



OVERSTRAND MUNISIPALITEIT
ERF 98, MARKSTRAAT 13, GANSBAAI:
AANSOEK OM HERSONERING, AFWYKING
EN BEPALING VAN 'N ADMINISTRATIEWE
BOETE: TOWN & COUNTRY NAMENS
ISLAM MASJID MADRASAH EN SKOOL

Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat die volgende aansoeke van toepassing op die bogenoemde eiendom ontvang is, naamlik:

- ❖ **herosnering** ingevolge Artikel 16(2)(a) van die Verordening vanaf: Enkel Residensiële sone 1 (SR1) na Gemeenskapssone 1 (CO1), om 'n plek van aanbidding (Islamitiese Sentrum) te akkommodeer.
- ❖ **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om:
 - die suidelike straatboulyn te verslap vanaf 5m na 3.96m, om die bestaande gebou en nuwe aanbouings te akkommodeer; en
 - die noordelike en westelike lateraleboulyne te verslap vanaf 5m na 2m, om die nuwe huis en die bestaande motorhuis te akkommodeer.
- ❖ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande fasiliteit te akkommodeer.

Besonderhede aangaande die voorstel lê tussens insae gedurende wekedae tussen 08:00 en 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op **Vrydag, 17 Mei 2024**, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-3138900. 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. Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200.

Munisipale Kennisgewing Nr. 62/2024

OVERSTRAND MUNICIPALITY
ERF 98, 13 MARK STREET, GANSBAAI:
APPLICATION FOR REZONING,
DEPARTURE AND DETERMINATION OF AN
ADMINISTRATIVE PENALTY: TOWN &
COUNTRY ON BEHALF OF TA'LEEMUL
ISLAM MASJID MADRASAH AND SCHOOL

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), that the following applications applicable to the above-mentioned property has been received, namely:

- ❖ **rezoning** in terms of Section 16(2)(a) of the By-Law from : Single Residential Zone 1 (SR1), to Community Zone 1: Community Facilities (CO1), to accommodate a place of worship (Islamic Centre).
- ❖ **departure** in terms of Section 16(2)(b) of the By-Law, to:
 - relax the southern street building line from 5m to 3.96m, to accommodate the existing building and the new addition; and
 - relax the northern and western lateral building lines from 5m to 2m, to accommodate the new house and existing garage.
- ❖ **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to accommodate the existing facility.

Details 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 and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **Friday, 17 May 2024**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** 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. Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200.

Municipal Notice No. 62/2024

UMASIPALA WASE-OVERSTRAND
ISIZA 98, 13 MARK STREET, GANSBAAI:
ISICELO SOKUCANDWA NGOKUTSHA,
UKUNYENISWA NOKUGQITYWA
KWESOHLWAYO: ABAKWA-TOWN &
COUNTRY EGAMENI LE-TA'LEEMUL ISLAM
MASJID MADRASAH AND SCHOOL

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe ezi zicelo zilandelayo mayela nepropathi echazwe ngasentla, ukuba:

- ❖ **ukucanda ngokutsha** ngokweCandelo 16(2)(a) loMthetho kaMasipala ukusuka: Kwindawo eyi-Single Residential Zone 1 (SR1), ukuya kwi-Community Zone 1: Kwindawo eyi-Community Facilities (CO1), ukuze kuvunyelwe indawo yokukhonzela (Iziko lenkolo yamaSilamsi).
- ❖ **ukunyeniswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kwenziwe oku:
 - ukunyeniswa komgca wesakhiwo ongasemzantsi ukusuka ku-5m ukuya ku-3.96m, ukulungiselela isakhiwo esele sikho nesakhiwo esongezelelweyo; kunye
 - nokunyeniswa komgca wesakhiwo osemntla ntshona ukusuka ku-5m ukuya ku-2m, ukulungiselela indlu entsha negaraji esele ikhona.
- ❖ **ukugqitywa kwesohlwayo emasibhatalwe** ngokweCandelo 16(2)(q) loMthetho kaMasipala ukulungiselela isakhiwo esikhoyo.


linkcukacha ngesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiCandelo loCwangciso lweDolophu kwa-16 Paterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai, eGansbaai Naziphi na izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za apha okanye Ngaphambi komhla **17 uMeyi 2024**, ucaphula igama lakho, idilesi kunye neenkukacha zoqagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla Imibuzo ngomnxeba ingenziwa kuCwangcisi weDolophu, **uMnu SW van der Merwe** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela Uluvo olufunyenwe emva, komhla wokuvala Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze amisele uluvo lwakhe ngokusesikweni uMphathi kaMasipala, kuMasipala waseOverstrand, P.O. Box 20, **HERMANUS**, 7200.

Isaziso sikaMasipala esinguNombolo. 62/2024



Town & Country
Creative Land Solutions
 P.O. Box 1085
 Bredasdorp
 7280
 Tel. 028 424 1545
 Fax. 028 425 2085
 E-mail: towncountry@vodamail.co.za

PROJECT
LOCALITY PLAN: ERF 98 GANSBAAI
OVERSTRAND MUNICIPALITY

 *Creative Land Solutions*

Land Surveys • Town Planners

DRAWN LT	CHECKED LT
SCALE NTS	DATE JAN 2024
DWG No.	REVISION
Notes:	



OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
11 MAR 2024
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP. N. / Theair
(Sud w name)

Land Surveyors • Town Planners

REF: GAN/3101

Overstrand Municipality
P.O Box 20
Hermanus
7200

FILE NO. <u>89 D 98</u>
<u>Gansbaai</u>
SCAN NO.
COLLABORATOR NO.
<u>2013122</u>

11 March 2024

Sir

PROPOSED REZONING, BUILDING LINE DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 98 GANSBAAI

With reference to the above, and the letter of 14 February asking for additional information.

Please see attached:

1. A revised Motivation Report

- In the motivation it is discussed that the building is specifically redesigned for mosque purposes and that the lecture will / can never be used at the same time as the prayer rooms. Additional parking bays for this area is not required.
- Calling for prayer: A loudspeaker will not be installed at the mosque. Alternatives such as a radio transmitter system at homes and businesses of worshippers will be considered and also smart phone applications.
- Parking for the dwelling unit is included.

2. A revised parking plan

We hope you find the above in order.

Yours Faithfully

L. du Toit

Louna Truter
For Town & Country



11 MAR 2024

TP

MOTIVATIONAL REPORT
PROPOSED REZONING, A DEPARTURE FROM BUILDING LINES AND A
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 98, GANSBAAI

Ref. GAN/3101

1. INTRODUCTION

This office was appointed by the owners, the Ta'Leemul Islam Masjid Madrasah and School to prepare the town planning application for the proposed rezoning of the premises to Community Zone, to formalise the current use of the property. The property has been used as an Islamic Center since March 2022. Future uses will include the mosque, lecture room and a house for the Imam.

There was a residential house on the property, before it was bought by the current owners.

2. APPLICATION

Application is made for:

- I. Rezoning of Erf 98 in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning to Community Zone 1, to allow for an Islamic Centre.
- II. A Departure from Building Lines in terms of Section 16(2)(b) to allow for a 3,96m street building line on the southern boundary and a 2m building line on the northern and western boundary in lieu of 5m.
- III. Determination of an Administrative Penalty in terms of Section 16 (2)(q) of the Overstrand Municipality By-Law on municipal land use planning.

The Primary uses for Community Zone 1 is 'clinic, crèche, day care centre, multi-purpose centre, place of assembly, place of instruction and place of worship.'

An 'place of worship' in terms of the Integrated Zoning Scheme is: *'means a place of public religious devotion and includes any building incidental thereto and a pastorage or dwelling unit ancillary thereto but does not include a funeral parlour;*



3. PROPERTY DETAILS

TOTAL AREA	972m ²
REGISTERED OWNER	Ta'Leemul Islam Masjid Madrasan and School
Boundaries: North	Erf 632
East	Barnard Street and Erf 99
South	Mark Street and Erf 115
West	Erf 91

Erf 98 is registered under title deed T1227/2021.

