and buildings, indoor and outdoor swimming pools and associated infrastructure, and a shooting and driving range but does not include any building or structure that is used for business or any other use not aligned to or dependant on the sport concerned"*

This proposal will afford the residents of Stanford the opportunity to support establishments in their community, rather than commuting to Hermanus or other nearby towns.

The prospective buyer has identified the property as one with potential to be able to accommodate these uses. The proposal is to attract more people to invest and support Stanford rather than spending their money in other surrounding towns.

Stanford is known as a small village that is steadily seeing an increase in population over the past few years. More and more people resort to work from home while being able to relocate to a smaller town like Stanford. With the rising fuel prices, it may become unfeasible for residents of Stanford to drive to neighbouring towns for these proposed activities, therefore, leading to residents opting to support local establishments.

As mentioned earlier, the prospective buyer's vision is to satisfy a need of the residents of the entire Stanford, that is essentially the core strategy for any new establishment. The application for a consent use (to accommodate a recreational facility) are suited on the property as it will supplement the industrial uses to ensure the property is used to its maximum potential.

Additionally, the proposed recreational facility will be one of several businesses on the subject property. These businesses include a new industrial kitchen that will be rented out to small or large producers – from retail suppliers requiring a production facility to caterers cooking for venues that do not have their own kitchens. These are all allowed as a primary industrial use within the zoning parameters applicable to this property, except the recreational facility which is the two padel courts for which a consent use is required.

Padel is a growing sport that encourages physical activity and promotes a healthy lifestyle. Establishing padel courts will provide residents with an accessible venue to engage in exercise, which is crucial for combating sedentary lifestyles and associated health issues. Recreational activities such as padel offer significant mental health





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benefits, including stress reduction, improved mood, and enhanced cognitive function. The availability of such facilities in Stanford may lead to a happier, more productive community.

The proposed padel courts will attract both residents and visitors, potentially increasing foot traffic to nearby businesses. This can have a positive ripple effect on the local economy, encouraging spending in shops, cafes and other services within Stanford.

Recreational facilities often become community hubs where people of all ages and backgrounds may come together. This can strengthen community ties and foster a sense of belonging and collective identity.

With 79% of the property dedicated to industrial use, the primary function of the property remains industrial. The proposed recreational facility will not detract from the industrial activities but rather complement them by providing a unique amenity for employees and the surrounding community. Due to the padel courts being indoors, it will seamlessly fit into the industrial area. Furthermore, the presence of a recreational facility may make the industrial property more attractive to potential tenants. Companies such as the 3D-printing company or people renting the kitchen might view the padel courts as an added benefit for their employees, potentially increasing occupancy rates and rental income.

Utilising only 21% of the property for recreational purposes is an efficient way to diversify land use without compromising the primary industrial function. This approach can maximise the utility and value of the property.

Padel is a relatively new sport in many areas. Introducing it can diversify the recreational offerings in Stanford and provide residents with new and exciting activities to try. The courts may promote healthy activities among young people and provide a constructive outlet for their energy.

The proposal makes adequate provision for the required parking to be able to accommodate the proposal with ease, refer to **Plan 4** (site plan).

The proposal to allocate 21% of the industrial property for two padel courts while retaining 79% for industrial use represents a balanced and forward-thinking approach to land use. It offers significant benefits to the community, including health, economic, and social advantages, without undermining the property's primary industrial function.

## 5. LAND USE ENVIRONMENT

The subject property is located within the industrial area in Stanford and is zoned Industrial Zone 1: General Industry and is also surrounded by other Industrial Zone 1: General Industry zoned properties. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

No noxious trade or heavy industrial activities are allowed in the area. And therefore, industrial activities of the surrounding properties will not have any negative impact on the proposed recreational facility. Considering the land use and extent of property that





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is required for a recreational facility, it is no surprise that land available for such land uses is limited. Locating such a land use in a light industrial area, with extensive erven, while still having the majority of the use on the property as industrial, is therefore a logical and desirable alternative.

The character of the surrounding area can be described as light industrial. As motivated above, the proposed land use is regarded as compatible with existing land uses in the area as only 21% of the property will be used for the recreational facility. 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 zoning, Industrial Zone I, will be the remaining land use rights on the property.

