



Project Office

Town Planning & Project Management

Stanford Green Project Summary Socio-Economic & Economic Impact

Economic Growth and Employment

1. Job Creation: The development of Stanford Green will generate numerous employment opportunities during both the construction and operational phases. This includes jobs for construction workers, project managers, architects, engineers, and various tradespeople during the construction phase. Once operational, the estate will create jobs in property management, maintenance, security, landscaping, hospitality, and tourism.

Impact during construction

The construction of the Stanford Green development will create numerous job opportunities across various sectors, providing a significant boost to the local economy. These jobs can be categorized into several main groups:

Skilled Trades and Labor

- **Construction Workers:**
 - **General Laborers:** Executing various construction tasks.
 - **Carpenters:** Building construction frameworks, structures, and installing carpentry work.
 - **Masons:** Brick-, stones- and concrete work.
 - **Electricians:** Installing electrical systems and ensuring compliance with safety standards.
 - **Plumbers:** Plumbing systems and fixtures.
 - **Roofers:** Installation of roofs.
 - **Painters:** Final finish to buildings
- **Heavy Equipment Operators:**
 - **Crane Operators:** Operating cranes to lift and move materials such as the lodge's pods.
 - **Excavator Operators:** Digging and moving earth for foundations and landscaping.
 - **Road building equipment Operators:** Clearing and levelling the construction site, installation of services and construction of roads.

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20 YEARS
EST. 2002



Engineering and Technical Roles

- **Civil Engineers:** Overseeing the design and construction of internal services.
- **Architects and Designers:** Preparation of detailed building and construction plans and overseeing building work.
- **Land Surveyors:** Preparing all cadastral work for the development

Project Management and Administrative Roles

- **Project Managers:** Coordinating the overall construction process, managing budgets, and timelines.
- **Health and Safety Officers:** Ensuring all safety regulations and protocols are followed.

Specialty Contractors

- **Landscapers and Horticulturists:** Preparing the land and planting vegetation according to the development plan.
- **Solar System Installers:** Implementing renewable energy systems to minimize dependence on Eskom.

Support Services

- **Logistics and Supply Chain Coordinators:** Managing the delivery and storage of materials and equipment.
- **Security Personnel:** Protecting the construction site from theft and vandalism.

Environmental and Ecological Roles

- **Environmental Consultants:** Ensuring the construction process adheres to environmental regulations and standards.

Local Business Opportunities

- **Local Suppliers:** Providing materials such as concrete, timber, and other building supplies.
- **Transport Services:** Offering logistics support for the transportation of materials and equipment.

Impact during operation

The Stanford Green development is expected to create a variety of jobs across multiple sectors once it is completed and operational. These jobs will contribute significantly to the local economy and provide diverse employment opportunities for residents.

Hospitality and Tourism

1. Lodge Staff:

- **Managers:** Overseeing operations of the Stanford Green Treehouse Lodge.
- **Receptionists:** Handling guest check-ins, check-outs, and customer service.



- **Housekeeping Staff:** Maintaining cleanliness and order in guest accommodations.
- **Kitchen Staff:** Including chefs, cooks, and kitchen assistants to manage the lodge's dining services.
- **Waitstaff and Bartenders:** Serving guests in the restaurant and bar areas.

Property and Estate Management

2. Estate Management Team:

- **Estate Managers:** Overseeing the maintenance and operations of the estate.
- **Security Personnel:** Ensuring the safety and security of the residents and the property.
- **Maintenance Staff:** Performing repairs and upkeep of buildings and infrastructure.
- **Groundskeepers and Landscapers:** Maintaining the estate's gardens, parks, and natural areas.

Environmental and Sustainability Roles

3. Environmental Management:

- **Conservation Specialists:** Managing the ecological aspects of the development.

Administrative and Support Roles

4. Marketing Staff:

- **Marketing and Sales Staff:** Promoting the development and managing sales of properties and lodge bookings.

2. **Boost to Local Economy:** Increased employment and business activities related to the development will result in higher local spending, boosting the Stanford and Overstrand regional economy. Local businesses, such as suppliers of building materials, landscaping companies, and service providers, will benefit from the increased demand for their products and services.
3. **Tourism Enhancement:** The establishment of the Stanford Green Treehouse Lodge will attract eco-tourists, honeymooners, and nature seekers, bringing additional revenue to the local tourism sector. This will have a multiplier effect, benefiting nearby restaurants, shops, and tour operators.
4. **Increased Property Values:** The introduction of a high-quality, eco-friendly residential estate is likely to increase the value of surrounding properties. This uplift in property values can result in higher tax revenues for the local municipality, which can be reinvested into community infrastructure and services.
5. **Long-term economic impact:** Long term economic impact will be in terms of the additional rates and taxes that will be payable to the Overstrand Municipality.

Calculated at a ratio of only 3 people per dwelling unit the **residential additionality** was calculated at 78 which means that the development will bring at least 78 new



permanent people to Stanford. These people will spend money in Stanford on various items such as food, petrol, restaurant, repairs etc, contributing to the local economy, excluding transient guest who will be visiting the lodge. With an occupancy rate of only 50 % of the 16 rooms, an additional 5 850 people will visit the lodge and Stanford.

The **initial direct investment** into the development was calculated to be approximately **R 200 000 000**. Based on this investment the additional **basic charges** payable to the Municipality will be approximately **R 388 400 per annum**.

The **annual rates payable** to the Overstrand from the development, calculated at the average value of dwellings in the development, will be approximately **R 648 829 per annum**.

The **bulk services levy** that the development will need to pay to the Overstrand Municipality is approximately **R 3 600 000**.

In terms of the GLS report approximately **R 2 740 000** will be required to upgrade bulk water and sewer networks to accommodate the proposed and other developments, leaving approximately **R 900 000** for the Municipality to upgrade other services in and surround the Stanford area.

Social Impact and Community Development

1. Housing Provision: By addressing the escalating demand for housing in the Overstrand region, the development will provide much-needed residential options. This will help to accommodate the growing population and relieve pressure on the existing housing market.
2. Environmental Education: The project's commitment to environmental sustainability and the preservation of natural habitats will provide educational opportunities for residents and visitors. Initiatives such as the flora and fauna information library and nature tours will promote awareness and appreciation of the local ecosystem.
3. Cultural Preservation: The integration of the Millstream and the preservation of Milkwood trees emphasize the cultural and historical significance of the area. This fosters a sense of heritage and continuity, enriching the community's identity.
4. Health and Well-being: Access to green spaces, walking trails, and recreational areas promotes physical and mental well-being. The emphasis on sustainable living practices and organic gardening also encourages healthier lifestyles.

Environmental Impact and Sustainability

1. Ecological Restoration: The environmental management plan aims to improve water quality and restore the Millstream's wetland system. This will enhance biodiversity, support endangered species, and create a healthier ecosystem.
2. Sustainable Living: The development's focus on renewable energy, water conservation, and the use of indigenous vegetation aligns with global sustainability goals. Residents will benefit from lower utility costs and a reduced environmental footprint.



3. Innovative Technologies: The incorporation of sustainable design guidelines and innovative technologies will set a precedent for future developments in the region, promoting broader adoption of green building practices.