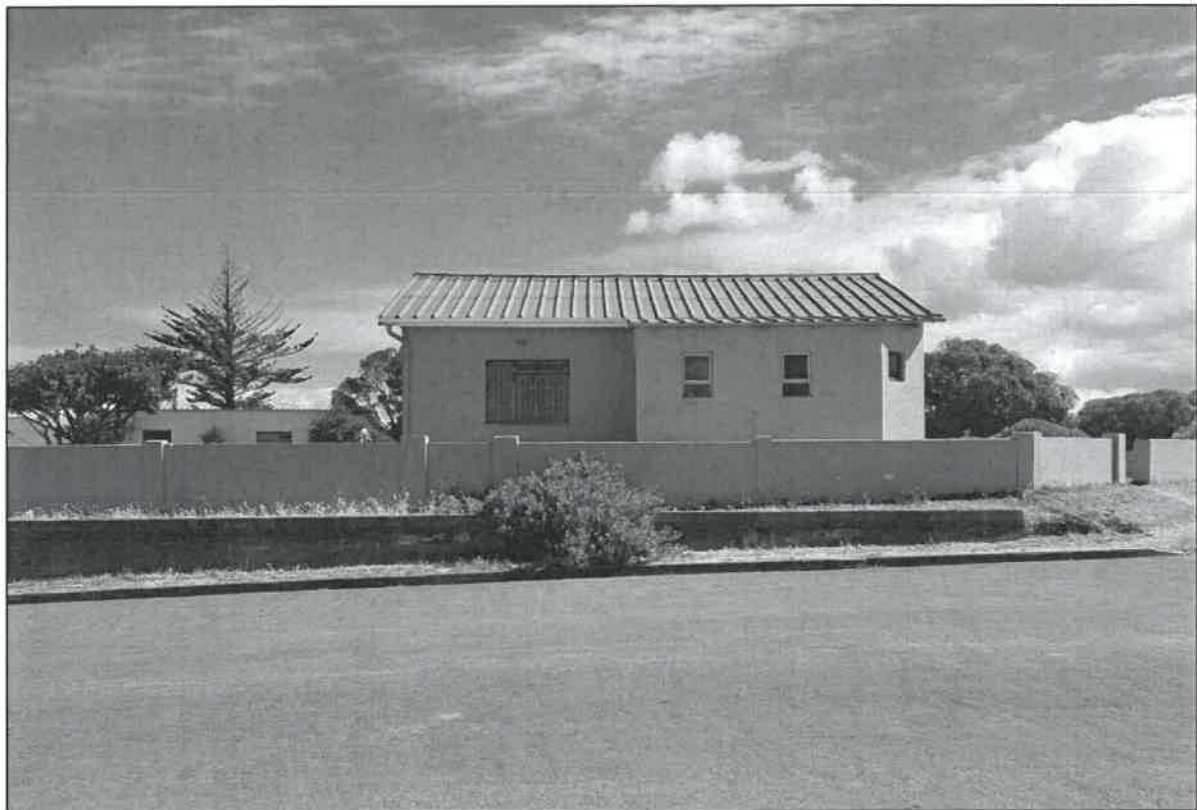


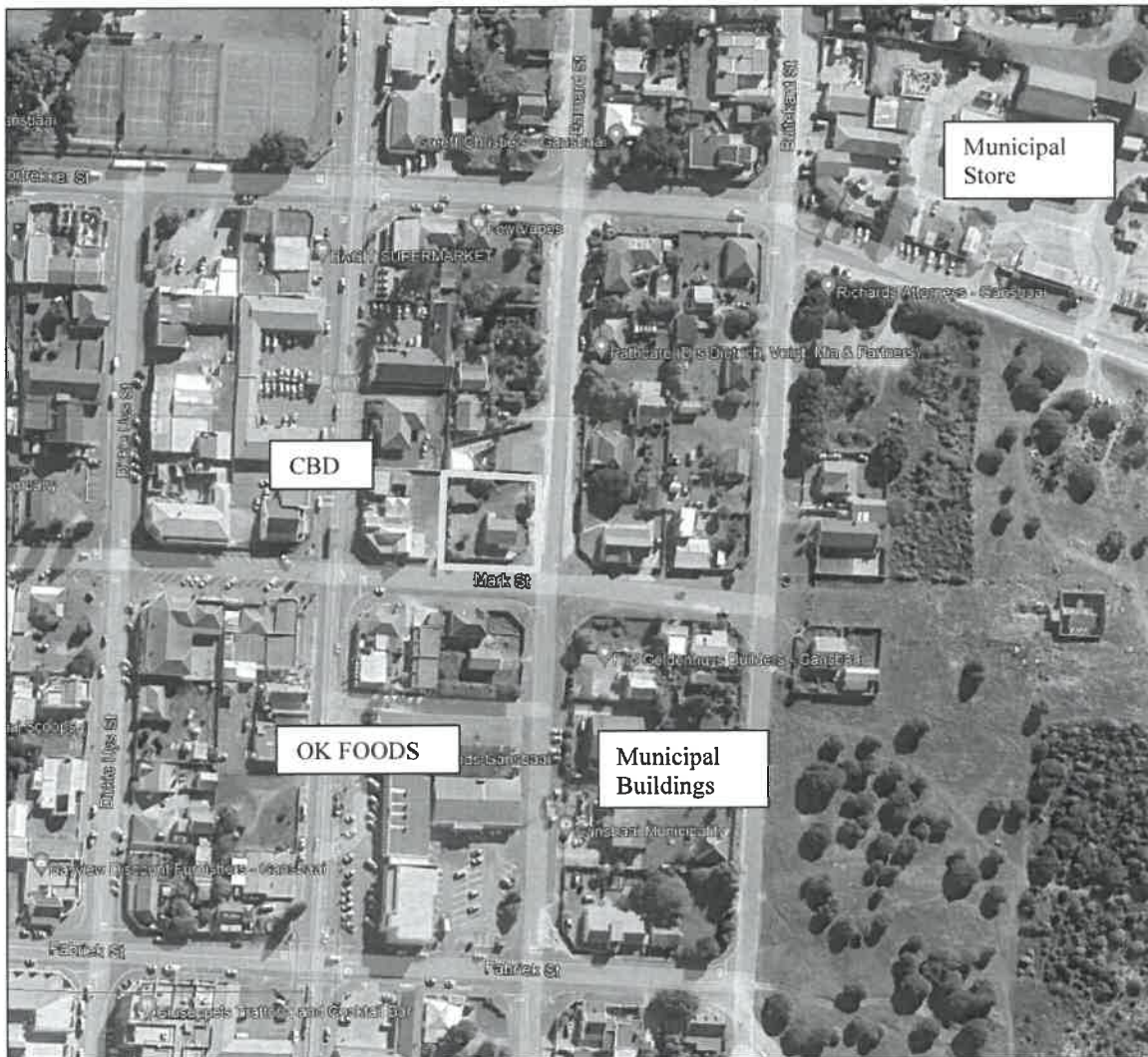
Photo 1. Existing building on Erf 98 in a northern direction.



4. SITE DESCRIPTION AND SURROUNDING AREA

Erf 98 is located on the corner of Barnard and Mark Street. The erf is generally flat. There is currently a house and garage on the property. The existing house has been used since March 2022 as an Islamic Centre.

Properties in the neighbourhood of Erf 98 are of mixed use. The erven bordering onto Erf 98 is residential towards the north and Business (a pub) towards the west. There is a residential property towards the east and business zoned properties towards the south.

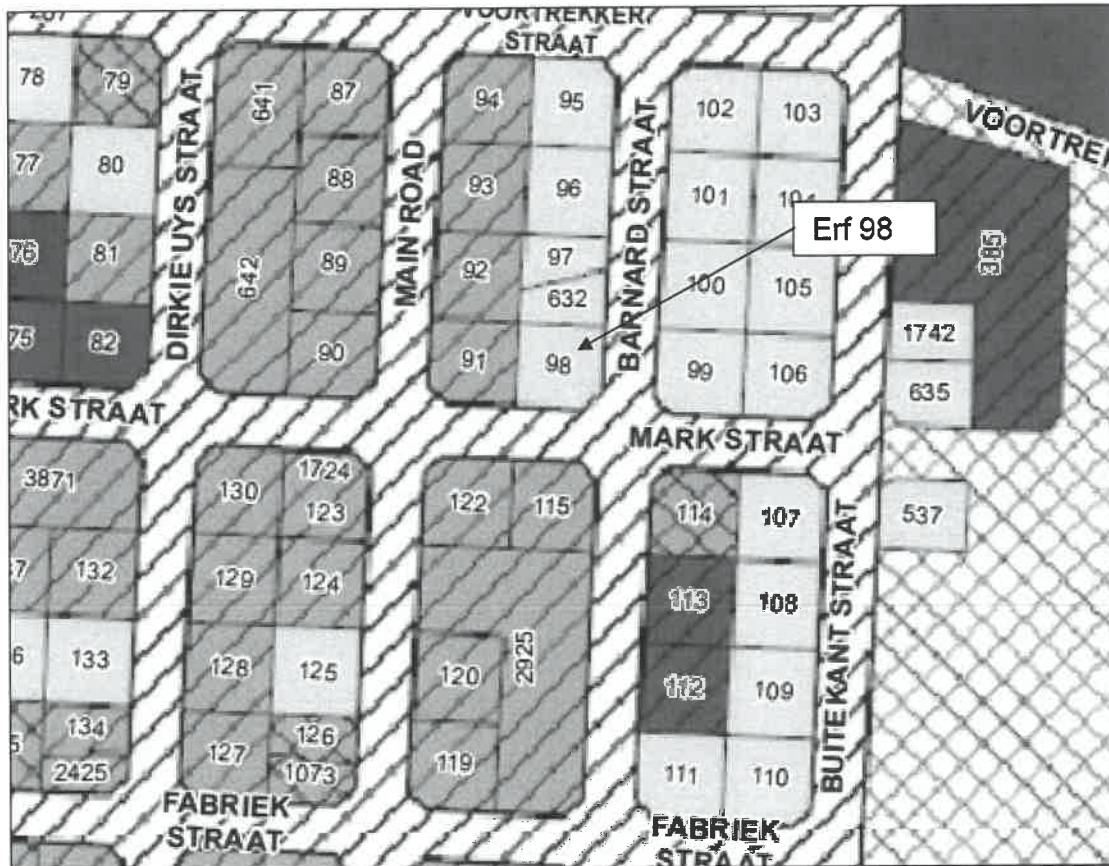


Google Earth Image, to illustrate the location of Erf 98 and surrounding land use.



5. ZONING

Erf 98 is zoned Single Residential. The use as a place of worship is not a primary or consent use allowed under a Single Residential zoning. Please refer to the zoning plan extract below.



Extract from the Gansbaai Zoning Scheme Plan.

6. PROPOSED REZONING AND DEVELOPMENT

Application is made for the Rezoning of Erf 98 to Community Zone, for purposes of an Islamic Centre.

The existing building on Erf 98 is already used as a mosque and the owners are now required to rezone the property to Community Zone (Place of worship) to formalise the existing use, a lecture room and to be able to erect a house and to do extensions to the existing building.



The centre will make provision for a congregation of approximately 100 people to accommodate residents, visitors and future growth over time.

The proposed centre will consist of the following:

- 3 Prayer Areas
- A Lecture room (classroom) – not used during communal gatherings
- Ablution Facilities (male and female), with specific attention given to making it accessible for wheel chairs
- A house for the Imam
- A garage
- 18 on-site parking bays

All Health and Safety regulations will be complied with. All services are in place. Sufficient parking will be supplied on site, as prescribed by the Overstrand scheme regulations.

The Centre will be open from an hour and a half before sunrise to two hours after sunset. The congregation gathers only once a week as a group. The communal gathering takes place on a Friday between 12h30 and 14h00.

The building will also be used as a Centre from where the followers of Islam are called to pray. The first prayer begins at pre-dawn, and the last one is after dusk. Though most of the five daily prayers prescribed in Islam can take place anywhere, all men are required to gather together at the mosque for the Friday noon prayer. Mosques are also used throughout the week for prayer, study, or simply as a place for rest and reflection, but this is done on an individual needs basis.

A loudspeaker will not be installed at the mosque. Alternatives will be explored for the call to prayer such as installation of radio transmitters / receiver to the congregation's houses and places of work as well as smartphone applications.



7. PROPOSED BUILDING LINE DEPARTURE

Building lines applicable to a Community Zone is 5m on all the boundaries.

Application for building line departures is required for the following:

- A departure from the street boundary along Market Street to allow for a 3,96m building line, to accommodate the existing building and the new addition.
- A departure from the two side boundary lines, to allow for 2m side building lines, to accommodate the new house and the existing garage.