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### 6. TITLE DEED

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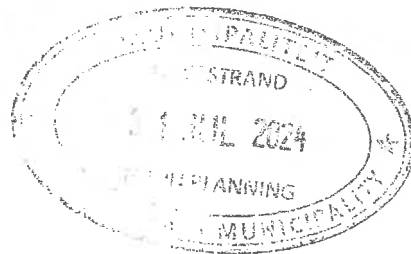
The title deed of the subject property was perused (T70130/2014, refer to **Annexure B**) and it contains no restrictive conditions.

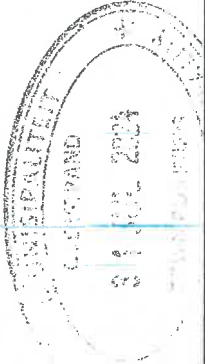
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### 7. ZONING

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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:





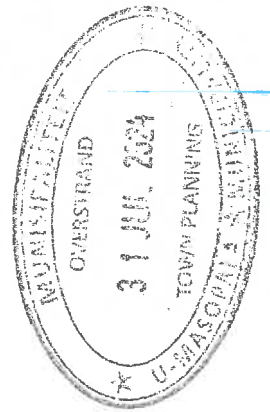
**MOTIVATION**

<b>INDUSTRIAL ZONE 1: GENERAL INDUSTRY (IND 1)</b>			
<b>Land Use Restrictions</b>		<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	<b>Parameters</b>		
	<p><b>Industry.</b> Agricultural Industry, Builder's Yard, Caretaker's Accommodation, Factory Shop, Funeral Parlour, Heavy Vehicle Service Station, Industrial Café (Subject to The Provisions of Chapter 16.10), Motor Repair Garage, Service Trade, Service Station, Transmission Apparatus (Subject to the Provisions of Chapter 16.10), Transport Use, Utility Services, Warehouse and Workshop.</p>	N/A	Comply
<p><b>Consent use that may be applied for</b></p>	<p>Abattoir, Adult Entertainment Business, Aquaculture, Business Premises, Crematorium, Dwelling Unit, Mining, Noxious Trade, Place of Assembly, Place of Entertainment, Place of Instruction, <b>Recreational Facilities</b>, Restaurant, Sale of Alcoholic Beverages and Scrap Yard.</p>	<p><b>Consent Use:</b> Recreational Facilities (padel courts)</p>	<p><b>Applied for and motivated</b></p>
<b>Development parameters</b>			
<p><b>Floor factor</b></p>	<p>The maximum floor factor on the land unit shall not exceed 2.</p>	0.54	Comply
<p><b>Coverage</b></p>	<p>The maximum coverage for all buildings on the land unit shall not exceed 75%.</p>	54%	Comply
<p><b>Building lines</b></p>	<p>(i) The street building line shall be 5,0 m.            (ii) The side and rear building line shall be 0 m.            (iii) Where a land unit abuts a zone that is not an industry zone, the building lines of the particular zone, whichever is greater, shall apply.            (iv) Notwithstanding the above, the Municipality may stipulate greater building lines for considerations</p>	<p>(i) Existing approved building within the 5m street building line.</p>	Comply



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	<p>of public health and safety, fire control and in order to enforce any law or right. The general building line exemptions in 16.1 apply.</p>		
<b>Height</b>	<p>(v) The maximum height of any building measured from the base level to the top of the structure is 12.0 m, provided that where a structure of greater height is required for the industrial function of the property, the Municipality may grant approval for such greater height.</p>	This is noted.	Comply
<b>Setback</b>	<p>(i) A setback of 8,0 m from the centreline of the road applies. (ii) Notwithstanding the above, the Municipality may stipulate a setback for considerations of public health and safety, fire control and in order to enforce any law or right. (iii) The provisions of 16.2 apply.</p>	This is noted.	Comply
<b>Parking</b>	<p><b>Industrial:</b> 2 bays per 100m<sup>2</sup> GLA up to 500m<sup>2</sup> <b>Recreational facilities:</b> 1 bay per 4 persons/seats</p>	<p><b>Industrial:</b> 346,6m<sup>2</sup> GLA / 100 x 2 = 7 Parking bays <b>Recreational facilities:</b> 8 Persons = 2 Bays Total required: <b>9 Parking Bays</b> Total provided: <b>10 Parking bays &amp; 2 loading bays</b></p>	Comply
<b>Boundary walls</b>	<p>A wall of 2,1 m high must be erected where a land unit has a common boundary with another land unit that is not zoned General Industry (IND1) or Risk Industry (IND2) or when hazardous substances are stored on site.</p>	This is noted.	Comply





**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 connected to the OM's networks which include electricity, water and sewage. The proposal of this application will not have a large impact on existing network.

