



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

**Case ID 1500147282**

**Erf 14, 11 Percy Road,  
Edward Township, Ottery**

**Development Management**

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Motivation for the proposed **Rezoning, Departures,  
Removal of Restrictive Title Deed Conditions,  
Amendment of Township Establishment Conditions  
and Approval of the Site Development Plan on Erf  
14 Edward Township** at 11 Percy Road, Edward  
Township, Ottery to permit **Group Housing** in a  
**General Residential 1 (GR1) Zone**

Date: **October 2026**

## **Introduction**

The subject property is currently under-utilized and the owner intends to obtain the necessary land use approvals to permit its use as a group housing scheme.

The aforementioned proposal will facilitate the construction of 6 units in the form of 3 sets of duplex apartments.

## **Site Details**

The subject property measures 892m<sup>2</sup> in extent. Erf 14 Edward Township is accessed via Percy Road. The surrounding properties comprise of a mixture of residential, business and vacant properties. The surrounding land uses comprise of single residential, general residential, General Industrial, General Business and Agricultural zones.

## **Title Deeds**

The subject property is in the ownership of \_\_\_\_\_ as reflected in the attached Title Deed (see attached).

Title Deed restrictions applicable to this proposal:

| Title Deed (ERF 14 Edward Township) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restrictions to be removed B (1-4)  | <ol style="list-style-type: none"><li>1. That this erf be used for residential purposes only.</li><li>2. That this erf be not subdivided</li><li>3. That not more than one dwelling, together with the necessary outbuildings and accessories be erected on this erf and that not more than one half the area of this erf be built upon</li><li>4. That no building shall be erected on this erf within 4,72m of the boundary line between the said erf and Percy Road on which such erf abuts.</li></ol> |

## **Site Locality And Extent**

The subject property lies within the Cape Flats district and is located in the suburb of Ottery, and historically known as Edward Township (**see attached locality plan**). The property is nestled between similar sized residential properties to the south with a mix of single residential and general business uses to the north, west and east. The subject property is located in close proximity to existing activity nodes located to the north; to the east is an industrial/ farming area known as Philippi, and to the west a residential area known as Ottery.

The property takes access from Percy Road, which directly links the property to two major distributors on the Cape Flats namely, Ottery Road and Stranfontein Road.

### **Existing and surrounding land uses**

A mix of single residential, agricultural and commercial land uses surrounds the subject property. The majority of which are vacant and undeveloped, specifically the agricultural land located to the south and a few residential properties located to the west and east. The business zoned properties along Ottery and Stranfontein Roads have all been developed for business purposes, which are permitted in terms of the MBL 2015 regulations with variations popping up sporadically. Having said that, the proposed use of the subject property would benefit from its immediate surrounding facilities and amenities, as will its future residents.

### **Access/ Parking**

As stated before the subject property takes access directly from Percy Road (**illustrated on the attached SDP**). The position of the current access is to be retained even though the roll-over kerb allows for access at any point of the property frontage.

The proposal involves retaining the current access via Percy Road with a 5m wide carriageway crossing and the proposed on-site parking provisions, would amount to 14 bays. The parking required amounts to 12 on-site bays and no reduction in parking from the requirement is necessary. It must be pointed out that there is abundant employment opportunities located within walking distance of the subject property.

Compliance with the parking requirement reduces any potential overspill onto Percy Road and negating any reduction of mobility intended for the busy mobility node known as Ottery Road and Stranfontein Road.

### **Development proposal**

The proposed rezoning and associated applications on Erf 14 Edward Township will facilitate the creation of a General Residential 1 (GR1) zoned erf and will accommodate the creation of three sets of two storey (duplex) structures comprising 6 units (See Site Layout Proposal below).

The proposed three bedroomed units will serve as residential purpose and will accommodate residential occupants. The Site Development Plan is attached to this application.

The proposal also results in the building encroaching the building lines along the 5m street building lines along Percy Road and the 3m common (rear) building line along the eastern boundary of the property. On the ground floor, all units have small rear gardens. (**See attached SDP**).