The departures are required due to the original house being erected 3,96m from the street boundary. Placing the addition on the same building line is practical and allows for sufficient space remaining for parking purposes.

The departures required on the side buildings lines, are for a dwelling. The impact of it would therefore be the same as the adjoining residential property towards the north.

The departures will not have a negative visual impact on surrounding landowners, or impact impact on any sight lines from the street.

8. DETERMINATION OF AN ADMINISTRATIVE FEE

The Islamic Centre is already operational since March 2022.

The facility provides a community service to the Islamic community of Gansbaai. With Gansbaai and surrounds becoming a very popular tourist destinations it also provides for a worship centre for visitors.

The applied for community zone, is small and with the house partially in a business area, impacts very little on residential properties.



With the determination of an administrative fee, Council is asked to please take the above into consideration.

A determination of an Administrative Penalty in terms of Section 90(3) of the By-Law) of the Overstrand Municipality By-Law on municipal land use planning is required, due to the facility that is already operational.

In terms of the By Law the applicant must, to the satisfaction of the Municipality, provide the following information such as-

(a) the nature, duration, gravity and extent of the contravention;

No additional buildings were erected, but the Islamic Centre became operational in approximately March 2022 inside the existing house. Our office was appointed in December 2023. Zoning Scheme Parameters will generally be complied with, except where the residential building borders onto residential erven and also where the existing house will not be complying with the more stringent requirements of the Community Zone regulations.

(b) the conduct of the person (allegedly) involved in the contravention;

It is not believed that the current owners were involved in any contraventions.

(c) a report by a quantity surveyor in matters of unauthorised building/construction;

As far as we are aware no unauthorised construction took place.

(d) whether the unlawful conduct was stopped;

The unlawful conduct was not stopped, due to the Mosque fulfilling a religious and community service.



(e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

We do not know of any previous contraventions.

9. RELEVANT OVERHEAD PLANNING POLICY

Various local, provincial and national forward planning documents are applicable to the application.

9.1 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (SDF)

The vision of the Overstrand SDF is based on the vision of the Overstrand IDP and is as follows:

'Overstrand Municipality is striving to be the most desirable destination to visit, stay and do business'.

In order to achieve this, the document identifies various principles:

Development Principles:

- Efficient and integrated planning – Promote efficient and integrated planning and development through:
 - Integrated development and planning in rural and urban areas with a view to mutual support
 - Optimal utilisation of existing developed resources including bulk infrastructure
 - Promotion of compaction and densification as opposed to low-density sprawl
 - Protection of the agricultural resource base
 - Spatially co-ordinating sectoral activities
 - Addressing historically distorted spatial patterns



RELEVANT GOALS & OBJECTIVES FORMULATED BY THE DOCUMENT INCLUDE AMONG OTHER THE FOLLOWING:

Goal	Objective
To provide an environmentally and economically sustainable bulk service infrastructure and road transport network.	<ul style="list-style-type: none"> • To ascertain the overall carrying capacity of existing bulk services related to existing and future growth, and where appropriate, determine flood lines; • To identify critical problem areas relating to bulk water supply, groundwater abstraction and quality; • To improve and maintain the standard of bulk services with particular reference to bulk water supply, sewerage and solid waste and sewage management; and • To create an efficient, well defined hierarchy of roads.
To address the social needs and expectation of all sections of the community.	<ul style="list-style-type: none"> • To provide access to a full spectrum of social services and facilities; • To ensure the provision of basic housing and services; • To encourage public participation in all issues of public concern; and • To co-ordinate the joint management of certain functions on a sub-regional level, e.g. sporting facilities, education and health facilities.
To promote the conservation and sustainable use of the natural resources in the Overstrand municipal area.	<ul style="list-style-type: none"> • To protect, conserve, and restore where appropriate, all areas deemed to be conservation worthy; • To ensure that the impact of existing and proposed development is adequately evaluated from a holistic environmental perspective, taking current and future generations into account; • To promote the sound management of natural areas to ensure their sustainability; • Rehabilitate and/or restore degraded and disturbed environments where necessary to meet conservation or environmental management objectives; • To limit and control development and activities within environmentally sensitive and/or conservation worthy areas so as to ensure their sustainability taking into account affects on biodiversity; • To promote efficient use of water and energy resources; and • To implement water conservation and demand management objectives within municipal areas in order to promote savings and decrease the demand for costly bulk water supply systems.
To ensure that ongoing development pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the	<ul style="list-style-type: none"> • To promote a spatial development pattern that contains urban sprawl/urban development and promotes compact well-defined settlements; • To retain and strengthen the unique identity of the



<p>existing cultural landscape and the place-specific character and form of the existing settlement pattern.</p>	<p>municipal areas and its districts;</p> <ul style="list-style-type: none"> • To determine clear limits to urban development and define the urban edge/limits of existing settlements; • To conserve and improve the visual quality of the landscape and the scenic route experience of the primary movement corridors; and • To improve the aesthetic quality of the built environment.
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The SDF describes Gansbaai as a fishing village and a popular residential, holiday and retirement destination.

The Gansbaai Spatial Development Framework provides guidelines that should steer future development in the Gansbaai area. This include:

- Commercial The Gansbaai CBD functions as a central node for De Kelder, Franskraal and Birkenhead. Development along the R43 corridor should be encouraged and contained along this axis, and confined to the central portion of Gansbaai.
- New Urban Development No new development areas are proposed for Gansbaai. In order to accommodate the housing need for Gansbaai, densification should be encouraged in accordance with the OGMS.

PROPOSED DEVELOPMENT COMPLIANCE

- The development as proposed complies with the general goals and objectives set for the Overstrand Municipal area, seeing that although Erf 98 is not on the R43 axis, it is located in the central portion of Gansbaai and will contribute towards addressing the social needs and expectation of all sections of the community



9.2 OVERSTRAND SECTORAL DENSIFICATION STRATEGY

A densification study was completed by Urban Dynamics, for the Overstrand Municipality in 2010. The objective of this study is to:

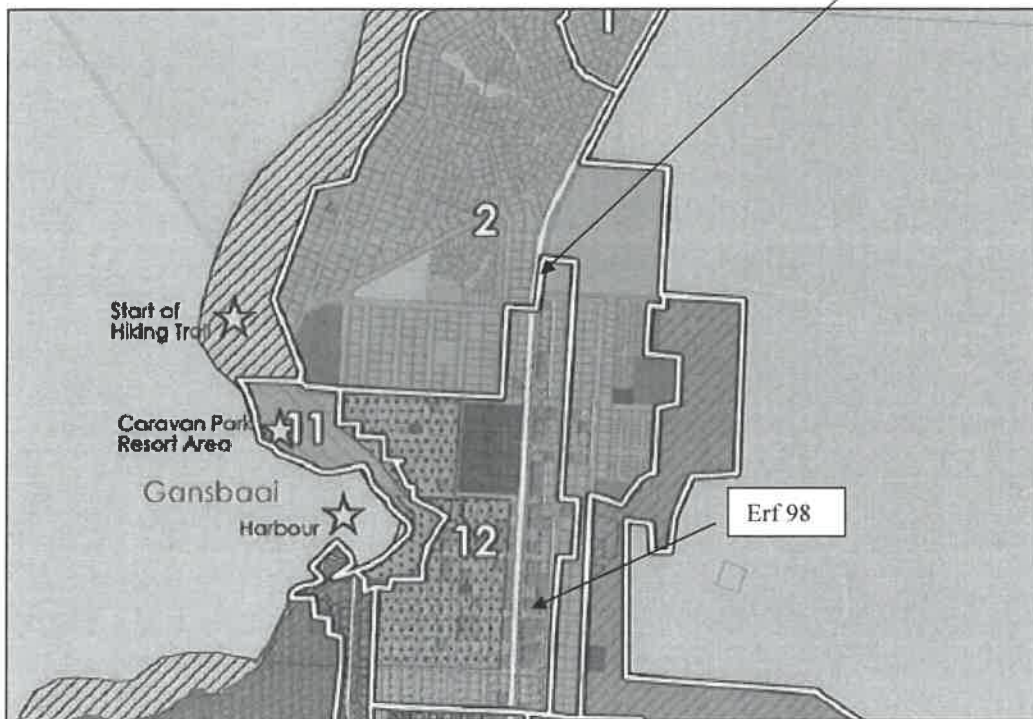
- Promote a more compact, denser, efficient and environmentally sustainable;
- Protect sensitive environments and resources within and outside the urban edge; and
- Rationalise bulk infrastructure and service capacity to ensure that the bulk capacity is provided in the urban areas where growth and development is considered desirable

Critical Contextual Informant being used in the study, includes:

- Historical Development Pattern and Heritage Resources of the towns and settlements within the Overstrand Municipal Area,
- Current Land Use and Distribution Patterns (zoning, densities, land ownership, land values, erf sizes)
- Natural elements and setting
- Population growth and Housing demand
- Bulk Service Capacities
- Traffic capacities and circulation

The Growth Management Strategy indicates Erf 98 for business purposes, inside block 12. Please refer to the extract of the growth plan below.





Extract
from the
Growth
Managem
ent Strategy:

Plan H: Proposal, indicating the location of Erf 98

9.3 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) 2014

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning. However, it is important to note some of the key policies laid down by the PSDF have a bearing on the application.

The proposed development compliments the SDF spatial goals that aim to take the Western Cape on a path towards:



- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in the urban areas;
- (iii) Strengthening resilience and sustainable development.

Key policies that are supported by this application:

Policy E3: Revitalise and Strengthen Urban Space-Economies as the Engine of Growth

5. Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.) should be targeted to levers the regeneration and revitalisation of urban economies.

1. Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development.

Policy S3: Ensure Compact, Balanced & Strategically Aligned Activities & Land Uses

This policy reflects the main aim of the policy through targeting economic assists (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements.