Solid waste is collected every week by the OM.

**Access and Egress**

The subject property currently obtains access and egress from Kleine Street and will remain the same.

**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 land use application arose from the property owner selling the property and the prospective buyer identifying the need for padel courts in Stanford in addition to other industrial uses on the property.

Socio-economic impact	<p>The proposed allocation of 21% of the industrial property for padel courts will have a significant socio-economic impact on the community. By promoting physical activity and improving mental health, the courts will enhance overall community well-being. Economically, it will boost local businesses by attracting residents and visitors and create jobs in various sectors.</p> <p>Socially, the recreational facility will serve as a community hub, fostering cohesion and providing healthy activities for youth and adults.</p> <p>Additionally, the recreational amenity will make the industrial property more attractive to potential tenants, supporting industrial activity.</p>
Compatibility with surrounding uses	<p>The property and its surrounding properties are designated for non-noxious, light industrial activities, ensuring no negative impact on the proposed padel courts. Utilising only 21% of the</p>





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	property for the recreational facility while maintaining the majority for industrial use aligns well with the area's character.
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	<p>The addition of a recreational facility promotes physical activity, helping to combat sedentary lifestyles and associated health issues. By providing a safe, accessible venue for exercise, the courts will enhance community health and reduce stress, thereby improving mental well-being.</p> <p>The presence of a well-maintained recreational facility can also deter crime and encourage a more active, engaged community, fostering a sense of safety and cohesion.</p>
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	It is not expected that the proposal will have an impact on traffic, parking or access. It should be noted that the parking requirements are being adhered to.

To achieve the prospective buyer's vision, the property owner has appointed WRAP Project Office to submit this application to ensure the proposed consent use is not in contradiction to any policies, legislation, or title deed conditions.

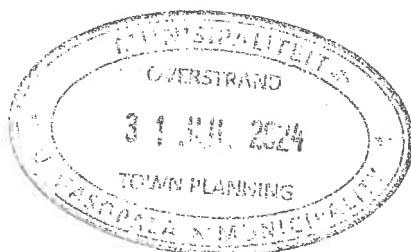
### **Impact on views, sunlight, and character of the area**

The proposal is not intended to have an impact on the views, sunlight, and character of the area. The property is being developed according to the proposed building plan that is in line with the development parameters of the OMLUS.

The padel courts will be accommodated indoors in one structure. The proposal is not predicted to be out of the ordinary as the entire area has large industrial buildings and it will conform to the surrounding area. The industrial uses will continue in the existing structures.

### **Economic impact**

Refer to the table under *need and desirability* where the socio-economic impact was addressed. Additionally, the construction that will be taking place on the subject property will employ builders, carpenters and other artisans that will be adding valuable income sources.





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By creating and opening businesses, job opportunities are created alongside this business, putting personal preference before the greater good.

### Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is in line with the existing zoning and the development parameters of the OMLUS. Great care has gone into the design of the proposal, and it is predicted that it will not negatively impact the area.

### Impact on heritage

As mentioned, the subject property is not listed in the OM Heritage Register.

### Environmental impact

The subject property is not located within a registered environmentally important area. Although Stanford is located in a unique biosphere, it is not predicted that the proposal will have a negative impact on the area due to its historic use as an industrial area.

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## 10. POLICIES AND REGULATIONS

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### 10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within this zone.

### 10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within this zone.

### 10.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

## MSDF

### **Policy Preface**

The SDF's intention is to ensure compliance with national, provincial, and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public. It provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.





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**Consistency of the proposal with the policy**

The policy illustrates the increase in the population of the entire Overstrand Area, including Stanford. The increase in Stanford population needs to be addressed and the recreational facility will benefit not only the Stanford area but also the Overstrand Municipality as it aids the municipality with the provision of a safe physical activity facility.