To facilitate the aforementioned proposal, an application is made to remove title restrictions B (1 - 4) of Title Deed

### **Rezoning, Departures, Removal of Restrictions, Amendment of Township Establishment**

### **Conditions and SDP approval**

Applications are therefore made in terms of sections 42(a), 42(b), 42(g), 42(i) and 42(j) of the Municipal Planning By-law 2015, to permit the proposed Group Housing Scheme.

Site Development Plan approval for the proposed development of the subject property to facilitate the construction of 3 sets of duplex structures comprising of 6 units.

### **Departures**

#### **Building line departures**

Application for the following building line departures is also requested, in terms of Section 42(b) of the Municipal Planning Bylaw, 2015 (please also see SDP, attached):

|   | Building Line | Required | Provided | Departure |
|---|---------------|----------|----------|-----------|
| 1 | Percy Road    | 5.0m     | 3.0m     | yes       |
| 2 | East Common   | 3.0m     | 1.5m     | yes       |

The departures are deemed desirable as the relaxation of the building lines will allow more available space inside the complex, which would result in a better living environment, and will enhance parking provision, vehicular circulation and open space areas. It would also not detrimentally affect existing rights of the surrounding neighbors.

The current General Business 1 (GB1) zoning allows for construction to be 0.0m along the street and common boundary lines.

#### **Density Departure**

Max dwelling density 35units per hectare

Max density permissible 35 units x 0.0892ha = 3.122 Units

Dwelling units proposed: 6 units

A unit density departure is required to permit 6 units in lieu of 3.122 units in terms of item 35(b) of the DMS.

Although more than the required 3.122 unit density, the increase is considered to be negligible and has no impact on the existing rights of the adjoining properties, nor would it have an unacceptable impact on the amenities of the occupants of the group housing scheme.

A consequence of the proposed rezoning is that the number of dwelling units permitted on the parent erf would increase. However, the residential character of the area will not be altered, with the new dwellings being set back at least 3m from the street. Percy Road has a wide road reserve which is well treed, providing additionally visually shielding from the proposed development.

Furthermore, the Site Development Plan attached to the proposal confirms the development of each unit with a two-storey dwelling unit and on-site parking.

There are various examples of high-density developments along Percy Road, with the most notable being an adjoining commercial property developed with large warehouses.

While policy targets a baseline density of **3.122 dph**, a design-led approach justifies a density of **6 dph** for this specific site. This layout achieves a more efficient use of land without compromising residential amenity, open space, or architectural harmony.

### **Parking Provision**

Parking is provided at 2.3 bays per unit, which is more than the required rate of 1.75 bays per unit and 0.25 bays for visitors. No parking departure is required in terms of Section 42(b) of the Municipal Planning Bylaw, 2015, as 14 bays are provided instead of 12 bays required.

### **Development Parameters**

|                       |                                        |
|-----------------------|----------------------------------------|
| Erf Number            | 14                                     |
| Extent                | 892sqm                                 |
| Current Zoning        | General Business 1 (GB1)               |
| Proposed Zoning       | General Residential 1 (GR1)            |
| Number of Units       | 6                                      |
| Unit Type             | Three bedroomed duplex                 |
| Average unit size     | ±100m <sup>2</sup>                     |
| Parking Bays          | 14 bays (12 bays required)             |
| Street Building Lines | 3m in lieu of 5m (west)                |
| Common Building Lines | 1.5m in lieu of 3m (east)              |
| Height                | 2 storey (7.657m)                      |
| Density Departure     | 6 units p/h in lieu of 3.122 units p/h |

### **Legal Requirements**

Application is hereby made in terms of section 42(a), (b), (g), (i) and (j) of the Municipal Planning By-law 2015. The purpose of the activity does not constitute a listed activity in terms of the National Environmental Management Act and the no authorization is required in this regard. The proposed activity also does not trigger the provision of the National Heritage Resources Act and no authorization is required in terms of the said Act.