Promoting functional integration and mixed land use to increase liability of urban areas. Thus the policy specifies the importance to- increase density of settlements and number of units in new housing projects; continue to deliver public investment to meet the needs in settlement developments; integrate packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

9.4 SECTION 42 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) AND CHAPTER 6 OF THE LAND USE PLANNING ACT (LUPA)



The Spatial Planning and Land Use Management Act (SPLUMA) and Land Use Planning Act (LUPA) are applicable. One of the main objectives of these acts is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA and Chapter 6 of LUPA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- development principles set out in Chapter 2 of SPLUMA
- protect and promote the sustainable use of agricultural land
- national and provincial government policies
- the municipal spatial development framework; and take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

SPLUMA and LUPA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial justice
2. Spatial sustainability
3. Efficiency (optimising the use of existing resources and infrastructure)
4. Spatial resilience (allow for flexibility in spatial plans)
5. Good administration

Compliance with SPLUMA & LUPA Principles:

As discussed in paragraphs 9.1 and 9.2 of this report, this development proposal is consistent with the approved statutory spatial policy framework for the area, as well as the Provincial Spatial Development



Framework. The table below indicates how the proposed development will be consistent with the SPLUMA principles.

SPLUMA & LUPA Principle	Compliance
Spatial Justice	The Islamic Centre is proposed in a central area that will provide the community with a place of worship where they can enjoy their constitutional right to practise their religion together.
Spatial Sustainability	The proposal is in line with existing overhead planning documents and is making use of existing infrastructure.
Spatial Efficiency	The proposed uses make use of existing resources. The development add value to the town of Gansbaai, providing in a place of worship.
Spatial Resilience	The proposed use will enable more citizens to worship in a convenient location.
Good Administration	This principle has no direct bearing on the application; however, the Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.



10. ACCESS & PARKING

Access to the property is proposed from Barnard Streets and is existing.

According to the Integrated Zoning Scheme Regulations applicable to the Overstrand, parking needs to be supplied at follow:

Use	Regulation	Proposed area of development	Parking Required
Place of Worship	1 parking bays for every 6 people	The masjid can accommodate a maximum of 100 people	16,7
Dwelling	2 parking bays per dwelling	1 dwelling house	2
Total			19

¹GLA – Gross Leasable Area

The site plan makes provision for seventeen (18) on-site parking spaces and one garage.

11. SERVICES

All services are existing, and it is not expected that any upgrades will be required.

Water: Supplied by the Overstrand Municipality

Electricity: Supplied by the Overstrand Municipality

Sewerage: Overstrand Municipality

Rubbish Removal: Overstrand Municipality. Most of the rubbish generated by the mosque, can be recycled.

12. DESIRABILITY

Physical Characteristics of the Property

- The erf is already developed and no natural vegetation will be removed.



- The erf is flat.
- Being a corner property, the site is very accessible.
- The size of the erf makes it suitable for the proposed use, since the provision of enough parking spaces is possible.

Overhead Planning

The project generally complies with the overhead planning for the area:

- The erf is inside the Urban Edge as indicated on the approved Overstrand Spatial Development Framework.
- It complies with general goals and objectives set in local planning documents, seeing that it is centrally located in Gansbaai.
- The proposal is in line with the Provincial Spatial Development Framework and the Provincial Tourism Framework.

Character of the Area

- The area is of a mixed use and different building styles. The proposed Islamic Centre will not have a significant impact on the character of the area.

Potential of the Site

- The property is very accessible and is large enough for what is required.
- The property is central to the Gansbaai business area.

13. CONCLUSION

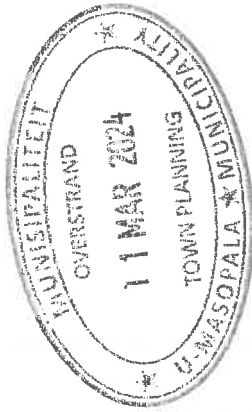
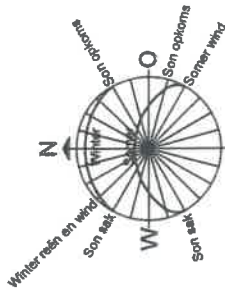
The proposed rezoning will not detract from already existing uses in the surrounding neighbourhood, since the erf is located in an area with a mixed use. The proposed use is in line with general principles set by forward planning documents, providing in much needed community facilities.



PARKING BAYS
1 BAY PER 6 PEOPLE ACC.
TO SCHEME REGULATION

PROPOSED NEW DWELLING AND ADDITIONS FOR
TALEEMUL ISLAM MASJID MADRESSA & SCHOOL
ON ERF NO 98 AT GANSBAAI

CONVERSION OF EXISTING DWELLING TO
TALEEMUL ISLAM MASJID MADRESSA & SCHOOL



MASJID & SCHOOL	
ERF DEKKING	971 m ² 19.66%
NEW DWELLING	
ERF DEKKING	971 m ² 4.64%
TOTAL	
ERF DEKKING	971 m ² 24.20%
AREAS	
Existing Masjid :	101.22
Existing Garage :	29.75 m ²
New Additions :	58.92 m ²
New Dwelling :	45.00 m ²
Totaal	234.89 m ²
Footprint	234.89 m ²

PAGE 01 OF 08

BRICKWORK
190 Block walls, Interior and Exterior plastered and painted according to owners choice.

ROOF CONSTRUCTION

TRUSSES :
IBR - ULTRA - COLORBOND sheets on 76 x 50mm purines @ 900mm s/s on 114x38 trusses @ 900 h/a acc. to specialist on 114 x 38 mm wall plate provided with 32 x 1.6 mm galvanized builder's hoop at each beam

BEAMS :
See plan for details

CEILING
25 mm ISO-Pine on 38x38 SAD @ 450mm c-c

WINDOWS AND DOOR
Bronze Aluminium

SEWERAGE
According to municipal requirements and regulations

GUTTERS
PVC gutters and divert pipes. Gutters on 225 x 12mm fascia board

ELECTRICAL WORK
All electrical works by specialist. Compliance certificate must be provided.

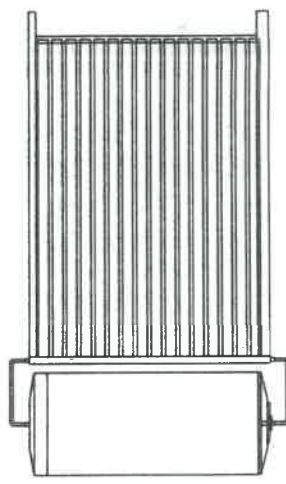
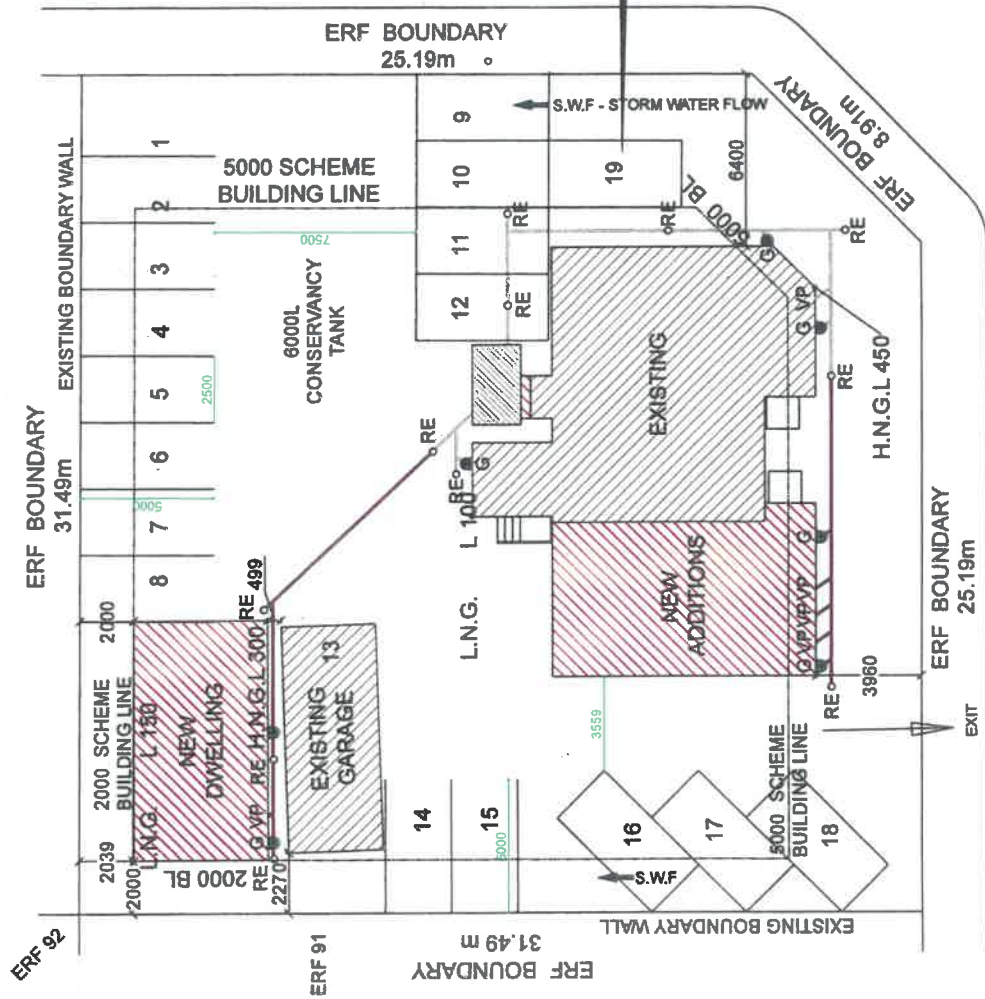
Scales Used :
1:10, 1:20, 1:50, 1:100, 1:200
REG No D2730

GENERAL NOTE
All measurements and elevations must be checked on site before work may begin. Measurements on plan take precedence before measurements scaled from plan. Floor level in all cases min. 300mm above ground level. Moisture proofing layer must be placed under all openings in exterior walls, builders hoop 300mm on both sides of wall entrenched. All roof timbers built into wall must be covered with dpc at section where it makes contact with the wall.

ALL CONSTRUCTION WORK STRICTLY ACCORDING TO NATIONAL, PROVINCIAL AND LOCAL BUILDING REGULATIONS.
J.J van der Nest
ARGITEKTONIESE DIENSTE
P.R.ARCH.DRAUGHT
SACAP REG: (D2730)

GETEKEN :
JJ VAN DER NEST
Biesbokstraat 3
Kleinbaai, 7220
Sel : 082-486-8580

DATUM :
TEK NO : JJ 41 / 23



Kwiksol Direct System 100lit - Frost & Frost Free - w/ 12 Tubes (SOL-100-EF)

150L Kwiksol Kwiksol Solar Water Heater Direct System which must be a min of 70% effective. Complies with SANS 1307 and 10106 installation done according to SANS 1025A. (The Kwiksol Solar Water Heater Direct System complies with SANS 1307, is SABS 408Pa approved and can be used as a close coupled system or split system.)