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**11. PLANNING PRINCIPLES**

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

**Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. There is currently a limited number of recreational facilities in Stanford. Introducing a new recreational facility in Stanford aligns with the principles of spatial justice by addressing spatial development imbalances. By strategically placing the recreational facility, the prospective buyer aims to contribute to a more equitable distribution of amenities, ensuring that all residents have convenient access to such services. This not only enhances the overall accessibility but also promotes economic inclusivity within the community, fostering a sense of spatial justice and equal opportunity for all residents in Stanford.

**Spatial sustainability**

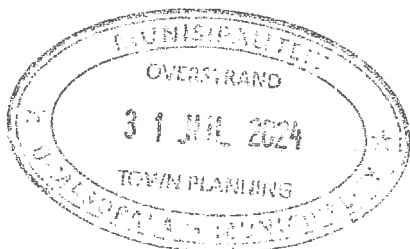
Spatial sustainability refers to planning proposals that result in communities that are viable. The proposal to utilise a property in a historically industrial dominated area shows mixed use areas are capable to co-exist and also indicates spatial sustainability as it allows for a small portion of the property to be utilised for recreation.

**Efficiency**

This proposal is intended to maximise the usage of the subject property and to ensure the uses that are being proposed are viable and successful. There is sufficient parking and access to the property, while ensuring ease of movement for pedestrians and vehicles. The industrial kitchen and possible 3D printing business will be located in an existing building (to be renovated), while part of the building will be demolished to accommodate the indoor padel courts.

**Spatial resilience**

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



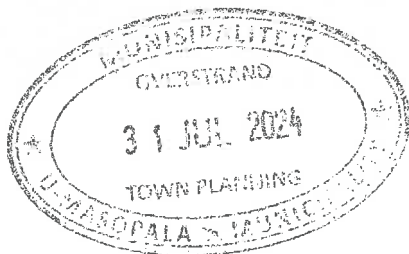


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### Good administration

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

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





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**12. EVALUATION**

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The proposal needs to be evaluated on the basis that the zoning is not proposed to be changed and that the zoning makes provision for a recreational facility with the consent of the Overstrand Municipality.

The prospective buyer has identified an opportunity in the area for the provision of indoor padel courts (recreational facility) to supplement the industrial related uses, such as a rentable kitchen together with a possible 3D-printing facility. The prospective buyer also envisions a caretaker to stay on-site to ensure maximum security for the property. The intent of the prospective buyer is to provide the residents of Stanford additional access to services in the area with the proposed industrial uses and a new recreational experience with the proposed indoor padel courts.

The proposal is to apply for a consent use to allow a recreational facility which will be for the establishment of two padel courts on the property while the property's main use will remain industrial uses.

With 79% of the property dedicated to industrial use, the primary function of the property remains industrial. The proposed recreational facility will not detract from the industrial activities but rather complement them by providing a unique amenity for employees and the surrounding community. By utilising only 21% of the property for recreational purposes is an efficient way to diversify land use without compromising the primary industrial function. This approach can maximise the utility and value of the property.

The proposal is in harmony with the surrounding area and all relevant spatial planning policies.

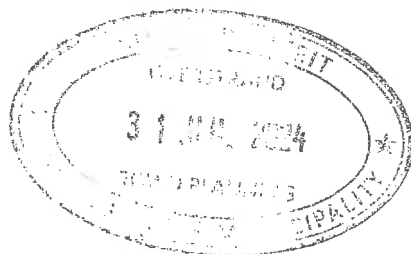
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**13. RECOMMENDATION**

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

**13.1 Consent Use** for a recreational facility on Erf 1284 Stanford in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



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3. Aerial Plan  
Erf 1284 - Stanford

Plan prepared by: Veronica Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

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








**Project Office**  
Town Planning & Project Management



NTS

## 2. Zoning Plan Erf 1284 - Stanford

-  Industrial Zone 1: General Industry
-  Rural Zone 2: Conservation Usage
-  Open Space Zone 2: Public Open Space
-  Residential Zone 1: Single Residential
-  Transport Zone 2: Road and Parking (Public)

