



OVERSTRAND MUNISIPALITEIT

**Erf 1272, HOOFWEG 297, EASTCLIFF,
HERMANUS:AANSOEK VIR
HERSONERING:
WRAP PROJECT OFFICE NAMENS
THE EDC HOUSE TRUST**

Kennis word hiermee gegee ingevolge Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 1272, Eastcliff, Hermanus ontvang is vir die volgende:

1. Die hersonering van die eiendom ingevolge Artikel 16(2)(a) van die Verordening vanaf Residensiële sone 1: Enkel Woonsonne (SR1) tot Oopruimtesone 3: Privaat Openbare Oopruimte, ten einde motorhuise vir gholf karretjies te akkommodeer.

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

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028 313 2093 / (e) alida@overstrand.gov.za) voor of op **Vrydag 2 Desember 2022**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P. Roux** 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 ten einde hul kommentaar te formuleer.

**DGI O'Neill
MUNISIPALE BESTUURDER**

Overstrand Munisipaliteit
Posbus 20

HERMANUS 7200

Munisipale Kennisgewing Nr. 143/2022

OVERSTRAND MUNICIPALITY

**ERF 1272, 297 MAIN ROAD, EASTCLIFF,
HERMANUS:APPLICATION FOR
REZONING:
WRAP PROJECT OFFICE ON BEHALF
OF THE EDC HOUSE TRUST**

Notice is hereby given in terms of Section 47 & 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application, applicable to Erf 1272, Eastcliff, Hermanus, has been received for the following:

1. The rezoning of the property in terms of Section 16(2)(a) of the By-Law from Single Residential Zone 1: Single Residential (SR1) to Open Space Zone 3: Private Open Space to accommodate garages for golf carts.

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

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 028 3132093 / (e) alida@overstrand.gov.za) on or before **Friday 2 December 2022**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. P.Roux** 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 comment.

**DGI O'Neill
MUNICIPAL MANAGER**

Overstrand Municipality
PO Box 20

HERMANUS 7200

Municipal Notice No. 143/2022

UMASIPALA WASE-OVERSTRAND

**ISIZA 1272, 297 MAIN ROAD,
EASTCLIFF, HERMANUS:
ISICELO UKUCANDWA
NGOKUTSHA, WRAP EGAMENI LIKA
EDC HOUSE TRUST**

Kukhutshwe isaziso ngokweSolotyama-47 nelama-48 loMthetho kaMasipala oTshintshiwe kaMasipala waseOverstrand loCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) ukuba isicelo, esisebenzayo kwiSiza 1272, eEastcliff, eHermanus, ifunyenwe ngoku kulandelayo:

1. Ukucandwa yepropati ngokutsha ngokumayela neCandelo 16(2)(a) loMthetho kaMasipala ukususela kuMmandla wokuHlala 1: Omnye wokuHlala 1 (SR1) kuMmandla oVulekileyo Wesi-3: Bucala Evulekileyo Indawo, ukuhlalisa iigaraji zeenqwelo zegalufa.

Iinkcukacha ngalo mba ziyafumaneka ukuze zihlolwe ngamaxesha omsebenzi ukusukela kwintsimbi ye08:00 ukuya kweye-16:30 kwiSebe: Izicwangciso ngeDolophu 16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi ko**Lwesihlanu wama- 2 EyoMnga 2022** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Umcwangcisi Wedolophu uMnu. P Roux** kule nombolo 028 313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