SITE PLAN
SCALE 1:200

13 MARK ST

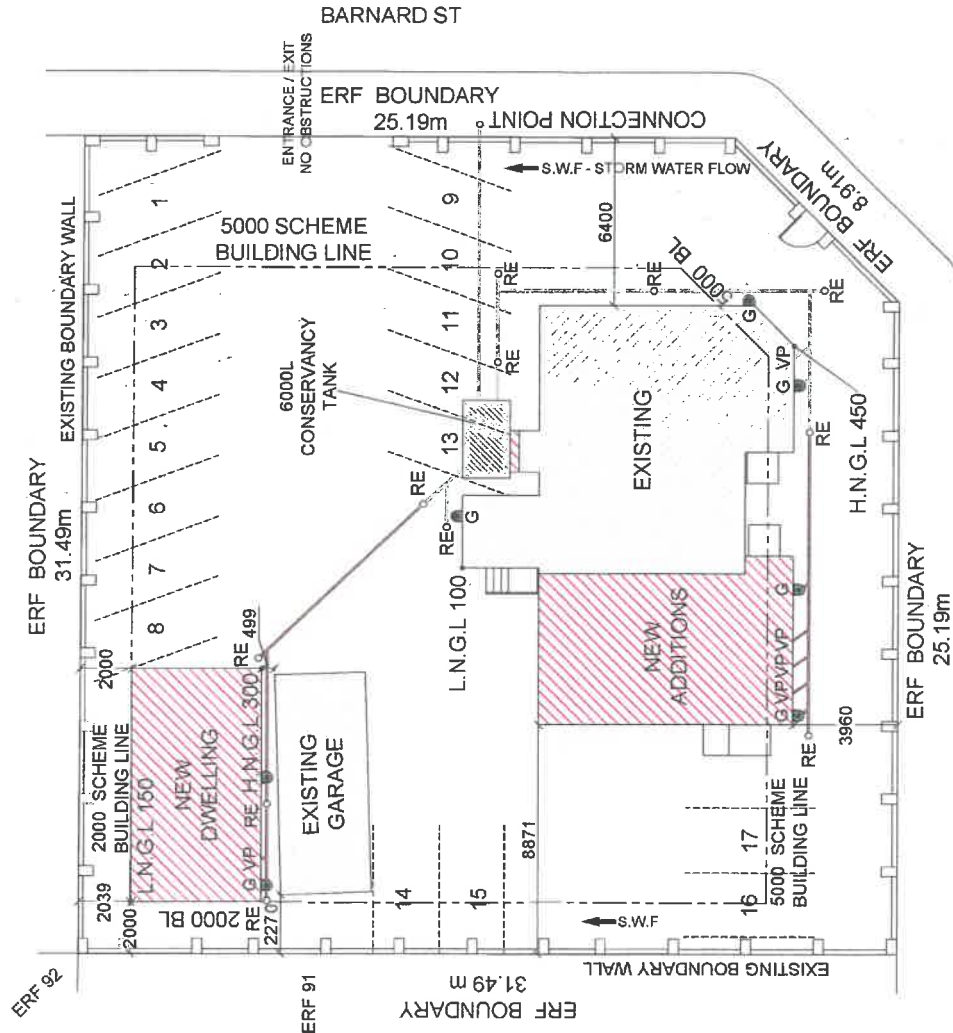
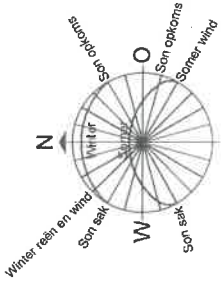
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PARKING BAYS
1 BAY PER 6 PEOPLE ACC.
TO SCHEME REGULATION

PARKING BAY

**PROPOSED NEW DWELLING AND ADDITIONS FOR
TALBEEMUL ISLAM MASJID MADRESSA & SCHOOL
ON ERF NO 98 AT GANSBAAI**

**CONVERSION OF EXISTING DWELLING TO
TALBEEMUL ISLAM MASJID MADRESSA & SCHOOL**



SITE PLAN
SCALE 1:200

13 MARK ST

MASJID & SCHOOL	
ERF DEKKING	971 m ² 19.56%
NEW DWELLING	
ERF DEKKING	971 m ² 4.64%
TOTAL	
ERF DEKKING	971 m ² 24.20%
AREAS	
Existing Masjid :	101.22 m ²
Existing Garage :	29.75 m ²
New Additions :	58.92 m ²
New Dwelling :	45.00 m ²
Totaal	234.89 m ²
Footprint	234.89 m ²

BRICKWORK
190 Block walls. Interior and Exterior plastered and painted according to owners choice.

ROOF CONSTRUCTION

TRUSSES :
IBR - ULTRA - COLORBOND sheets on 76 x 50mm purlines @ 900mm s/s on 114x38 trusses @ 900 h/a acc. to specialist on 114 x 38 mm wall plate provided with 32 x 1.6 mm galvanized builder's hoop at each beam

BEAMS :
See plan for details

CEILING

25 mm ISO-Pline on 38x38 SAD @ 450mm c-c

WINDOWS AND DOOR

Bronze Aluminium

SEWERAGE

According to municipal requirements and regulations

GUTTERS

PVC gutters and divert pipes. Gutters on 225 x 12mm fascia board

ELECTRICAL WORK

All electrical works by specialist. Compliance certificate must be provided.

Scales Used :
1:10, 1:20, 1:50, 1:100, 1:200
REG No D2730

GENERAL NOTE

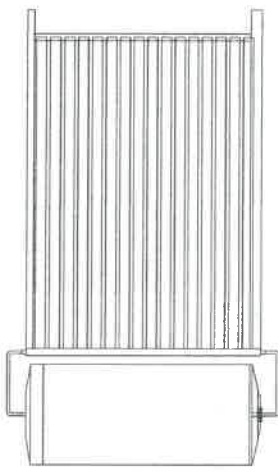
All measurements and elevations must be checked on site before work may begin. Measurements on plan take precedence before measurements scaled from plan. Floor level in all cases min. 300mm above ground level. Moisture proofing layer must be placed under all openings in exterior walls, builders hoop 300mm on both sides of wall entrenched. All roof timbers built into wall must be covered with dpc at section where it makes contact with the wall.

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J.J. van der Nest
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P.R.A.RCH.DRAUGHT
SACAP REG: (D2730)

GETEKEN :
JJ VAN DER NEST
Blesboksstraat 3
Kleinbaai, 7220
Sel : 082-486-3580

DATUM :
TEK NO : JJ 41 / 23



Kwiksol Direct System 100lt - Frost & Frost Free - w/ 12 Tubes (SOL-100-EF)

150L Kwiksol Solar Water Heater Direct System which must be a min of 70% effective. Complies with SANS 1307 and 10106 Installation done according to SANS 10254. (The Kwiksol Solar Water Heater Direct System complies with SANS 1307, is SABS 400kPa approved and can be used as a close coupled system or split system.)

PROPOSED ADDITIONS AND NEW DWELLING FOR
 TALEEMUL ISLAM MASJID MADRESSA & SCHOOL
 ON ERF NO 98 AT GANSBAAI

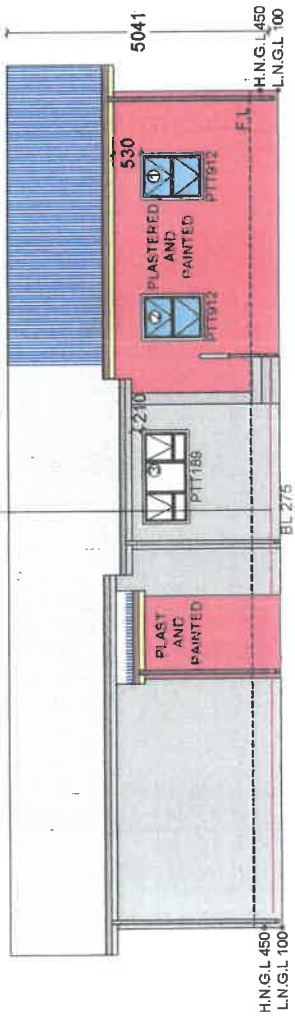
EIENAAR: Taleemul
 Islam Masjid
 Madressa & School
 J.J. van der Nest
 ARGITEKTONIESE
 DIENSTE
 SACAP REG: (PAD 2730)
 J.J. van der Nest
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 Kleinhbaai, 7220
 Sel: 082 486 8580
 E-MAIL:
 VanDerNestJohann@
 gmail.com

GETEKEN:
 DATUM:
 TEK NO: JJ 41 / 23

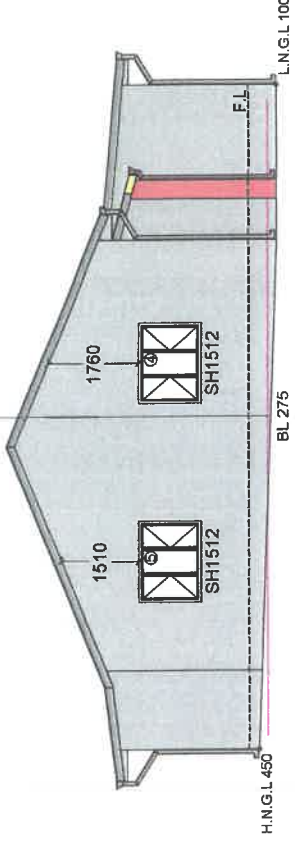
NOTE:
 ALL WOOD MUST
 BE TREATED AND
 ACCORDING TO
 REGULATIONS OF
 SANS 10082 AND
 0163
 DIMENSIONS ABOVE
 WINDOWS ONLY
 FOR XA
 PURPOSES