### **Consistency with applicable Planning Legislation and Policies**

#### **Cape Town Municipal Planning By-law 2015 extract:**

Looking at the purpose and intent of the application, the owner intends to rezone the

property to General Residential 1 (GR1) that permits Group Housing as a primary use, which is defined as follows:

**'group housing'** and **'group housing scheme'** means a group of separate and/or linked dwelling units which may be subdivided but are planned, designed and built as a harmonious architectural entity and integrated with open space in an ordered way;

Further examination has revealed that the most suitable use zone for the proposed development is General Residential Use Zone (GR1) and is described by the Cape Town Municipal Planning By-law 2015 as follows:"

The GR1 zoning encourages group housing, which is a medium-density form of residential development, where attention is given to aesthetics, architectural form and the inter-relationship between different components of the development. Opportunities are included for low-rise flats within a group housing project. GR1 also accommodates dwelling houses that are not part of a group housing scheme.

Use of the property

The following use restrictions apply to property in this zoning:

- (a) Primary uses are dwelling house, group housing, private road, open space and additional use rights as specified in paragraph (b).
- (b) Additional use rights are flats subject to the development rules in item 37 and home occupation subject to the restrictions in item 38.
- (c) Consent uses are utility service, home childcare, minor rooftop base telecommunication station and rooftop base telecommunication station.

The above clearly illustrates that the only appropriate mechanism to achieve the owners desired use of the property is to Rezone from General Business 1 (GB1) to General Residential Use Zone 1 (GR1) to permit Group Housing.

**Desirability in terms of Section 99(2)**  
**The City of Cape Town Municipal Bylaw,2015.**

The by-law gives effect to the Municipal Planning function allocated to Municipalities in terms of Schedule 4 of the Constitution. Therefore, the application for the proposed subdivision of the subject property is in accordance with the required provisions of the law.

**Municipal Spatial Development Framework**

The MSDF promotes the creation of an efficient urban structure, through encouraging high densities, mixed uses and development in appropriate areas. As such the proposed subdivision of the subject property can therefore be seen to be broadly in line with the principles and the Municipal Spatial Development Framework.

### **Transit Oriented Development (TOD)**

The proposed development may be viewed as a transit-orientated development (TOD), which comprises residential densification designed to maximize access to public transport. Edward Township/Ottery is a fairly compact area and a TOD development will generate more access to job opportunities with the proposed development being closely situated to the surrounding commercial uses.

### **Advantages of infill developments**

Infill development is the use of land within a built-up area for further construction, especially as part of smart growth. It focuses on the reuse of obsolete and underutilized buildings and sites. It encourages the construction of buildings on vacant or underutilized land between existing buildings, which fits in well with the overall character of the surrounding area. They are served by adequate public facilities, are accessible and are located close to supporting land uses which provides jobs and amenities etc. The proposed development of the application site aims to incorporate and apply the aforementioned smart principles.

### **Compliance with the Cape Flats District Plan**

The development proposal is policy compliant in that it will lead to an increase in intensity of land uses in the area in support of existing and proposed public transport services along Ottery Road & Stranfontein Road. The District Plan also generally promotes urban development such as higher density housing developments, which is the subject of the proposed application.

### **Desirability in terms of Section 99(2)**

#### **Socio-economic impact**

The development will have positive socio-economic impacts on the community. The proposed Group Housing Scheme will increase densities, which will broaden the Municipal rates base and provide additional municipal income. Additionally, the construction of structures will generate short-term employment for local builders and workers.

There is also a great need for affordable housing opportunities within the area, and the proposed development will contribute to the lack thereof to the benefit of the community.

#### **Compatibility with surrounding uses**

The proposed Group Housing supports the existing and surrounding land uses along with development footprints. The proposed development involves the utilization of underutilized land in an area already partially built up with residential houses and flats, complementing the subject area, at the same time providing compatible land uses.

### **Impact on safety, health, and wellbeing of the surrounding community**

The proposed building footprints and land use of the property is not considered to have an impact on the general living conditions, security, and health of nearby residents. The proposed rezoning will increase densities close to various commercial uses and is ideally located to enable ease of travelers to and from these uses. Additionally, the increase residential units will increase surveillance to the uses of Percy Road.

### **Impact on heritage**

The property is not located within an HPOZ and the buildings have no relevant heritage significant's and therefore is not considered to negatively impact any historical landmarks or properties located within the area.