**DGI O'Neill
UMLAWULI KAMASIPALA**

Umasipala iOverstrand
Ibhokisi yePosi 20

HERMANUS 7200

Inothisi kaMasipala Nomb. 143/2022

#overstrand4all



Locality Plan Erf 1272 - Hermanus

Plan prepared by: Thian Jansen

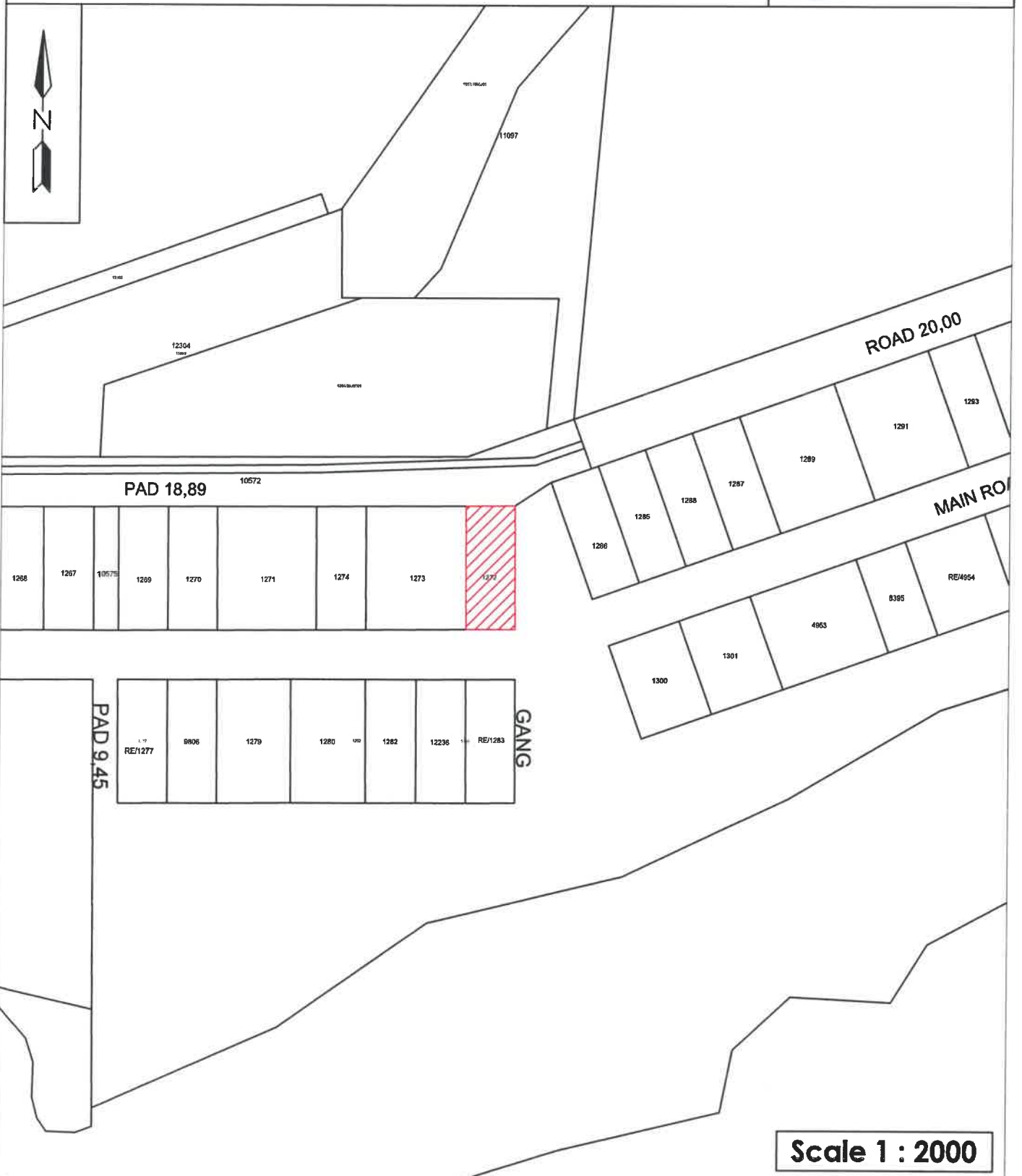
Tel: 028 313 1411

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



Project Office
Town Planning & Project Management



Scale 1 : 2000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	Erf 1272 Hermanus
Extent	892m ²
Zoning	Residential Zone 1: Single Residential

3. BACKGROUND AND INTENT

Erf 1272 Hermanus, hereafter referred to as the subject property, is located at 297 Main Road, Hermanus (refer **Plan 1**). The property is owned by The EDC House Trust, that appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

The property owners bought the property in 2021 with the vision to utilise the property in conjunction with the golf course. The proposal is to utilise the property for the storage of golf carts for the members of the golf club. The Hermanus Golf Club (HGC) currently rents golf cart garages to its members, however, due to the growth and increase in popularity the demand for garages exceeds the supply.

