



### OVERSTRAND MUNISIPALITEIT

**ERF 805, HOOFWEG 149,  
NORTHCLIFF, HERMANUS: AANSOEK  
OM VERGUNNINGSGEBRUIK:  
WRAP PROJECT OFFICE NAMENS  
RITCARLO INVESTMENTS (PTY) LTD**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 805, Northcliff, Hermanus (die eiendom), naamlik:

#### Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening vir "ontspanningsgeriewe" ten einde 'n (4-baan) binnehuis skietbaan te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus/ (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **Vrydag, 2 Desember 2022**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H. van der Stoep** by 028 313 8900. Die Munisipaliteit mag weier om kommentare 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 om hul kommentare te formuleer.

#### DGI O'Neill MUNISIPALE BESTUURDER

Overstrand Munisipaliteit  
Posbus 20

**HERMANUS 7200**

Munisipale Kennisgewing Nr. 142/2022

### OVERSTRAND MUNICIPALITY

**ERF 805, 149 MAIN ROAD, NORTHCLIFF,  
HERMANUS: APPLICATION FOR CON-  
SENT USE: WRAP PROJECT OFFICE ON  
BEHALF OF RITCARLO INVESTMENTS  
(PTY) LTD**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application applicable to Erf 805, Northcliff, Hermanus (the property), namely:

#### Consent Use

Application in terms of Section 16(2)(o) of the By-Law for a recreational facility to accommodate a (4-lane) indoor shooting range.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus (f) 028 313 2093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **Friday, 2 December 2022**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H. van der Stoep** at 028 313 8900. The Municipality may refuse to accept comment 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 comments.

#### DGI O'Neill MUNICIPAL MANAGER

Overstrand Municipality  
PO Box 20

**HERMANUS 7200**

Municipal Notice No. 142/2022

### UMASIPALA WASE-OVERSTRAND

**ISIZA 805, 149 MAIN ROAD,  
NORTHCLIFF, HERMANUS: ISICELO  
SEMVUME YOKUSETYENZISWA:  
WRAP (EGAMENI LIKA RITCARLO  
INVESTMENTS (PTY) LTD**

Kukhutshwe isaziso ngokweSolotyama-47 nelama-48 loMthetho kaMasipala oTshintshiwe kaMasipala waseOverstrand loCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) kwesi sicelo silandelayo sisebenza kwiSiza 805, eNorthcliff, eHermanus (kwipropati), esi:

#### Semvume Yokusetyenziswa

Isicelo ngokweSolotyama 16(2)(o) yaloMthetwana kwindawo yokuzonwabisa ukuze kuhlalawe (imizila emi-4) uluhlu lokudubula lwangaphakathi.

linkcukacha ezipheleleyo mayela nezi zindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwixesha eliphakathi kwentsimbi ye08:00 neye16:30 kwiSebe: izicwangciso zeDolophu, 16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo zingangeniswa kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi koLwesihlanu umhla **wama-2 EyoMnga 2022**, uchaze igama lakho, idilesi yakho neenkukacha zakho, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ingabuzwa kuMcebi Dolophu, **Nkszn. H. van der Stoep** ku 028 313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe leziCwangciso ngeDolophu apho igosa likamasipala liza kumceda ukufaka izimvo zakhe ngokusemthethweni.