### **Impact on the biophysical environment**

The proposed rezoning and departure application is not considered to have any negative impacts on the surrounding green spaces, vegetation, or local wildlife.

### **Impact on traffic, parking, access and other transport related considerations**

The proposal will add value to a more viable transport system specifically along Strandfontien Road, which can accommodate various modes of road transport within the area. The proposal will not have a negative impact on the existing transport and movement patterns of the area as it will utilize the existing transport routes that connect to the major routes, located to the north and west of the subject property. The proposed development being located in close proximity to Stranfontein and Ottery Roads which provides frequent minibus taxi services. The proposal is also located close to various commercial, retail and industrial uses which would potentially provide employment for its occupants reducing the need for private transport. The residents will hence have good public transport services within walking distance. Furthermore, it is expected that some of the tenants will use these public transport modes to travel to work and back.

### **Impact on the engineering services**

There are no engineering services transversing the subject property that will be affected by the proposed use. In addition, the existing services to the property are deemed adequate to accommodate the proposed use. However, the owner is willing to comply with any requirements deemed necessary to render the subject property compliant.

### **Section 47 of SPLUMA and Section 48 (4) of the MPBL, read with Section 39 (5) of the Land Use Planning Act 3 of 2014 (LUPA), states that the following must be considered when assessing the removal, suspension or amendment of restrictive conditions of title**

It is considered that the development principles contemplated in SPLUMA and LUPA are not applicable for the following reasons:

- (i) Principle of Spatial Justice** - contextually appropriate densification, as is the

case with this proposal as it would cumulatively contribute to spatial justice in terms of diminishing pressure for development elsewhere which drives the poor to the periphery of the city. Low densities close to areas with good opportunities displace other people to worse located land.

**(ii) Principle of Spatial Sustainability** - contextually appropriate densification, as is the case with this proposal as this proposal will contribute to environmental sustainability by reducing pressure on valuable natural land. Applications such as this effectively act to reduce urban sprawl in the long run, which results in the better use of developed land and existing municipal services.

**(iii) Principle of Efficiency** - contextually appropriate densification, as is the case with this proposal as it results in a more efficient use of land, municipal services and infrastructure

**(iv) Principle of Spatial Resilience** – contextually appropriate densification, as is the case with this proposal as it facilitates spatial resilience in that it allows for better residential options to citizens.

**(v) Principle of good administration** – the application has been processed in accordance with current applicable laws and legislation.

#### **Title Deed Restrictions**

- The Property is held by title deed , which restricts the subdivision of the subject property.
- The application before you, seeks to **delete** the condition unduly limiting the number of dwelling units and associated outbuildings on the subject property, the coverage permitted and the distance building work is permitted to the common boundaries.
- The City of Cape Town as the administrator has the discretion to suspend, delete or relax the restrictive conditions to the extent that it deems necessary and impose conditions to protect its interests. In this instance, the restrictive condition cannot be suspended or relaxed due to the nature of the restrictions imposed and therefore can only be **removed/deleted**.

#### **Applicable Policy Guidelines**

Several planning and policy documents have been produced by both the provincial and local authorities in response to the continued pressure for development of well-located land and a need to increase especially residential densities in existing urban areas.

The granting of the applications contained herein will fulfil the objectives of the planning

and policy documents produced by the authorities.

This proposal has been considered, and it is submitted that it complies with the following approved planning documents:

- The Provincial Spatial Development Framework ('**PSDF**') this planning document supports densification which is to be achieved by using a range of urban development tools including subdivisions and development of a larger scale building footprint on erven;
- The Metropolitan Spatial Development Framework, adopted in April 2018 ('**MSDF**'), promotes a greater mix of diversification and densification within existing areas which needs to be given effect to assist the objectives of the City of Cape Town.
- The Cape Flats District Plan adopted in 2023, promotes Incremental intensification via subdivisions/second and third dwellings and rezonings.
- The Cape Town Densification Policy, 2012 ('**CTDP**') sets out generic, non-area specific guidelines encouraging more efficient usage of space within the city; thus, it promotes intensification of economic activities and residential densification within the pre-existing urban core.

