

ERF 11028, 4 JOSE BURMAN STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLANACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF CHURCH OF ENGLAND IN SOUTH AFRICA

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application, applicable to Erf 11028, Eastcliff, Hermanus has been received for the following:

- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
 - relax the north-eastern lateral building line from 5m to 2.87m to accommodate new church building additions;
 - relax the north-eastern lateral building line from 5m to 3.1m to accommodate new church building additions (kitchen);
 - relax the north-western lateral building line from 5m to 2.36m to accommodate new church building additions, and
 - relax the north-western lateral building line from 5m to 2.85m to accommodate new church building additions (office).
- ❖ **Alternative parking provision** in terms of Section 17.1.2(c) of the Overstrand Municipality Land Use Scheme Regulations, 2020.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may 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) 0283132093 / alida@overstrand.gov.za) on or before **16 August 2024**, quoting your name, address and 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 comments 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.

ERF 11028, JOSE BURMANSTRAAT 4, EASTCLIFF, HERMANUS: AANSOEK VIR AFWYKING: MNRE PLANACTIVE STADS-EN STREEKSBEPLANNERS NAMENS CHURCH OF ENGLAND IN SOUTH AFRICA

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruiksbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 11028, Eastcliff, Hermanus vir die volgende:

- ❖ **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening ten einde:
 - die noord-oostelike lateraleboulyn vanaf 5m na 2.87m te verslap om nuwe kerkgebou aanbouings te akkommodeer;
 - die noord-oostelike lateraleboulyn vanaf 5m na 3.1m te verslap om nuwe kerkgebou aanbouings (kombuis) te akkommodeer;
 - die noord-weselike lateraleboulyn vanaf 5m na 2.36m te verslap om nuwe kerkgebou aanbouings te akkommodeer, and
 - die noord-weselike lateraleboulyn vanaf 5m na 2.85m te verslap om nuwe kerkgebou aanbouings (kantoor) te akkommodeer.
- ❖ **Alternatiewe parkering voorsiening** ingevolge Artikel 17.1.2(c) van die Overstrand Munisipaliteit Grondgebruiksbeplanning Skema, 2020

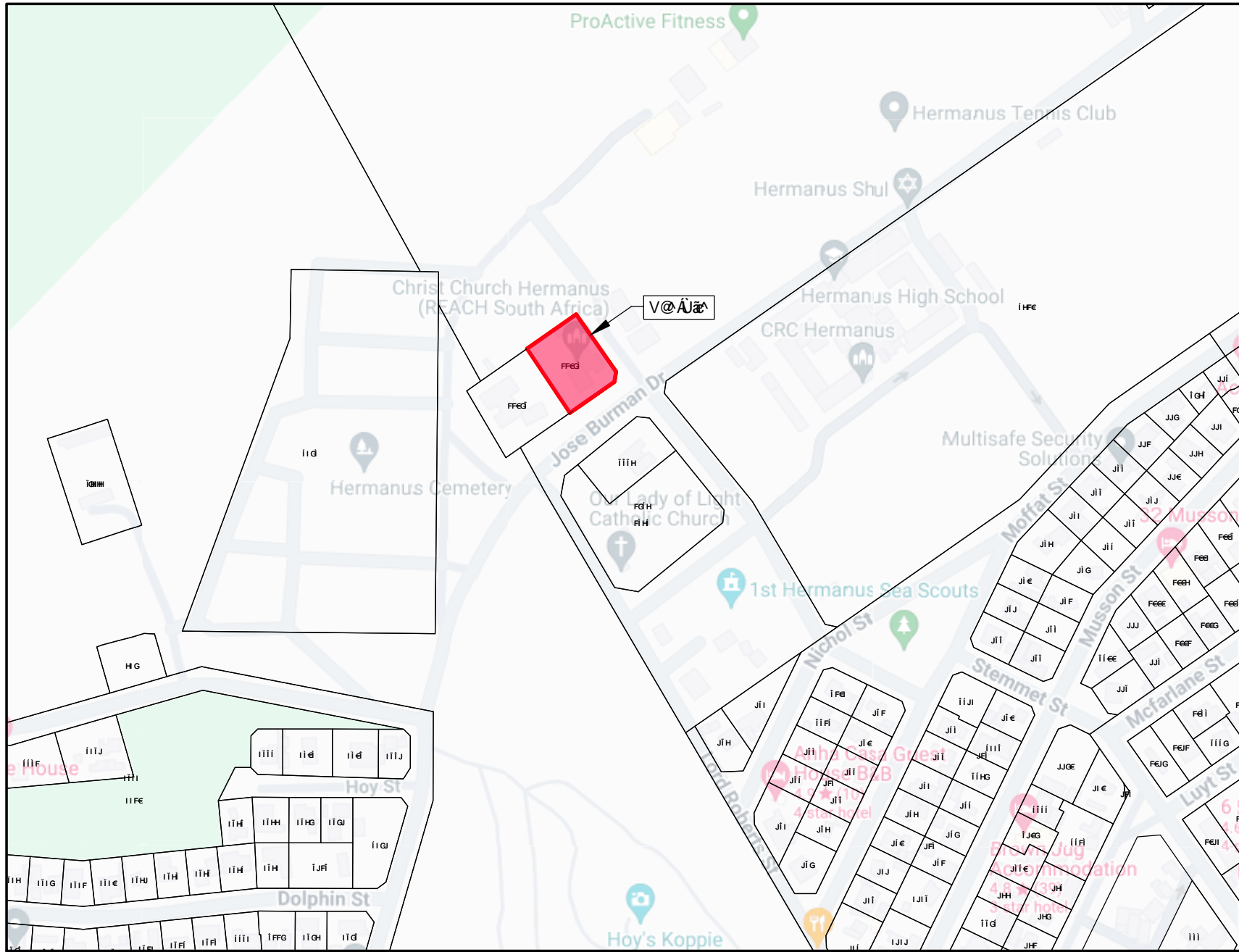
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **16 Augustus 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mr. P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