The trustees of The EDC House Trust are avid golfers and identified the subject property as the ideal location to be able to provide a service to the members of the HGC. The proposal is to build golf cart garages that will be able to accommodate the demand for these golf cart garages of the members of the HGC. The property is located adjacent to the golf course's parking area and wants to obtain direct access to the HGC from the rear of the property.

To ensure the property is able to be utilised for the purposes described above, the property needs to be rezoned to ensure that the zoning is aligned with the use. In addition to the land use application, an application for the registration of a right-of-way servitude is also being required that will ensure the property has access across municipal land.



MOTIVATION

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

- Rezoning from Residential Zone 1: Single Residential to Open Space Zone 3: Private Open Space; and
- Exemption of the registration of a right of way servitude over Erf 10572 Hermanus in favour of Erf 1272 Hermanus.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

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

4.1 Rezoning of Erf 1272 Hermanus from Residential Zone 1: Single Residential (SR1) to Open Space Zone 3: Private Open Space in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposed development of the subject property is discussed in Section 3. To meet the use that is being proposed for the subject property, it needs to be rezoned. Erf 1272 Hermanus is currently zoned as Residential Zone 1: Single Residential (SR1). The property is required to obtain access from Main Road, but the position of the access to the property is not ideally located as it is located on a bend in the road. This creates an unsafe access and egress that is not feasible.

The proposal is to close the existing access and egress from Main Road and have only golf carts accessing the property from the golf course's side (northern boundary). The proposal is that members park their cars at the golf course parking area as usual and access the subject property by foot, directly from the golf course parking area.

The HGC have provided their consent to allow the property owners to develop the property and allow these golf carts to gain access from and onto their property. Refer to **Annexure C – Hermanus Golf Club Consent**. The golf carts will be parked in a single cart garage that measures 3m x 2m. The design of these garages was well thought through and proposed to be functional and not take up unnecessary space. Refer to **Annexure D – Proposed Site Plan**.

The proposed zoning of Open Space Zone 3: Private Open Space is aligned with the use being proposed:

Private open space is defined by the OMLUS *“means land, which is in private ownership, used primarily for **outdoor sports, play, rest or recreation** or as a park area or nature area, and **includes associated buildings, infrastructure and uses** and may include an indoor or outdoor swimming pool and facilities, with the consent of the Municipality”*

These proposed buildings are considered “associated” with the golf course and will never be able to be utilised for a different use other than the storage of golf carts. The property has a unique location and a specific proposal that is not able to be replicated at any other location in close proximity of the golf clubhouse.



MOTIVATION

The HGC prohibits the use of petrol golf carts, and the same applies to the storage of golf carts on their premises. The same will apply to golf carts that will be stored on the subject property. Only electric golf carts will be allowed to be driven and stored on the subject property. Electric golf carts are not proposed to be a nuisance to the surrounding area and will not add additional noise or pollution to the area.

It is of importance to note, that the golf carts stored on the premises will be serviced and maintained off site and there will be strictly no maintenance work to occur on the subject property. This is to ensure the property is not considered a nuisance to the surrounding area.

The proposal is to accommodate 60 golf carts within the proposed buildings of the subject property. These garages will only be available to members of the HGC and will not be for temporary rental or day storage of golf carts.