#### DGI O'Neill UMLAWULI KAMASIPALA

Umasipala iOverstrand  
Ibhokisi yePosi 20

**HERMANUS 7200**

Inothisi kaMasipala Nomb. 142/2022

#overstrand4all



# LOCALITY PLAN ERF 805 HERMANUS

Plan prepared by: Thian Jansen

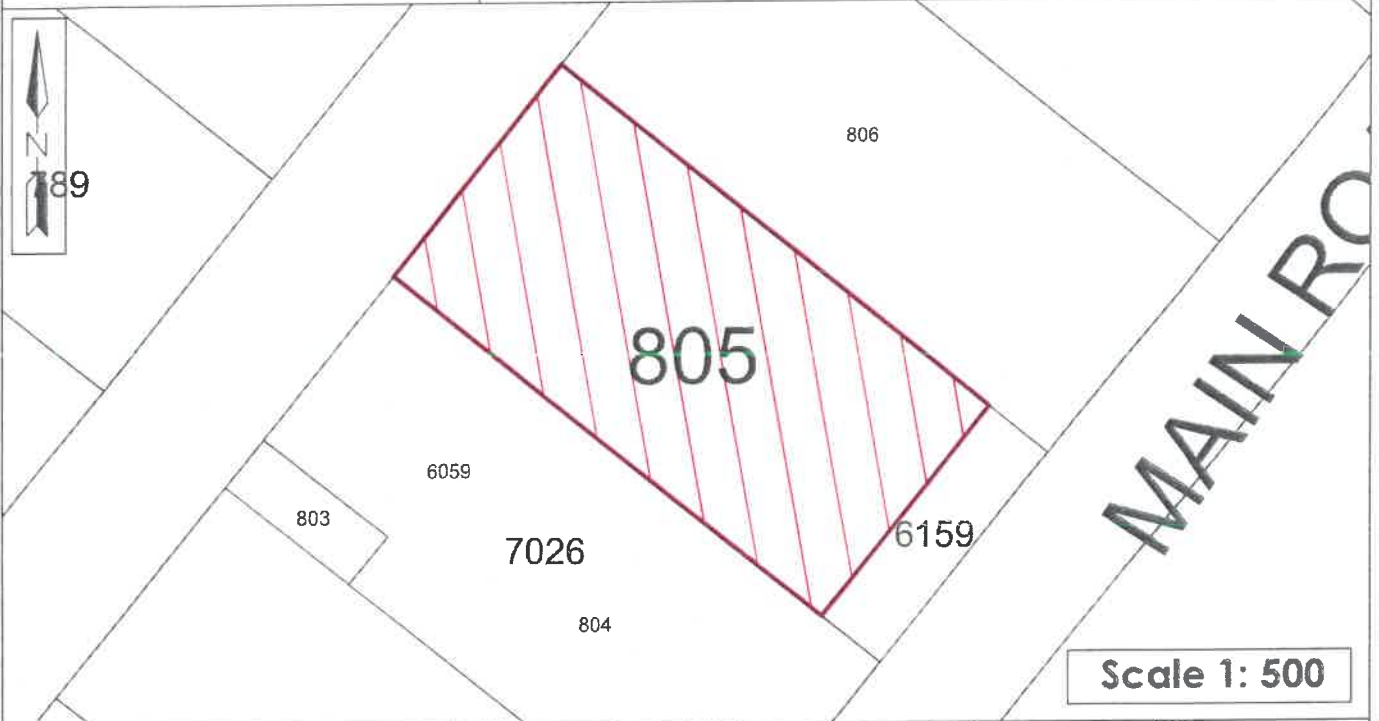
All distances are approximate  
and subject to a survey

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Hermanus, 7200



**Project Office**  
Town Planning & Project Management





**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>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<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 805 Hermanus
<b>Extent</b>	730m <sup>2</sup>
<b>Zoning</b>	Business Zone 1: General Business Bulk Zone 1

**3. BACKGROUND AND INTENT**

Erf 805 Hermanus, hereafter referred to as the subject property, is located in Main Road (refer **Plan 1 - Locality**). The property owner (Ritcarlo Investments (PTY) Ltd) appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

The subject property is a business premises, rented out by the property owners and accommodates several businesses and shops. One of the tenants currently occupying one of the shops is 'Aim and Fire', a gun shop that wants to expand their premises. The expansion is proposed to accommodate a 4-shooting lane, indoor shooting range that will be an ancillary use to the gun shop. The tenants propose expanding their existing shop by breaking a doorway through to the adjacent shop.

The proposal is to convert the existing shop into a shooting range, by utilising industry standard building methods to ensure safety for all. The range is proposed to be 8m in length (refer to **Plan 4 & Plan 5**).