Plan prepared by: Veronica Jansen

All distances are approximate  
and subject to a survey

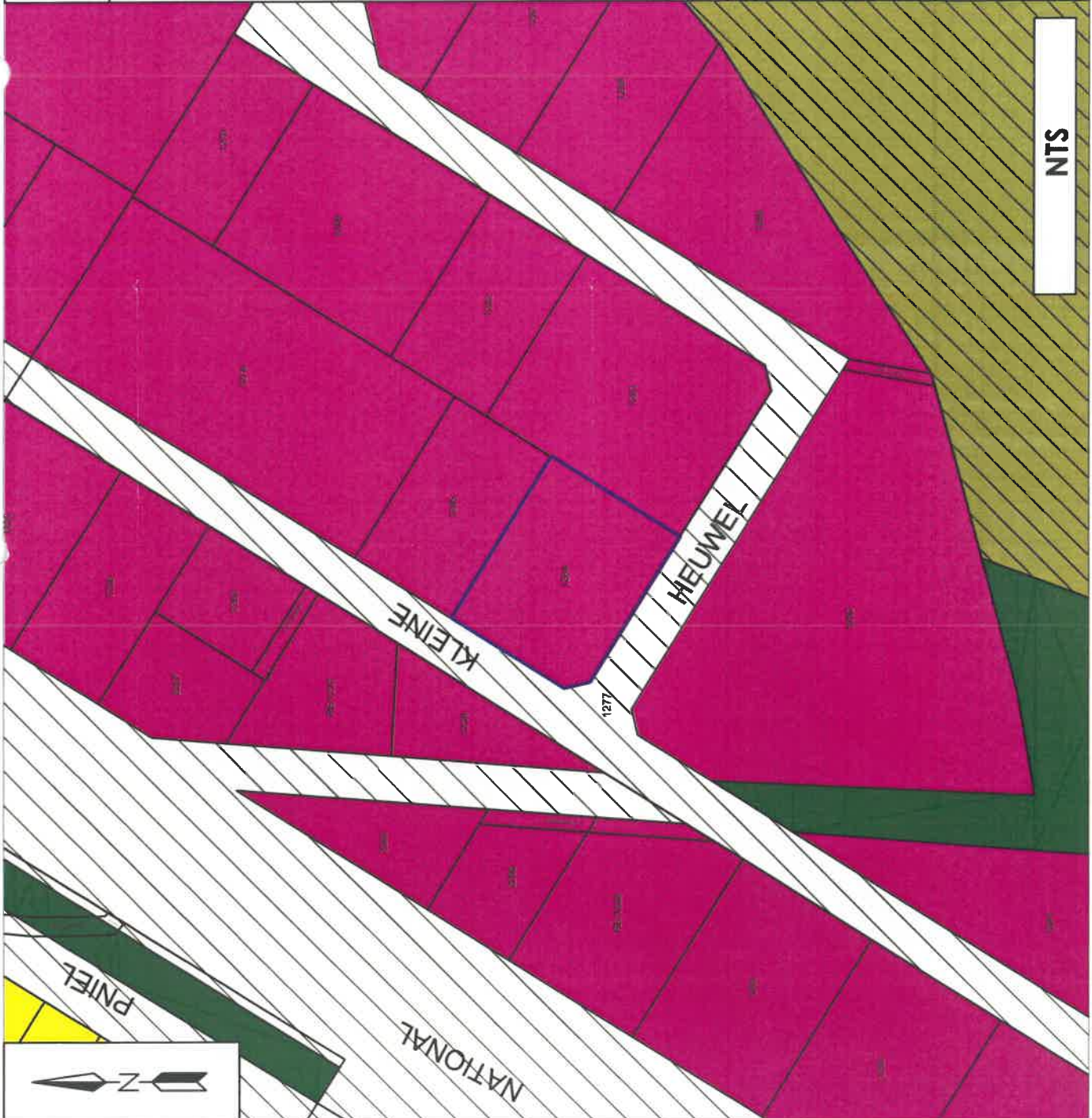
Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House,  
Corner of Royat and Dirkie Jys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management