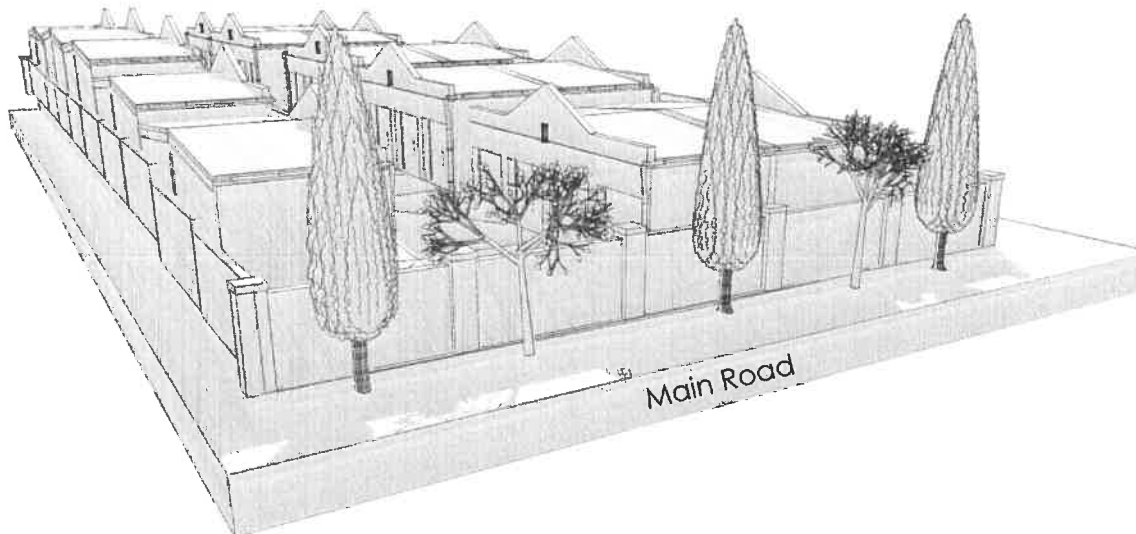


Figure 1: 3D Render of the proposed development

The entrance of the property will be designed and built to only accommodate golf carts. bollards will be placed at a golf carts' width apart to restrict cars or other vehicles to enter the premises.

Design

The proposed design has been developed to be as efficient and lessen the impact as much as possible. The subject property is located adjacent a single dwelling house on the western side and a public open space to the eastern side that is vacant. The design was conscious on the effect of the proposed development will have on the surrounding area and properties.

The proposal is to align a row of garages on the boundary between the dwelling house located on the adjacent property and the driveway where golf cart will be driving. This



MOTIVATION

is being proposed as it will reduce the noise if any is experienced between the residential property and the golf carts' movement.

The middle row of buildings is proposed to be staggered to create a broken-up appearance and not a single building. There is a driveway in between these two middle buildings dividing creating two buildings instead of a single long building. The proposed site development plan is attached as **Plan 5**, also refer to **Annexure D – Proposed Site Plan**.

Development Parameters	
Proposed Height	Roof Height – 3.5m Parapet Height – 3.967m
Proposed Coverage	Site Area – 889m ² Coverage – 433m ² / 48.70%
Driveways	4m

The height of the buildings is proposed to be a single storey development located adjacent a double storey dwelling house and open space property. The proposal does intend to utilise the maximum coverage that is also aligned with a residential zone 1 property. Each golf cart garage is proposed to be 3m in length and 2m wide, that will be able to accommodate a single golf cart. **Annexure D – Proposed Site Plan** includes the dimensions, size and elevation of the proposed structures.

The impact of the development in terms of the area is also of importance, the area is predominantly residential properties located adjacent to the golf course property. The proposal does however agree with the uses of the golf course. It should be reiterated that the proposed development is interlinked with the gold course it cannot function on its own and it should be viewed as extension of the golf course's amenities. The proposed zoning also does not allow for any other uses which will limit the concerns that it may be sold in the future and turned into an unwanted land use.

The structures and proposal are slightly unconventional for the area, it is however proposed to be minimised through the following:

- Broken up building, creating the impression of two structures;
- Stepped / staggered buildings to reduce the visual impact;
- Single storey buildings only;
- No buildings on the boundary against the open space;
- Obtaining permission from the OM to landscape the open space to decrease the visual impact of the structures, the process has been started with the Property Administration Department of the OM;
- No maintenance of the golf carts on the property;
- No access of standard motor vehicles; and
- No access from the Main Road.