Aim and Fire envisages also establishing a training facility (place of instruction) where the primary focus is on training currently employed and prospective security personnel in all facets of firearm handling and safety. Training will also be offered to the general public on how to handle and care for and safely storing of a firearm owned for self-defence purposes.

The type of firearms that are intended to be used at the shooting range are the following:

- All handguns (pistols and revolvers);

To ensure compliance with the OMLUS, approval of the following applications is required:

- Consent use for a recreational facility.



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#### 4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

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WRAP compiled this report to ensure the property owner's vision is achieved. The following is proposed:

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

As mentioned in Section 3, the tenants of two of the shops on the subject property has a vision to expand on their current operations by adding a shooting range to their business.

To achieve their vision a consent use for a recreational facility is required as the OMLUS defines recreational facilities as follows:

*"recreational facilities mean 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 is for the establishment and operation of an indoor shooting range that provides training in firearm handling and safety primarily to people employed in the security industry or people in training to obtain specific certification in the security industry.

Training will also be offered to the public for self-defence purposes, considering that crime is a growing concern that affects residents in all parts of the country. The need for proper and suitably trained, qualified security personnel who are proficient in firearm handling and safety is growing. The proposed land use complies with the definition of recreational facilities which includes a shooting range.

While the training will occur within a controlled environment, the students will also be trained techniques to control shock and anger in crisis situations which will ensure that students are appropriately trained to not act irrational in handling a firearm in life threatening situations.

The training will also cover the legal requirements of licensing and owning a firearm and how firearms must be used in crime and life-threatening scenarios to ensure that students use firearms responsibly. The gun shop with the indoor shooting range will be complementing each other and make both shops more viable.

Services offered will also include a place of instruction in terms of the OMLUS, defined as the following:

*"place of instruction" means a place for education at pre-school, school or post-school levels (including a day care centre, a crèche, a farm school, a nursery school, a primary school, a secondary school, a college, a lecture hall, a university, a research institute, an 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, a monastery, a public library, a public art gallery or museum or a place of*



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**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."

A place of instruction is a primary right in terms of the existing zoning. The proposal for an indoor shooting range entails training that conforms to the definition of a place of instruction.

The proposed training facility (place of instruction) will have a structured and accredited curriculum. This will comprise of the continual assessment of the learners through writing exams. Exams will include the obtainment of competency certificates for firearm license applications and the renewal of existing licences.

The students of the training facility will derive the following benefits for participating in the training proposed on the subject property:

- Improvement of hand-eye coordination which increases the concentration levels and the ability to focus on the target while blocking out all other surrounding distractions;
- Encourages core body strengths such as achieving proper balance and posture when firing a firearm, which has long-lasting benefits for the learners;
- Improving long-range eyesight capabilities of learners; and
- Improving mental discipline, boosting confidence, reducing stress and increasing stamina.

Except for a consent use that is required from the OM, the property and area to be used for an indoor shooting range will need to be evaluated and registered with the SAPS. Once their approval, as well as approval for the consent use are obtained, will the tenants be able to operate the shooting range.

There are shooting range standards that are required to be adhered to (refer to **Annexure C – Shooting range standards**). If these requirements are not met, the proposed shooting range will not be allowed to operate and will be closed by the authorities immediately.

The property is proposed to be used for the training of security personnel and to understand how to use weapons effectively.

### **Shooting Range operation**

The premises will be prepared by professionals that have been building and creating shooting ranges throughout South Africa. Products used will be of the highest quality and safety of all will be of the utmost of importance.

Business Hours	Business hours will be conducted between the hours of 08.00am to 17.00pm Monday to Friday and Saturdays from 08.00am to 13.00pm.
Noise	South African noise level is controlled by SANS 10103:2008, which indicates that 65dBA is an appropriate level of noise for an 'Central Business District' area during the day. This is guaranteed