ISIZA ESINGU-ERF 11028, 4 JOSE BURMAN STREET, EASTCLIFF, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA: MESSRS PLANACTIVE TOWN & REGIONAL PLANNERS EGAMENI LECHURCH OF ENGLAND IN SOUTH AFRICA

Kukhutshwe isaziso esingemiba seSoloty lama-48 loMthethwana kaMasipala wase-Overstrand ngokuHlomela UMthethwana kaMasipala ngeziCwangciso zokuSetyenziswa koMhlaba ku2020 (uMthethwana) esi sicelo sifunyeneyo sisebenziseka kwisiza esingu-Erf 11028, Eastcliff, Hermanus singale miba;

- ❖ **Ukwahlula** ngokwemiba yeSoloty 1le-6(2)(b) loMthethwana ukuze:
 - kunyenyiswe umgca wesakhiwo omelene necala elimntla-mpuma yesakhiwo ngeemitha ezi-5m ukuya kwi-2.87m ukulungiselela izongezo kwisakhiwo secawe esitsha;
 - kunyenyiswe umgca wesakhiwo omelene necala elisemntla-mpuma ukusuka kwiimitha ezi-5m ukuya kwi-3.1m ukulungiselela izongezo kwisakhiwo secawe esitsha (ikhitshi);
 - kunyenyiswe umgca wesakhiwo omelene nesakhiwo kwicala elisemntla-ntshona ukusuka kwiimitha ezi-5m ukuya kwi-2.36m ukulungiselela izongezo kwisakhiwo esitsha secawe esitsha, kwakunye
 - nokunyenyiswa komgca wesakhiwo omelene nesakhiwo kwicala elikumntla-ntshona wesakhiwo ukusuka kwimitha ezi-5m ukuya kwi-2.85m ukulungiselela izongezo kwisakhiwo secawe esitsha (i-ofisi).
- ❖ **Izibonelelo zendawo yokupaka engenye** ngokweSoloty le-17.1.2(c) elingeMigaqo yeSkim Sokutyenziswa koMhlaba kaMasipala waseOverstrand ku2020.

Iinkcukacha ezipheleleyo ngesi isphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwiintsimbi ye-08:00 ukuya kwi-16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kwaMasipala ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **16 Agasti 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMcwangcisi weDolophu, **Mnu. P Roux** 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 kumnceda ahlomle ngokusemthethweni.



Stads- en Streeksbeplanners
Town & Regional Planners

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- **PROPOSED ALTERNATIVE PARKING PROVISION**
- **BUILDING LINE DEPARTURES**
ERF 11028 HERMANUS
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Pastor D. W. E. Brown, on behalf of the Church Council of Christ Church Hermanus, the owner of erf 11028 Hermanus, has instructed the company Plan Active Town Planners to apply for the building line departures (lateral and rear) and provision of alternative parking as stipulated in Section 17.1 of the Overstrand Municipal Land Use Scheme Regulations, 2020.

In March 2018 an application was submitted to the Overstrand Municipality for building line departures and departure from the applicable parking ratio to provide 24 parking bays in lieu of 83 parking bays. The application was not approved, mainly because the required parking bays could not be provided on-site. The applicant submitted an appeal on the decision dated 7 October 2021 which was successful and the decision by the authorised official dated 7 October 2021 was overturned. The appeal decision letter stated that the applicant had to contact the Property Administration Department of the Overstrand Municipality with regards to the provision of parking on municipal land. (A copy of the aforementioned document is attached for ease of reference – see Annexure A.)

After discussions with the Property Administration Department and the Town Planning Department of the Overstrand Municipality it was concluded that an

application in terms of Section 17.1 of the Overstrand Municipal Land Use Scheme, 2020 be submitted to apply for the Buy Out of the shortfall of parking bays on site.