MOTIVATION

4.2 Exemption of the registration of a right of way servitude over Erf 10572 Hermanus in favour of Erf 1272 Hermanus in terms of Section 26(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property owners are following a formal process with the Property Administration Department of the Overstrand Municipality to allow the golf carts to cross Erf 10572 Hermanus. In terms of the By-Law, it is however required to apply for the exemption of the registration of a right of way servitude.



Figure 2: Proposed Right of Way Servitude

The property will only have this single access for only golf carts that will be limited to only the owners of the golf carts that are parked within the garages on the property.



5. APPLICATION

Considering the above, application is made for the following:

5.1 Rezoning of Erf 1272 Hermanus from Residential Zone 1: Single Residential (SR1) to Open Space Zone 3: Private Open Space in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2 Exemption of the registration of a right of way servitude over Erf 10572 Hermanus in favour of Erf 1272 Hermanus in terms of Section 26(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The properties in the area may be considered a mixed use, as there are several existing uses surrounding the subject property. This includes the golf course, and parking area and residences. The surrounding area's zonings are illustrated in **Plan 2 & 3** (Status quo zoning plan and proposed zoning plan).

7. TITLE DEED

Title deed T56371/2021 (refer **Annexure B**) was perused and there are no restrictive title deed conditions that may prohibit the rezoning of the subject property.

8. ZONING

The following zoning parameters were assessed in conjunction with the OS3 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



MOTIVATION

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
Land Use Restrictions			
Primary use	Parameters	Proposal	Comply/ deviate
Consent use that may be applied for	Private Open Space. Cemetery, Environmental Facilities, Recreational Facilities, Tourist Accommodation, Tourist Facilities, Transmission Apparatus (Subject to the provisions of chapter 16.10), Urban Agriculture, Utility Services and any other related uses permitted by the Municipality.	Private Open Space (Associated Buildings) N/A	Comply N/A
Development parameters			
<p>The following development parameters apply:</p> <p>a) A site development plan must be submitted in terms of 16.3 to the satisfaction of the Municipality. – Refer to Plan 5 - SDP</p> <p>b) The Municipality may require an environmental study and/or environmental management plan in terms of 16.4. – Noted</p> <p>c) Prior to the approval of any building plans or engineering services, the Municipality must determine the development parameters that apply when:</p> <ul style="list-style-type: none"> i. the zoning of a land unit to this zone is approved; ii. any environmental impact report is considered; iii. any environmental management plan is considered; and iv. any site development plan is approved. <p>d) No structure shall be erected, or use practised except such as is compatible with the “private open space” as defined. – Noted</p> <p>e) Structures/buildings may be erected with the written consent of the Municipality, should the Municipality deem it necessary, provided that the Municipality may impose conditions relating to design, architecture and development parameters. – Noted</p>			



9. 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 currently vacant it does however have access to the OM's networks, which include electricity, water and sewage.

The property will utilise these services should this application be approved.

No solid waste will be generated by this site.

Access and Egress

Access and egress to the subject property is proposed to be gained from Erf 10572 Hermanus, refer to Section 4.2 of this motivational report.

10. 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 land use application is required to address all the land use requirements and ensuring the property meets all the needs of the property owners. Desirability is more often a personal feeling of the property owners. The property owners identified the property and the need for the development proposal. The utilisation of the property is not predicted to be out of character as the HGC is located adjacent the subject property and these uses will be interlinked. It is not anticipated that the surrounding residential properties will be negatively affected as these golf carts are not deemed a nuisance and considered a quiet mode of transport.

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

Impact on views, sunlight and character of the area

The subject property is located in a residential area and the proposed layout of the garages were staggered to provide a "broken-up" appearance. The proposal is to have only single storey garages at a maximum height of approximately 4m. There will be no intensive activities on the property and only golfers will only be on site for short periods when they collect and park their golf carts. Golf is played during daytime which means that there will be no after-hours activities on the site. The building plans will need to be approved by the Building Control Department of the Overstrand Municipality. The buildings were designed to not have a drastic impact on the views, sunlight, or the character of the area.



Economic impact

Short term economic impact will be created during construction and local contractors will be employed. The garages will also add additional value onto the property and with an increased municipal valuation, additional income will be created for the municipality through the collection of rates and taxes. The income generated on the property will be utilised to maintain the property and also employ workers to ensure the property is kept in a clean and well managed state.