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	<p>by the tenant who is also the manufacturer of the sound dampening tiles that will be used in the proposed shooting range that 65dBA will not be exceeded.</p> <p>For noise to be considered a “disturbing noise” it is required to exceed the rating level (65 dBA) by more than 7dBA. The tenants will ensure these noise rating is not exceeded.</p> <p>If required by the Overstrand Municipality, a sound emission test will be conducted once the application has been approved and the indoor shooting range is in operation.</p>
Adherence to safety protocols	<p>The proposed shooting range will be operated professionally. This will ensure that safety protocols are adhered to within the proposed shooting range.</p> <p>This includes the way weapons and ammunition are handled on site. Safety protocols are of essential importance when it comes to gun usage.</p> <p>The patrons set to use weapons are either licenced to do so or trained to do so. Patrons that do not have a licence for their weapons will not be allowed to enter or to use the shooting range.</p> <p>The proposed shooting range is required to adhere to ‘Compulsory Specification for Small Arms Shooting Ranges’ which is regulated under the National Regulator for Compulsory Specifications Act (Act 5 of 2008).</p> <p>“The Amendment of The Compulsory Specification for Small arms Shooting Ranges - VC 9088’ is attached as Annexure C. In this document, the safety regulations and the requirements that are to be met to ensure the safe operation of small arms shooting range, are set out.</p> <p>If these requirements are not met, the proposed shooting range will not be allowed to operate and will be closed by the authorities immediately.</p> <p>The property is proposed to be used for the training of security personnel and to understand how to use weapons effectively.</p> <p>Aim and Fire which are set to operate the proposed shooting range are professionals and the shooting range is to be operated in the same manner.</p> <p>Aim and Fire has considered all options; it is of importance to note that entry to the subject property will be limited. As the Site Plan indicates three doors will need to be entered before access is</p>



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	<p>obtained to the shooting range and two before access is obtained to the premises into 'Aim and Fire'.</p> <p>In addition, access to the proposed shooting range's building will also be strictly controlled. It must however be made clear that all guns or gunpowder will be stored on the premises that as required by law.</p>
Noxious fumes, gases & lead	<p>The fumes that are set to be extracted from the proposed shooting range will not be at a level that can be seen as noxious as the extraction system will be equipped with filters.</p> <p>The fumes, gases, and lead that may be expelled from the range will be within the allowable limit.</p> <p>It may be made a condition of approval that regular emission tests are done and that the emissions comply with industry standards at all times.</p>
Fire hazard	<p>The tenants will introduce several methods that reduce the fire risk dramatically.</p> <p>No tracer rounds are to be used which reduces fire risk dramatically.</p> <p>The material used is also limited by the requirements set out by the 'Compulsory Specification for Small Arms Shooting Ranges' which is regulated under the National Regulator for Compulsory Specifications Act (Act 5 of 2008).</p> <p>By limiting, materials will also reduce the fire risk of the proposed shooting range.</p> <p>Regarding the concerns that the ammunition will catch fire it must be reiterated that no ammunition or guns will be stored not under specific regulations.</p>
Other shooting ranges	<p>The Stanford shooting range which is 20+ km away is an open-air facility, also situated in an industrial area and is not on the standard of the proposed facility.</p> <p>There is no indoor facility like the proposed shooting range in the Overstrand. The closest facility is in Somerset-West.</p>

## 5. APPLICATION

Considering the above, application is made for the following:

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



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**6. LAND USE ENVIRONMENT**

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The property is located within the central business district of Hermanus and surrounded by other businesses. There are some residential units to the southeast of the property above the ground floor with businesses located on the ground floor. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

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**7. TITLE DEED**

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Title deed T45087/1987 (refer **Annexure B**) was perused and there are no restrictive title deed conditions that prohibit the consent use for a recreational facility to allow a shooting range.