8m Scheme Height Restriction

8m Scheme Height Restriction



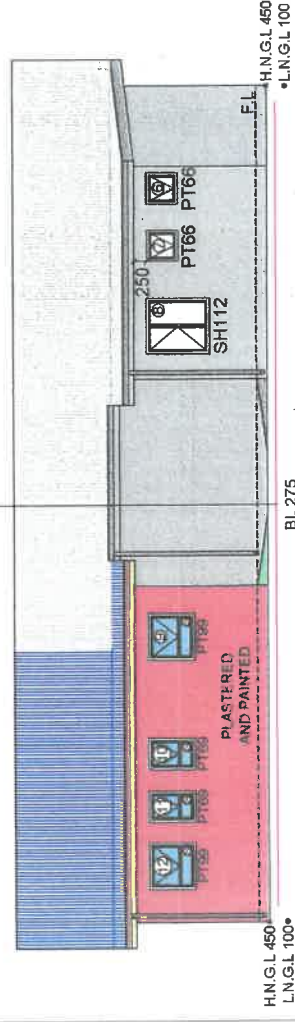
NORTH ELEVATIONS
 SCALE 1:100



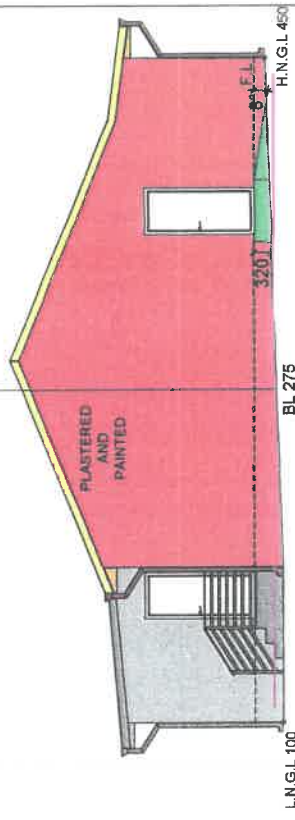
EAST ELEVATIONS
 SCALE 1:100

8m Scheme Height Restriction

8m Scheme Height Restriction



SOUTH ELEVATIONS
 SCALE 1:100



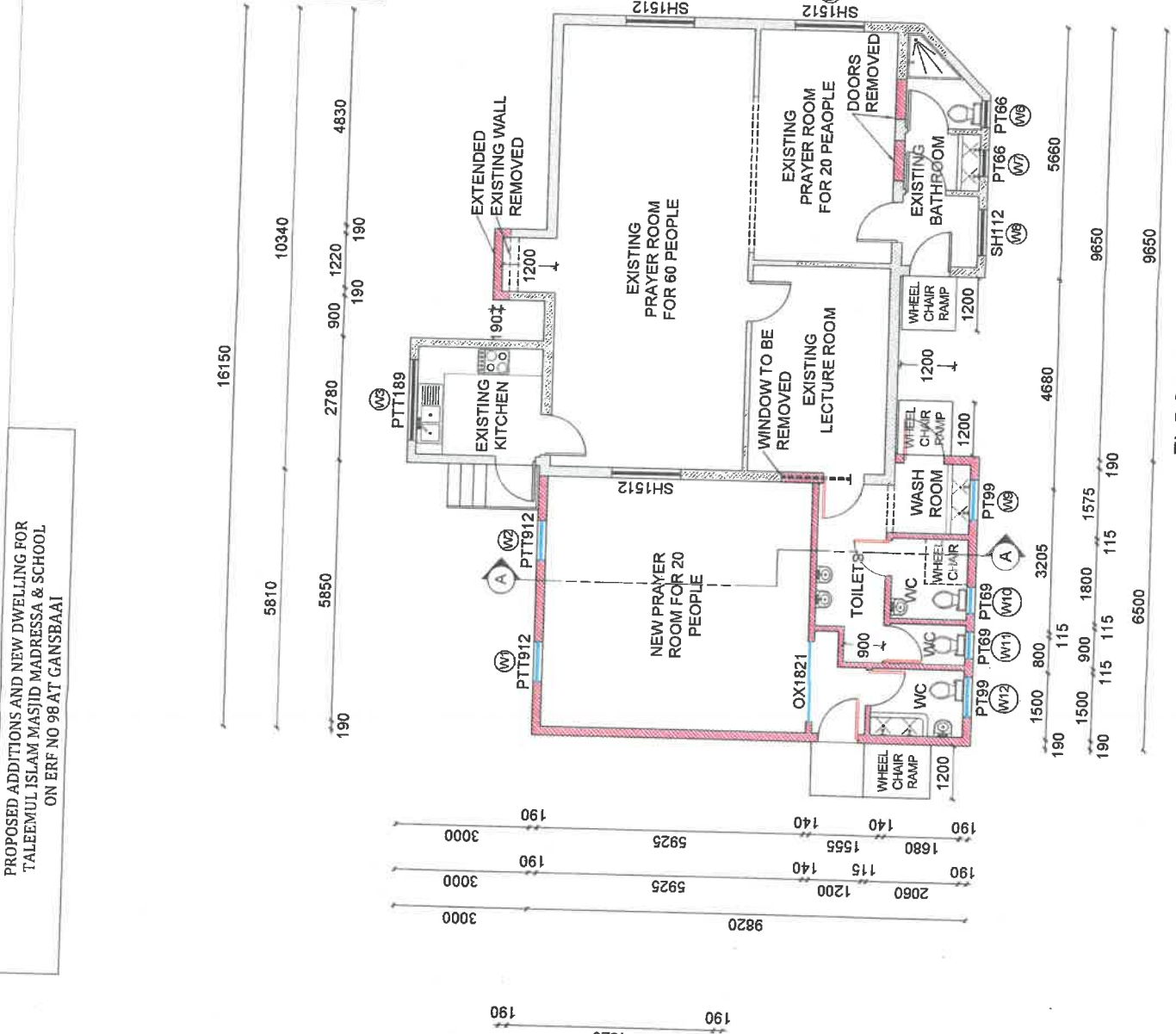
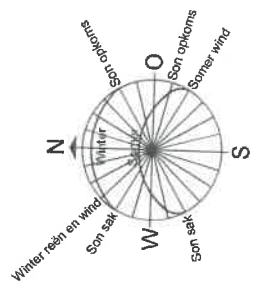
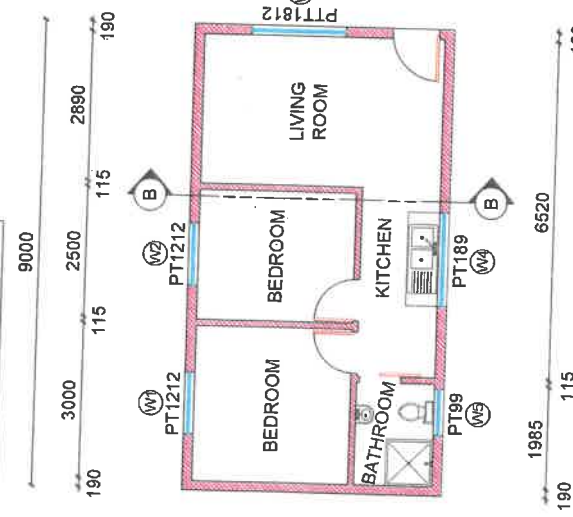
WEST ELEVATIONS
 SCALE 1:100

STAMPS

PROPOSED ADDITIONS AND NEW DWELLING FOR
TALEEMUL ISLAM MASJID MADRESSA & SCHOOL
ON ERF NO 98 AT GANSBAAI

PAGE 03 OF 08
EIEENAAAR: Taleemul
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E-MAIL:
vanDerNestJohann@
gmail.com
GETEKEN:
DATUM:
TEK NO: JJ 41 / 23

Color Index	NOTE:
■	ALL WOOD MUST BE TREATED AND ACCORDING TO SANS 10082 AND 0163
■	TOILET ACC. TO SANS 10400 - S FOR THE DISABLED
■	
■	
■	
■	
■	
■	
■	



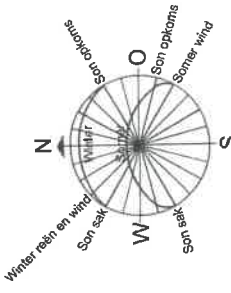
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EIENAAR: Taleemul
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E-MAIL:
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gmail.com

GETEKEN:
DATUM:
TEK NO: JJ 41 / 23

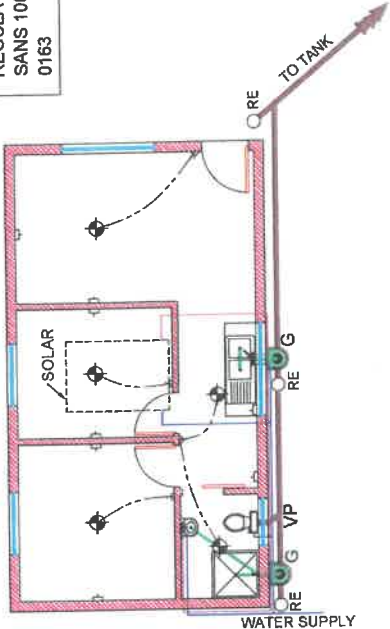
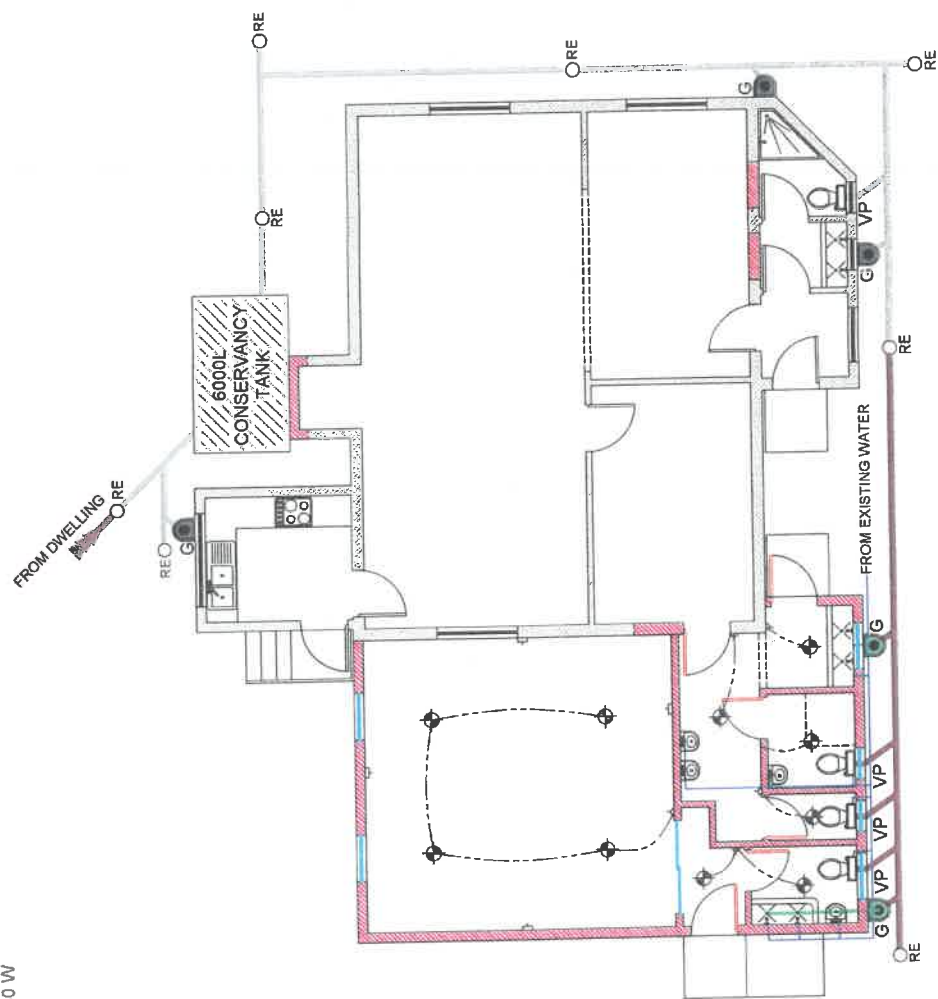
NOTE:
ALL WOOD MUST
BE TREATED AND
ACCORDING TO
REGULATIONS OF
SANS 10082 AND
0163