NTS



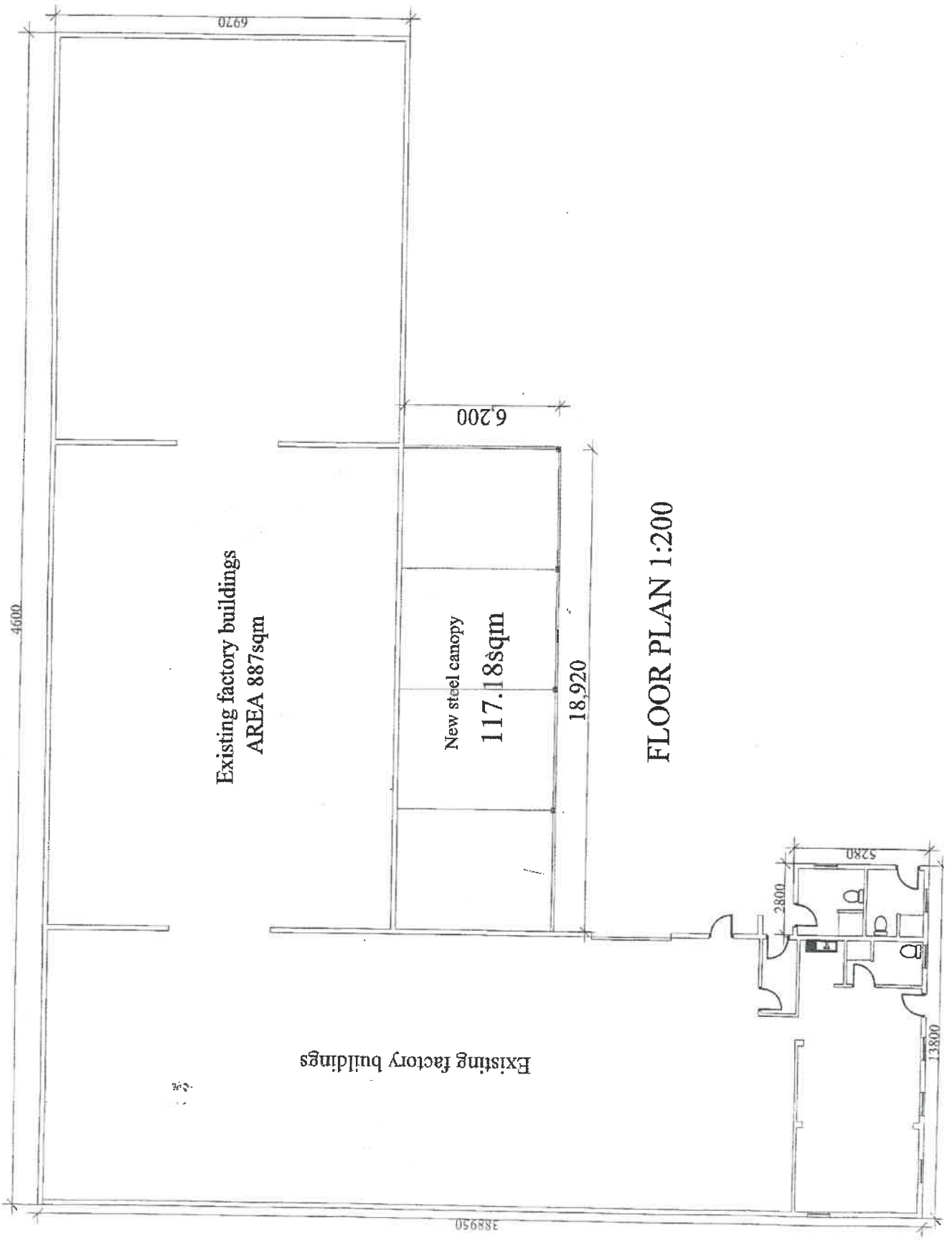
PNIET

NATIONAL

KLEINE  
HEUWEL

1277





**GRANDSTAND MUNICIPALITY**

Building plan No. 249388  
Approval subject to the applicable Town Planning Regulations and the Fynbos Building Regulations and the applicable Standards and Specifications of 1977.

Chief Building Officer  
To the applicable Town Planning Regulations and the Fynbos Building Regulations and Building Standards and Specifications of 1977.

Plan approved on 11 MAY 2018  
City Engineer (for Council)

Area Factory building : 887 sqm  
Parking spaces : 18 No.  
Loading bays : 2 No.

**NOTES**

New canopy in IRB sheeting at 3deg on steel frame to Eng. Specs. and dimensions

NEW STEEL CANOPY  
FOR  
FYNBOS COMMUNITY TRUST  
ERF 1284 STANFORD

DRAWN  
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