**Benefits of densification within established urban areas is desirable for the following reasons:**

- More efficient use is made of land which is a scarce resource.
- More efficient use is made of existing municipal infrastructure.
- Urban sprawl is contained which contributes hugely toward environmental sustainability.
- Densification facilitates the gradual restructuring of the city which is vital in terms of social, economic, and environmental sustainability.
- Residential densification is in the interest of the public and the development of townships throughout the City of Cape Town.

### **Application & Motivation for the deletion and removal of conditions**

- Application is hereby made in terms of section 42(g) for the **deletion** of a restrictive condition that limits the number of dwellings that may be erected on the property.
- The application in terms of section 42(g) of the MPBL concerns the restrictive conditions contained in the Deed of Transfer No \_\_\_\_\_ which reads as follows:

“B. *Subject to the following conditions, imposed by the Administrator of the Cape Province when approving of the Township and contained in said Deed of Transfer NO. 12362 dated 12<sup>th</sup> September 1945, namely: -*

- 3) **That not more than one dwelling, together with the necessary outbuildings and accessories to be erected on this erf, and that not more than one half of the area be built upon**
- 4) **That no building shall be erected on this erf within 4.72m of the boundary line between the said erf and Percy Road on which such erf abuts**

The preamble to the restrictive condition in question confers discretion upon the Administrator of the Province of the Cape of Good Hope to suspend or relax the operation of the restrictive conditions contained in the title deed. Therefore, the conditions still exist and are enforceable and ultimately still prevent the subdivision of the subject property. Accordingly, an application for the **deletion** of the restrictive conditions contained in the title deed is applied for.

The restrictive conditions that appear in the holding title is required to be deleted and so the owner seeks to have the condition 5(a) in the deed deleted to permit the subdivision of the property into 2 portions.

Section 48 read with section 99 of the MPBL deals with the removal, suspension or amendments of restrictive conditions; the pertinent portion of section 48 is subsection (4), which reads as follows:

“The City **must** have regard to **section 39(5)** of the **Land Use Planning Act** and **section 47** of **SPLUMA** when considering whether to remove, suspend or amend a restrictive condition.”

Section 39(5) of the Land Use Planning Act, 2014 ('LUPA') reads as follows:

- "(5) When a municipality considers the removal, suspension or amendment of a restrictive condition, the municipality must have regard to at least the following:
- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the **owner of a dominant tenement**;
  - (b) the **personal benefits** which accrue to the **holder of rights** in terms of the restrictive condition;
  - (c) the **personal benefits which will accrue** to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;
  - (d) the **social benefit** of the restrictive condition **remaining in place** in its existing form;
  - (e) the **social benefit** of the **removal, suspension or amendment** of the restrictive condition; and
  - (f) **whether** the removal, suspension or amendment of the restrictive condition will **completely remove all rights** enjoyed by the beneficiary **or only some** of those rights." **[Emphasis Added]**

**Sections 47(1) – (3) of SPLUMA read as follows:**

"47. Restrictive Conditions

- (1) A restrictive condition may, with the approval of a Municipal Planning Tribunal and in the prescribed manner, be removed, amended or suspended.
- (2) A removal, amendment or suspension of a restrictive condition contemplated in subsection (1) must, in the absence of the contemplated written consent, be effected—
  - (a) in **accordance with section 25 of the Constitution** and this

Act;

(b) with due regard to the respective rights of all those affected, and to the public interest; and in the prescribed manner, if such removal, amendment or suspension will deprive any person of property as contemplated in section 25 of the Constitution

(3) A Municipal Planning Tribunal considering an application to remove, amend or suspend a restrictive condition is not liable to compensate any person for any loss arising from or related to a decision made in good faith and in terms of this Act to remove, amend or suspend a restrictive condition.

**Motivation envisaged by section 48(4) read with sections 39 and 42(g) of the MPBL, section 39(5) of LUPA and section 47 of SPLUMA.**

Factors in terms of section 39(5) of LUPA:

- **Section 39(5)(a):**

The restriction prohibiting the number of dwellings, coverage and distance to Percy Road of the subject property, has no value to owners of property within the township given that precedent exists for similar conditions being relaxed/suspended/amended/removed as well as the diversification of the zoning of properties within the township. Moreover, the removal/deletion of the restrictive condition will enable densification. This, coupled with the expectation of property owners in the area to enhance the value of their properties through the re-development of their properties free from restriction, it can be concluded that the title deed restrictions rather have a negative impact on the rights of surrounding property owners and that the amendment and removal of the restrictions as applied for will have a positive impact for beneficiaries within the township.