ELECTRIC LIGHTING
Interior Light 5 x 4 W = 20W
Exterior light 0 x 7W = 0W
Fluoresced Light 0 x 35W = 0W
TOTAL W = 19 W
TOTAL W/m²
20 W / 45.00m² = 0.44 w/m²
LESS THAN 5w/m²



PROPOSED ADDITIONS AND NEW DWELLING FOR
TALEEMUL ISLAM MASJID MADRESSA & SCHOOL
ON ERF NO 98 AT GANSBAAI

ELECTRIC LIGHTING
Interior Light 10 x 4 W = 40W
Exterior light 0 x 7W = 0W
Fluoresced Light 0 x 35W = 0W
TOTAL W = 40 W
TOTAL W/m²
40 W / 57.41m² = 0.70 w/m²
LESS THAN 5w/m²



COLD WATER
WARM WATER

- Electrical Legend**
- Wall light (11w MF)
 - Roof light (11w MF)
 - Fluorescence Light (Double 4F)
 - DB Board
 - Power socket
 - Stove Point
 - Light Switch (1,2 of 3)

Color Index

NEW	NEW
NEW MASONRY	NEW CONCRETE
NEW STEEL	NEW TIMBER
NEW SEWERAGE	EXISTING WORD

WATER/SEWAGE AND POWER LAYOUT
SCALE 1:100

16150

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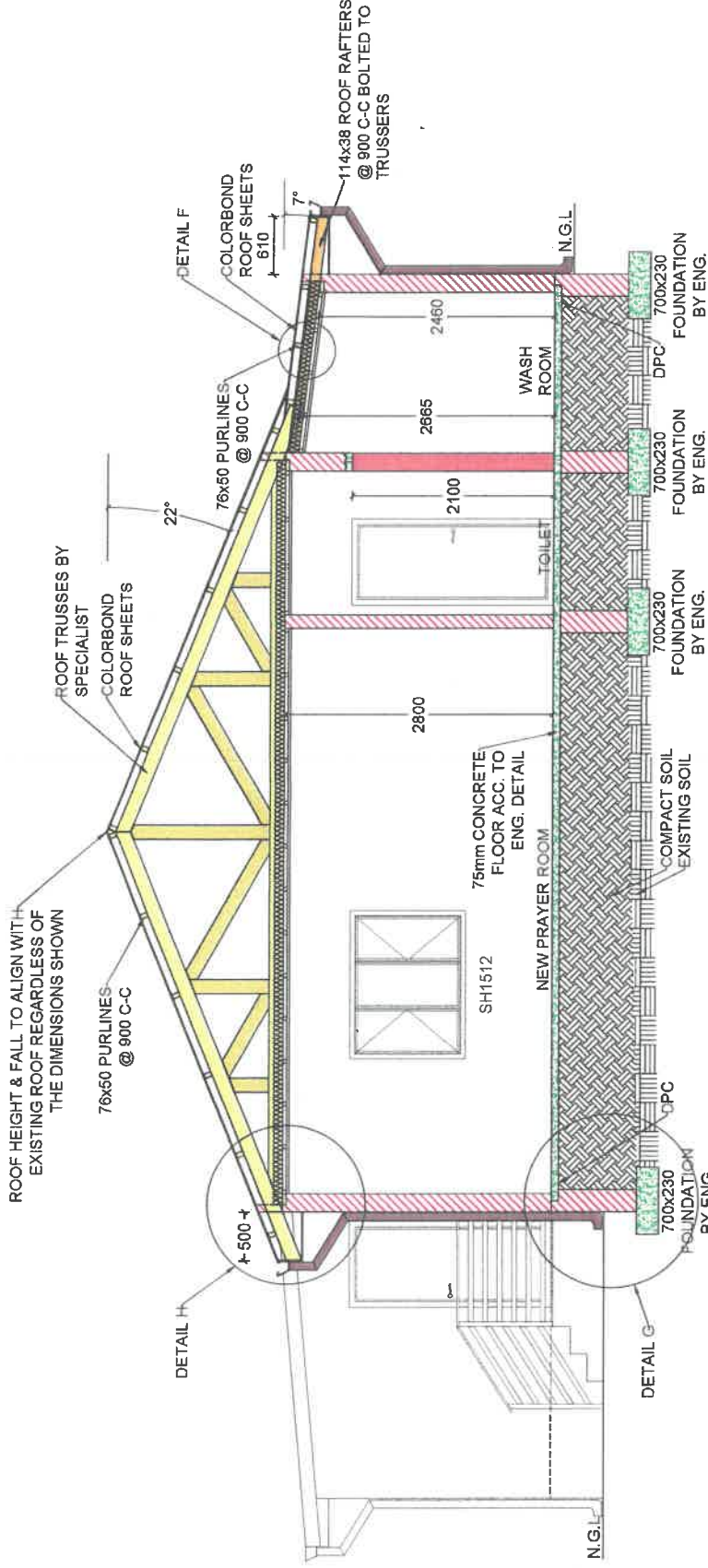
STAMPS

EIGENAAR: Taleemul
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 Sel: 082 466 8580
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 VanderNest@johann@gmail.com

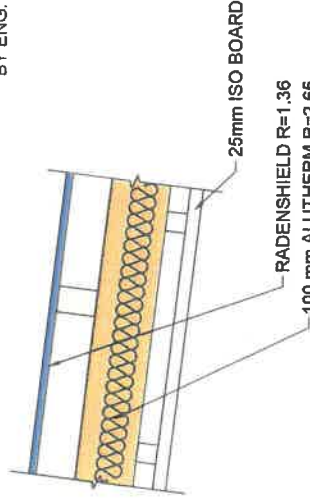
GETEKEN:
 DATUM:
 TEK NO: JJ 41 / 23

NOTE:
 ALL WOOD MUST
 BE TREATED AND
 ACCORDING TO
 REGULATIONS OF
 SANS 10082 AND
 0163

PROPOSED ADDITIONS AND NEW DWELLING FOR
 TALEEMUL ISLAM MASJID MADRESSA & SCHOOL
 ON ERF NO 98 AT GANSBAAI



SECTION A-A
SCALE 1:50



DETAIL F
SCALE 1:10

EIENAAR: Taleemul
Islam Masjid
Madressa & School

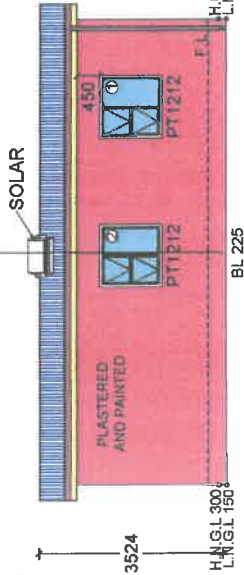
J.J. van der Nest
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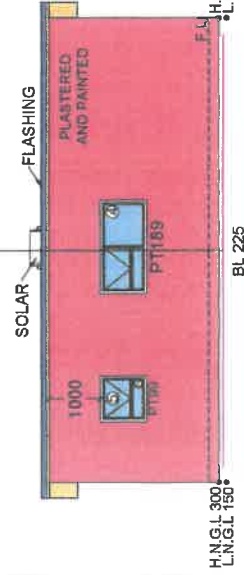
NOTE:
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0163