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**8. ZONING**

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The following zoning parameters were assessed in conjunction with the B1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



**MOTIVATION**

<b>BUSINESS ZONE 1: GENERAL BUSINESS (B1)</b>		
<b>Land Use Restrictions</b>		
<b>Parameters</b>	<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	<b>Business Premises, Caretaker's Accommodation, Conference Facility, Flats (Above Ground Floor), Guest House, Hotel, Place of Assembly, Place of Instruction and Self-Catering.</b>	Business Premises & Place of Instruction Comply
<b>Consent use that may be applied for</b>	<b>Adult Entertainment Business, Bottle Store, Crematorium, Dwelling Unit, Flats (On Ground Floor), Funeral Parlour, Institution, Motor Repair Garage, Place of Entertainment, Recreational Facilities, Residential Building, Second Dwelling Unit, Service Station, Transmission Apparatus (Subject to The Provisions Of Chapter 16.10), Transport Use, Utility Services, Warehouse And Service Trade.</b>	Recreational Facilities Comply
<b>Development parameters</b>		
<b>Floor Factor and Coverage</b>	The maximum floor factor and coverage is indicated in the table below:  Bulk Zone 1 (B1):  Floor factor = 3 Coverage = 100%	64% Coverage  Comply
<b>Setback</b>	(i) The Municipality may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street. (ii) Where special circumstances exist, the Municipality may require a wider setback. (iii) The general provisions of 16.2 apply.	i). ii) & iii) Comply  Comply
<b>Building lines</b>	(i) The street building line is 0 m, subject to: • the setback restriction if required by the Municipality in terms of 7.1.2(b); and	Comply, no departures or additions are required.  Comply



**MOTIVATION**

	<ul style="list-style-type: none"> <li>• the enclosed part of a building from the fourth storey must be set back 4,5 m.</li> <li>(ii) The side building line is 0 m, subject to:             <ul style="list-style-type: none"> <li>• without the consent of the Municipality, the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and</li> <li>• where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m.</li> </ul> </li> <li>(iii) The rear building line is 0 m, subject to:             <ul style="list-style-type: none"> <li>• the building or portion erected on the property boundary may have no windows, doors, ventilation or other openings in any wall on such boundary; and</li> <li>• where a property zoned Business Zone 1 and 2 abuts a residential or community zone, the building line is 3,0 m.</li> </ul> </li> <li>(iv) The Municipality may impose more restrictive building lines in the interests of public health and safety.</li> <li>(v) The general building line exemptions in 16.1 apply.</li> </ul> <p>The maximum height of a building, measured from the base level to the top of the structure, is determined in accordance with the bulk zone as specified in the table below:</p> <p>Bulk Zone 1 – 14m and 4 Storeys</p> <p>Parking and access shall be provided on the land unit in accordance with 17.1.</p>	<p>Refer to the approved building plans, annexure D.</p>	
<p><b>Height</b></p>		<p>Comply only a single storey building exists on the subject property. Refer to the approved building plans, annexure D.</p>	<p>Comply</p>
<p><b>Parking</b></p>		<p>The building was historically approved, there is no additions being proposed.</p> <p>It is not predicted that the shooting range will attract and exuberant amount of people.</p>	<p>Comply</p>



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## 9. SERVICES

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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 affect these networks.

Solid waste is collected every week by the OM.

### **Access and Egress**

There is no vehicular access to the site. The pedestrian access is obtained from Main Road.

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## 10. NEED AND DESIRABILITY

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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 land use application is required to address all the land use requirements and ensuring the property meets all the needs of the tenant. Desirability is more often a personal feeling and vision of the tenant. The tenant has an intent to utilise the subject property for more than what is currently allowed as primary rights and to expand their current business to provide additional services to their clients. It is also proposed to accommodate the general public, as the demand for security forces and people who want to learn shooting skills for self-defence in instances of grave danger, are increasing. The proposed shooting range is proposed at the right place as it will function as part of an existing well-established business.

To achieve the tenant's vision, the property owners have appointed WRAP Project Office to submit this application to ensure the proposed development is not in contradiction to any policies, legislation, or title deed conditions.

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

The subject property is in a business dominated area where the proposed shooting range will be the least disruptive. There will be no additions to the building externally, and only internal alterations will be made.

The shooting range will only operate during normal business hours as indicated in Section 4.1.

### **Economic impact**

The approval and implementation of this proposal will lead to the creation of multiple employment opportunities during renovations and when the indoor shooting range is in operation. The proposed shooting range constitutes positive economic spinoffs for the prospective employees which is a direct positive economic impact.