- **Section 39(5)(b):**

The owners of the immovable property adjacent to the Property to not hold rights of servitude over same, therefore no real rights will be

affected by the relaxation or suspension of the restrictive conditions.

- **Section 39(5)(c):**

The removal/deletion of the restrictive condition will enable the applicant to develop the property in a manner that would maximize financial and social benefit. Furthermore, the deletion of the restrictive condition will enable a more efficient use of land which has become a very scarce and expensive resource within Cape Town.

Unlocking the potential of the Property through the removal/deletion of the restrictive title deed condition that will allow for potential development will not only benefit the Applicant, but the surrounding area and the public as well.

- **Section 39(5)(d):**

There will be no social benefits, should the restrictions remain in place. If not removed, the area, a residential area, will lose the opportunity of being densified as encouraged by all the approved planning documents and policies.

- **Section 39(5)(e):**

The deletion of the restrictive title deed condition will have a positive social benefit given that it will result in residential densification within an existing urban area. The proposal is in line with and gives effect to approved Provincial and Municipal policies.

- **Section 39(5)(f):**

The deletion of the restrictive title deed conditions will not result in the complete or even partial loss of rights by the City of Cape Town as it retains a discretion to impose conditions to counter act any negative implications. As such the removal of the restrictive title deed conditions dealt with herein will not negatively impact the City of Cape Town as the envisaged consequences of the rezoning will generate income through municipal rate and achieve densification in-line with the local and provincial spatial policies.

**Factors in terms of section 47(2) of the SPLUMA:**

- Restrictive title deed conditions do not vest neighboring property owners with rights to property as contemplated by Section 25 of the Constitution.
- The removal of restrictions does not constitute an expropriation because the state does not acquire any property rights via this process.
- The conditions to be deleted does not constitute servitudes or contractual rights. They are limitations on the use of land imposed in the public interest.
- Neighboring owners may have an interest in the restrictions, but it does not vest them with any private rights to property as contemplated by section 25 of the Constitution.

**Conclusion**

In light of the above, one could argue that the proposal is an efficient use of land specifically in the Ottery area, and it is desirable in terms of addressing the housing demands in locations that have an access to transport infrastructure, civic and commercial amenities.

Furthermore, it cannot be refuted that the proposal facilitates the creation of compact residential units, and the location of the property is desirable for higher density residential use. This application supports Council's aims of densification as listed in the land development policies.

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**DRAWING FOR  
INFORMATION  
PURPOSES ONLY**

**GENERAL NOTES:**

Dimensions noted on drawings are from finished surfaces / materials and not structure, unless otherwise indicated.  
All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the architects.

The architects accept no responsibility for errors resulting in misinterpretation of the drawings.

All dimensions are given in millimetres, unless otherwise noted.

Drawings to be read in conjunction with Engineer's drawings.

Contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines.

Contractor and Engineer to verify all levels and dimensions on site and check same against the architects drawings before commencing work.

Figured dimensions to be used as preference to scaled dimensions. Large scale details to be used where available.

All Foundations to comply to SANS 10400 Part H

All Walls to comply to SANS 10400 Part K

All Floors to comply to SANS 10400 Part J

All Roofs to comply to SANS 10400 Part L

All Drainage to comply to SANS 10400 Part P

All Stormwater Disposal to comply to SANS 10400 Part R

All Glazing to comply to SANS 10400 Part N

All Timber Structures to comply to SANS 10082.