8m Scheme Height Restriction



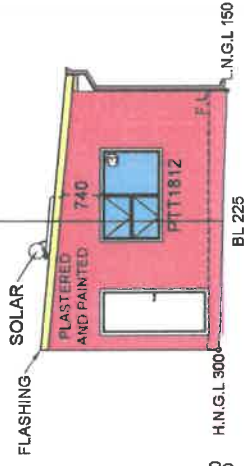
NORTH ELEVATIONS
SCALE 1:100

8m Scheme Height Restriction



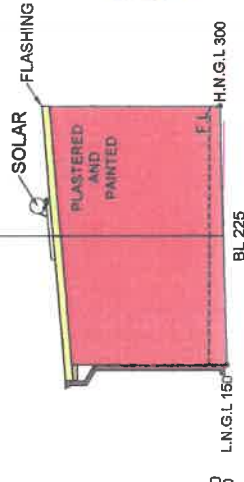
SOUTH ELEVATIONS - SCALE 1:100

8m Scheme Height Restriction

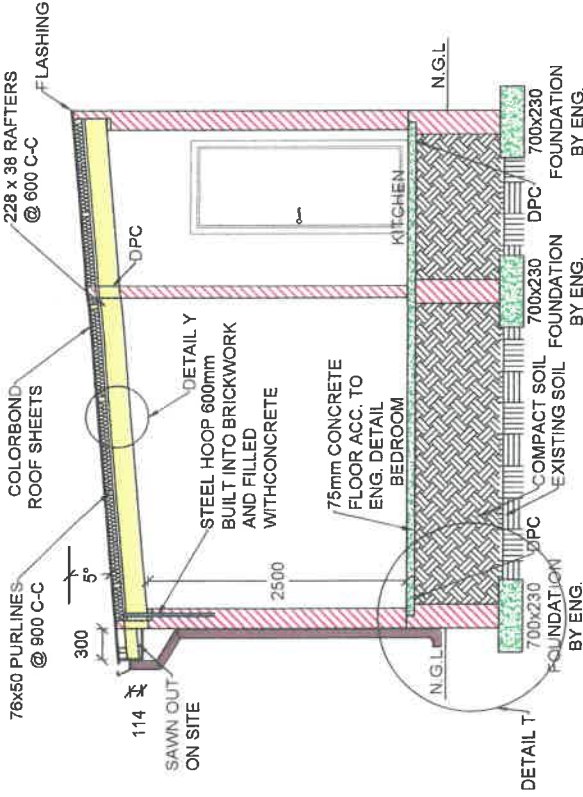


EAST ELEVATIONS
SCALE 1:100

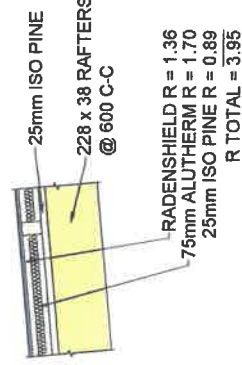
8m Scheme Height Restriction



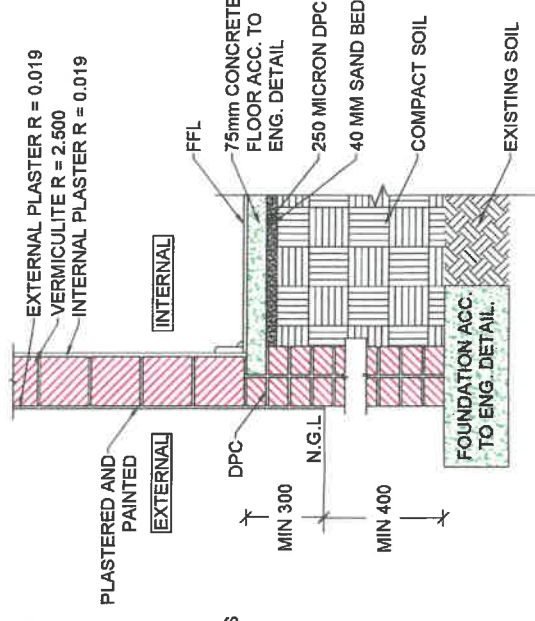
WEST ELEVATIONS
SCALE 1:100



SECTION B - B
SCALE 1:50



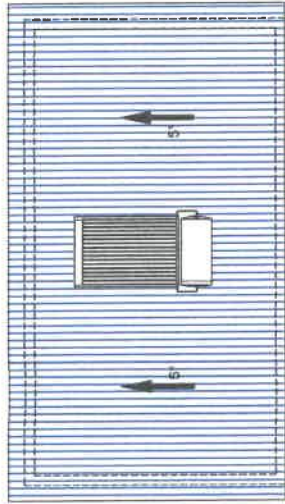
DETAIL Y
SCALE 1:20



DETAIL T
SCALE 1:20

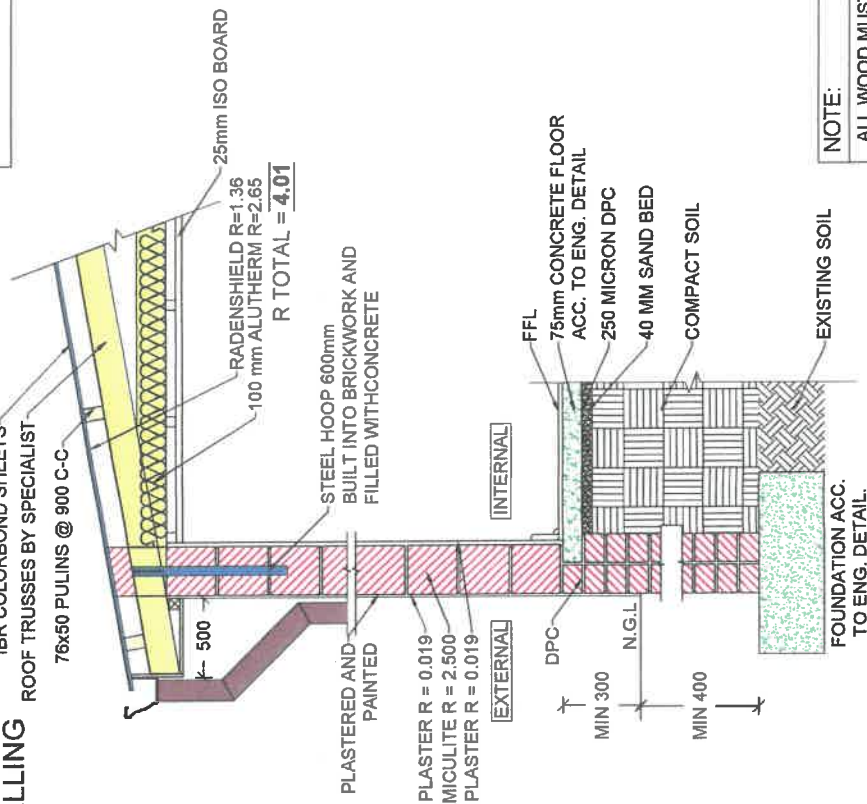
EIENAAR: Taleemul
Islam Masjid
Madressa & School
J.J. van der Nest
ARGITEKTONIESE
DIENSTE
SACAP REG: (PAD 2730)
J.J. van der Nest
Biesbokstraat 3
Kleinbaai, 7220
Tel: 082 486 8580
E-MAIL:
VanDerNestJohann@gmail.com

GETEKEN:
DATUM:
TEK NO: JJ 41 / 23



ROOF LAYOUT - DWELLING
SCALE 1:100

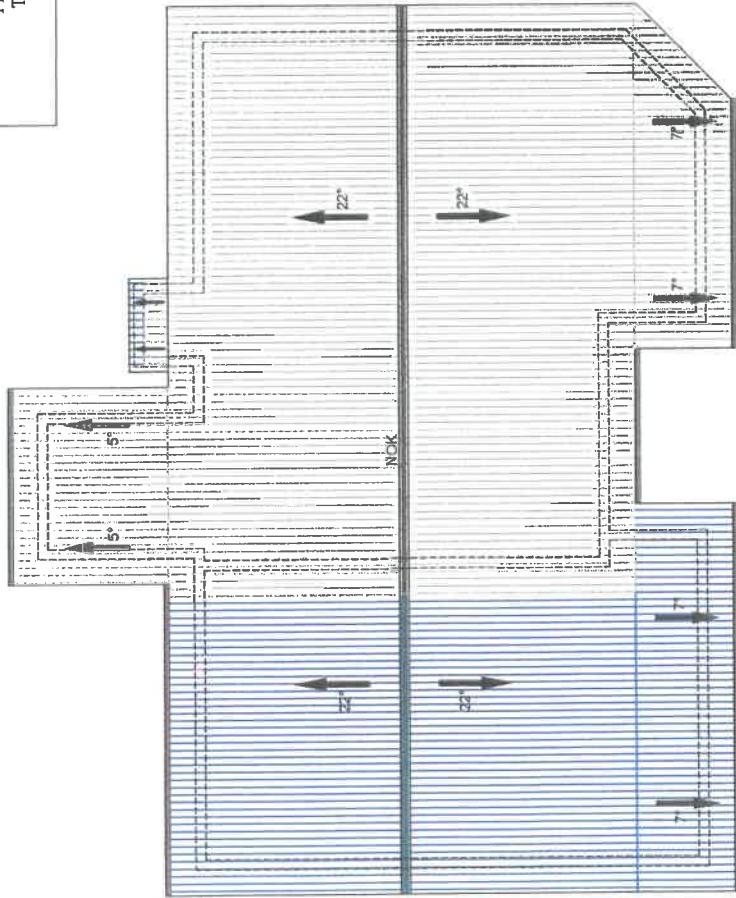
IBR COLORBOND SHEETS
ROOF TRUSSES BY SPECIALIST
76x50 PULINS @ 900 C-C



NOTE:

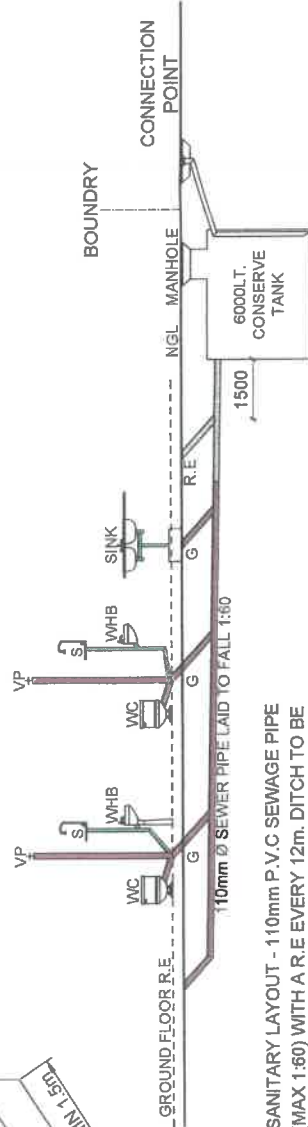
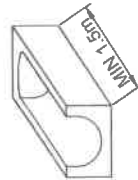
ALL WOOD MUST
BE TREATED AND
ACCORDING TO
REGULATIONS OF
SANS 10082 AND
0163

DETAIL G & H
SCALE 1:20



ROOF LAYOUT
SCALE 1:100

NOTE:
RAINWATER/STORM WATER TO BE DIVERTED INTO A
CONCRETE CHANNEL 1.5M AWAY FROM BUILDING (WATER
MAY NOT ENTER SEWAGE SYSTEM)



SEWERAGE DETAIL
SCALE 1:100

NOTE:
SEWAGE & SANITARY LAYOUT - 110mm P.V.C SEWAGE PIPE
FALLS 1:40 (MAX 1:60) WITH A R.E EVERY 12m. DITCH TO BE
MINIMUM 450MM DEEP.