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The proposed shooting range will also source firearm related goods and equipment from other businesses to ensure that the operations thereof become viable which will invariably contribute towards the income growth of other businesses which is an indirect economic impact.

### **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 not predicted to have a negative impact on surrounding properties and will add value to the area as it will occupy a currently vacant shop.

### **Impact on heritage**

The subject property is not listed in the OM Heritage Register.

### **Environmental impact**

The subject property is not located within an environmentally important area.

## **11. POLICIES AND REGULATIONS**

### **11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within the EMOZ.

### **11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is located adjacent the main road, identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and would not want to impact on the scenic nature thereof.

To ensure compliance, the HPOZ has guidelines in place to ensure new developments do not impact the scenic route as indicated in Section 8.2.6:

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	No new building is being proposed only internal alteration will be required.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	This application will be circulated to the relevant departments and committees for comment.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted and is <u>not</u> applicable to this application.



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8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	No new building is being proposed only internal alteration will be required.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	No new building is being proposed only internal alteration will be required.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	No new building is being proposed only internal alteration will be required.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	No new building is being proposed only internal alteration will be required.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	No new building is being proposed only internal alteration will be required.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	No new building is being proposed only internal alteration will be required.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	No new building is being proposed only internal alteration will be required.

### 11.3 Spatial Planning Policies

#### PSDF

The objective of the policy is to promote liveable settlements with quality infrastructure and high architectural integrity. The development principles in the PSDF are informed by other spatial planning policies which are aimed at creating a policy alignment between different spheres of government. The intent is to ensure that spatial development is uniformly guided according to spatial development principles which have been agreed upon by the relevant stakeholders.



### **Consistency of the proposal with the policy**

Provincial spatial planning themes highlights that there is a strong correlation between the urban space economy and creating a safe environment. While layout design can reduce the likelihood of some spaces being crime hotspots, this does not eliminate crime. Considering this, the training which security guards will receive on the subject property to enhance crime-fighting skills, will contribute towards enhancing safety in the urban space economy as prescribed by the PSDF.

The PSDF highlights that more effort needs to be put in place to reduce crime and other social ills. The subject indoor shooting range will also admit people who want to learn how to use a firearm exclusively for self-defence purposes. Considering that the scourge of crime has resulted in some people finding themselves in situations of life and death where shooting warning signals is the only way in which a life can be preserved, the training which will be offered on the subject property will play an instrumental role in saving many lives.

The policy highlights that the quality of education and quantity of training facilities in the Western Cape needs to be improved and increased. There is currently limited handgun shooting ranges in the Overstrand. This proposal which entails the establishment of an indoor shooting range is of high quality and contributes towards increasing training facilities which is in harmony with the policy prescripts of the PSDF.

### **MSDF**

The broad policy objectives of the SDF include enhancing the image of the Overstrand as a liveable urban area that accommodates a variety of life. Development proposals should also capitalise on the unique sense of place which settlements and urban areas in the Overstrand are renowned for. The SDF promotes developments that enhance the visual quality and attraction of the built environments while preserving the social and cultural attributes which are valued by inhabitants.

### **Consistency of the proposal with the policy**

The subject property is designated for business purposes in terms of the spatial proposal plan. This proposal does not entail a rezoning thereby retaining the business zoning of the subject property. This proposal is therefore in harmony with the land-use proposal pertinent to the subject property.

The SDF highlights that the unique character of the Greater Hermanus needs to be protected. This proposal primarily entails the internal alteration of the existing building. The character of the existing building, as well as the contribution thereof towards the surrounding area, will therefore retain the unique character of the subject property in relation to the immediate surroundings.

The SDF highlights that urban growth in Hermanus should be confined within the existing urban edge. The proposal does not entail the expansion of the existing urban edge and is aligned with the prescript of the SDF.



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## 12. 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 in the context of land use planning refers to addressing spatial development imbalances caused by apartheid planning. The proposal for a shooting range is not out of character for the area and the OMLUS makes provision therefore, it is also not predicted that the approval of a shooting range will contribute to any past spatial injustices.