**OWNER:**                      **ARCHITECT:**

**DATE:**    06-02-2026      **DATE:**    06-02-2026

**Property Details**

ERF 14  
11 PERCY ROAD  
OTTERTY  
CAPE TOWN

**Project Details**

PROPOSED  
HOUSING DEVELOPMENT

**Owner Name**

**SITE DEVELOPMENT PLAN**

**Project Ref:**                      **JC006**

**Sheet Number:**                      **A101**

**Date:**                      **06-02-2026**

**Drawn by:**    GR                      **Checked by:** GR

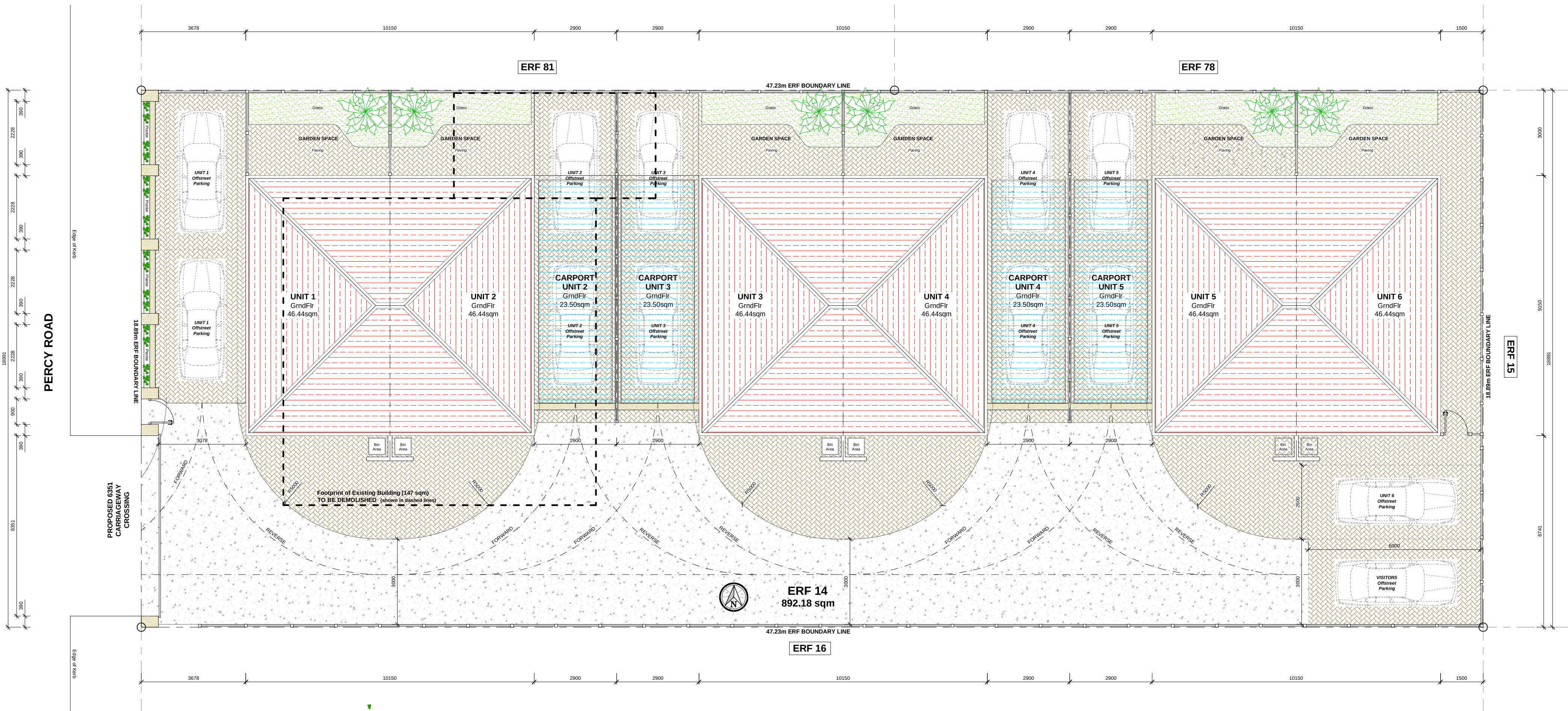


**PLANS AND DESIGN**

3D Renders   Building Plans   Council Submission

**GRANT ROBERTSON**

**Scale:**                      **As Indicated**



**SITE DEVELOPMENT PLAN**  
**SCALE: 1/100**