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 as it will be operated together with the HGC.

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 to the main road, identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and does 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.	The new buildings are not predicted to affect the views of the mountain or coastline any more than a single dwelling house.
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.



MOTIVATION

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.
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.	Only single storey buildings are being proposed.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	This is noted. The subject property is located in a built-up area.
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.	This is noted.
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.	This is noted.
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.	This is noted.
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.	This is noted and will be followed.
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.	This is noted.

11.3 Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.



12. PLANNING PRINCIPLES

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. This proposal for golf cart garages will not contribute to spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to continue utilising the property for more than just a single dwelling unit and the property does not have a feasible access and egress which limit the development potential of the property. The proposal will allow the property owners to utilise this property to its maximum potential.

Spatial resilience

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



13. EVALUATION

The proposal is to introduce a new land use to the area to supply additional golf cart garages to the members of the HGC. The golf club does not have additional space to accommodate these garages and it is not predicted to be out of character as the area is known for being linked to the golf course. The proposal is to rezone the property to Private Open Space as no other use than what is being proposed may be accommodated on the property. The property will always be linked to the HGC and will not be able to function independently.

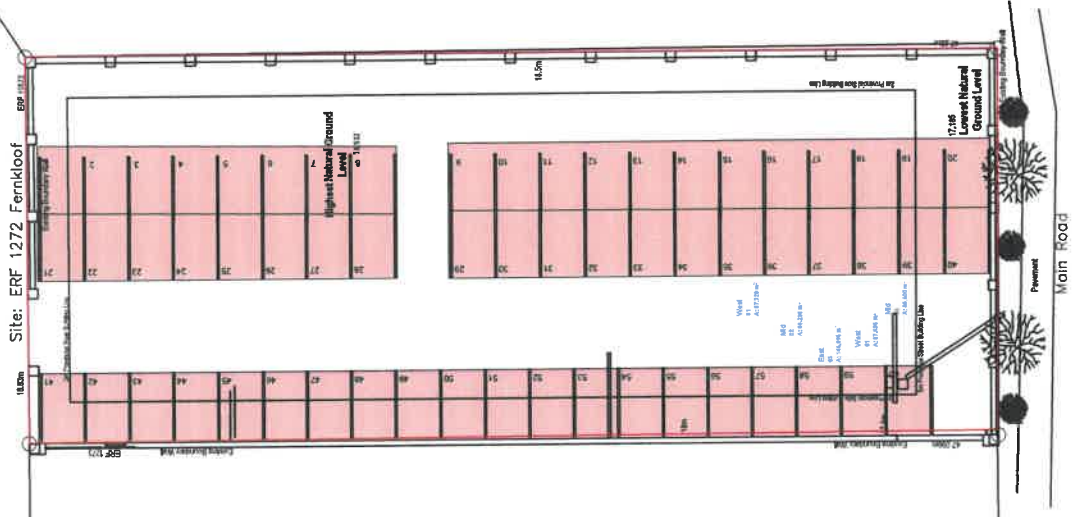
The proposals are not out of the context with the surrounding area and is not seen as a nuisance land use as there will only be electric golf carts allowed to be driven and stored on the subject property. The proposal is in harmony with all relevant spatial planning policies which illustrates that the property owners did not arbitrarily invent this proposal but had due consideration for relevant spatial planning policies.

14. RECOMMENDATION

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

- 14.1 Rezoning** of Erf 1272 Hermanus from Residential Zone 1: Single Residential (SR1) to Open Space Zone 3: Private Open Space in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Exemption of the registration of a right of way servitude** over Erf 10572 Hermanus in favour of Erf 1272 Hermanus in terms of Section 26(h)(v) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

1273



Site Development Plan
Erf 1272 - Hermanus

Area Calculations

Site Area - 889m²
% Coverage - 48.70%

60 Golf Cart Garages

Dimensions of a single
garage

3m x 2m = 6m²

Plan prepared by: Thian Jansen
All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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Scale 1 : 250