### **Spatial sustainability and Efficiency**

Spatial sustainability refers to planning proposals that result in communities that are viable. The presence of well-trained security forces in communities that are geared towards combating crime contributes towards the creation of viable and safe communities which is a hallmark of spatial sustainability. Specific reference is made to the HPP that is active in the Hermanus CBD and other suburbs.

Efficiency in the context of land use planning refers to the need to enable urban areas to optimally make use of space, land and resources. This proposal entails the optimal use of space on the subject property within the services and engineering capacity of the subject site which is a hallmark of efficiency.

### **Spatial resilience**

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner. The owner of the subject property intends to rent out a portion of the property to function as an indoor shooting range operated by Aim and Fire and rents out the remainder of the building to different tenants. The diversification of tenants on the subject property which are from different business sectors by implication means that if there is a downturn in the economic activity of one tenant that struggles to pay rent due to unforeseen market conditions, the industries of the other tenants may not be affected, who would continue paying rent. The spatial planning policies which are pertinent to the subject property promote diversification and flexibility of land uses and the subject property which will enable the owner to accommodate and recover from shocks promptly which is a hallmark of spatial resilience.

### **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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**13. EVALUATION**

The proposal is to expand on the existing rights that the property currently have and also to be able to provide more services than just selling guns and ammunition. The service offered will be a unique experience and the closest available is in Somerset West. By allowing the shooting range, it would allow local security companies and other handgun licence holders to utilise the range and acquire and keep their competencies.

The proposals are not out of the context with the surrounding area and is not seen as nuisance land use. The proposal is in harmony with all relevant spatial planning policies which illustrates that the property owners did not arbitrarily invent this proposal but had due consideration for relevant spatial planning policies.

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**14. RECOMMENDATION**

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

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



4. Floor Plan of proposal  
Erf 805 - Hermanus

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

admin@wrapgroup.co.za

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



Existing Door to be enclosed

Existing shop

Add new door

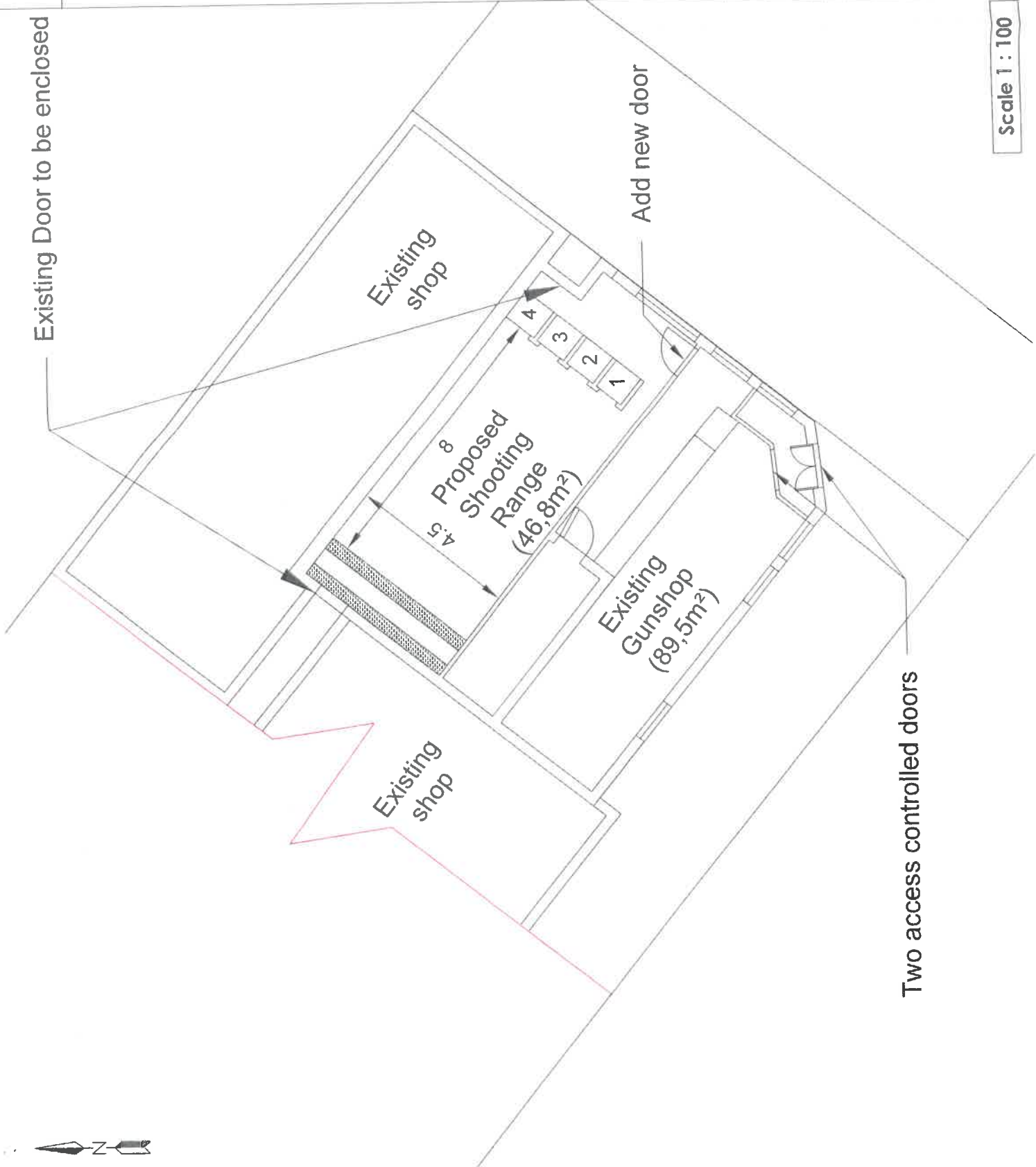
Proposed Shooting Range  
(46,8m<sup>2</sup>)

Existing Gunshop  
(89,5m<sup>2</sup>)

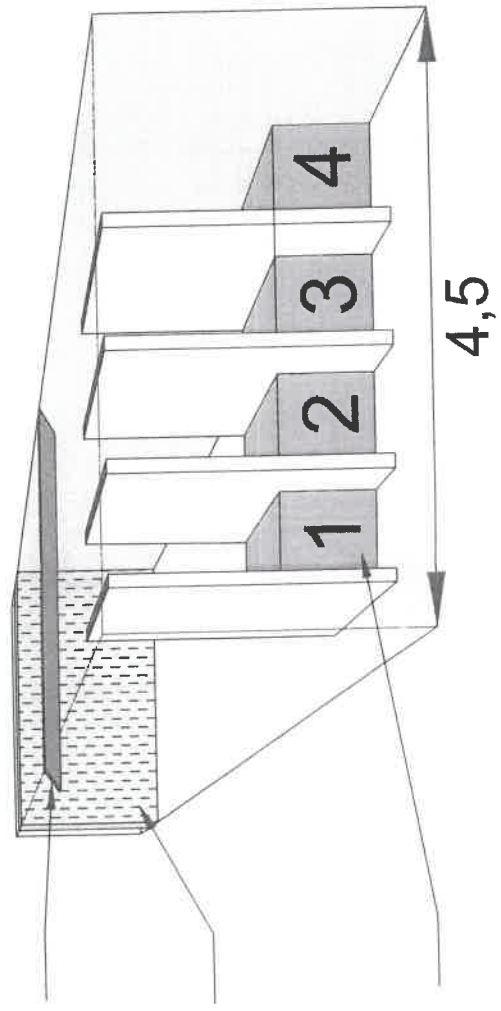
Existing shop

Two access controlled doors

Scale 1 : 100



Proposed  
Shooting Range layout  
concept



Metal Buffer Stop

Back Stop  
Dual vulcanizing ballistic blocks  
350x350x500mm

Shooting Booth

ALL WALLS AND CEILING TO BE  
SOUNDPROOFED

NTS

Plan prepared by: Thian Jansen

ONLY A CONCEPT DESIGN TO  
ILLUSTRATE THE SHOOTING RANGE

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