This application constitutes the building line departures and the Buy Out of the shortfall of parking bays.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for building line departures.
- Section 17.1.2(c) of the Overstrand Municipality Land Use Scheme Regulations that read as follows:

Alternative Parking Provision: c) pay the Municipality the amount to the value of the parking to be provided in accordance with the zoning concerned, together with the construction cost, in cases where the provision of parking as precluded in terms of other legislation or site-specific constraints, or a contribution is made to an approved Municipal parking fund or project for the provision of parking.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

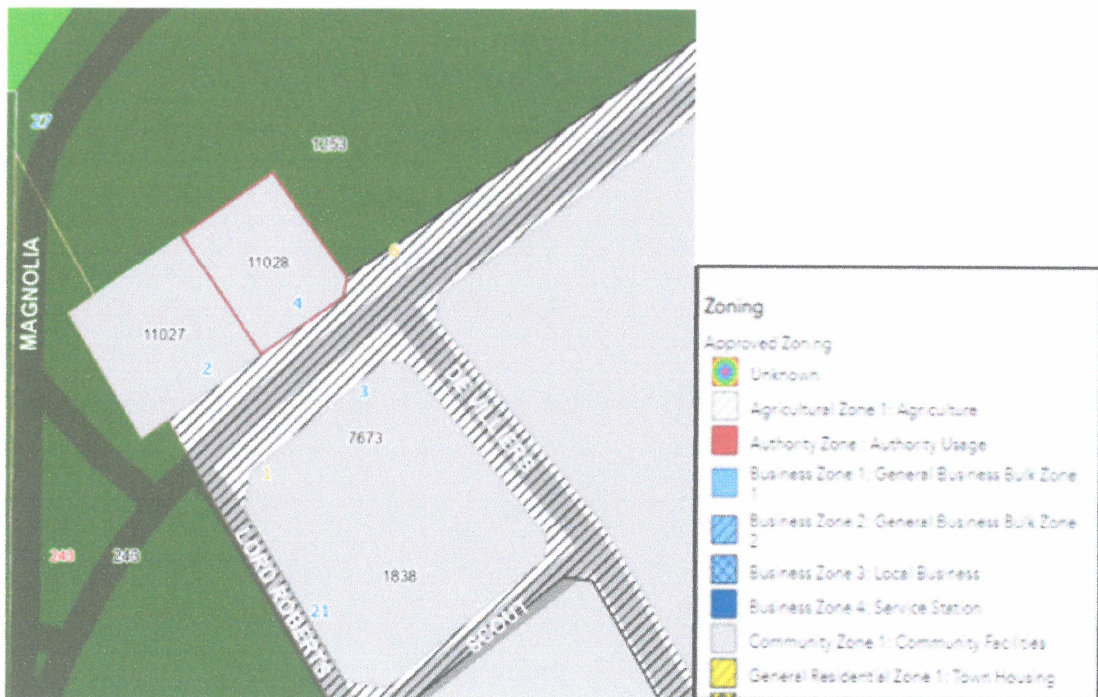
Erf 11028 Hermanus is situated in Jose Burman Drive, Hermanus. Please refer to the enclosed locality map. Erf 11028 Hermanus is 2227m² in extent and is situated in a predominant community zoned environment with a school and few churches as land uses in the surrounding areas. The subject property is zoned for community zone 1 and is utilized as such. Please refer to the aerial photograph below:



3.2 ZONING

The subject property is zoned Community Zone I: The property is utilized by Christ Church Hermanus as a place of worship.

Surrounding properties are also zoned Community zone I and are utilised for such purposes. The dominant zoning for this specific precinct is for community use. Please refer to the zoning map abstract below:



3.3 LAND USE

Erf 11028 Hermanus is currently developed and is used as a place of worship by Christ Church Hermanus. There is a church building situated on the subject property and several Wendy houses that are used for Sunday school purposes.

Land uses that surround the subject property includes community facilities such as schools, places of worship and sport facilities.

3.4 PROPOSAL

Application is made in terms of the following:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the lateral and rear **building line departures** of Erf 11028 Hermanus.
- Section 17.1.2(c) of the Overstrand Municipality Land Use Scheme Regulations that read as follows:
Alternative Parking Provision: c) pay the Municipality the amount to the value of the parking to be provided in accordance with the zoning concerned, together with the construction cost, in cases where the provision of parking as precluded in terms of other legislation or *site-specific constraints*, or a contribution is made to an approved Municipal parking fund or project for the provision of parking.

From a town planning perspective, site constraints play a crucial role in shaping the design, construction, and operation of a project. These constraints can be physical, environmental, regulatory, social, or economic. Analyzing the specific details of a site allows planners to identify the challenges that will impact a project. For example, the available site area for a project can present significant challenges, such as the location of existing structures, roads, or utilities that limit the space, layout, or connection options for expanding the proposed church building. Additionally, zoning regulations and building lines can restrict the use, height, or appearance of the proposal. These site constraints can influence the project's feasibility and the associated costs.

For Christ Church Hermanus, the initial land allocation in 1997 consisted of 2,000m² on Erf 7597 Hermanus. In 2008, the church applied for an additional 227m² situated between Erf 7597 and Erf 11025 (Jewish Synagogue). This additional area was consolidated with Erf 7597 to create Erf 11028 Hermanus and was designated for parking.

With the growing congregation, the need for expanded church facilities has become evident. However, the site constraints, with a total area of only 2,227m², necessitate the proposed encroachment of the lateral and rear building lines to accommodate the required building size. There is no adjacent area available for further expansion of the church facilities or the number of parking bays required. The position of the existing church building on the erf further complicates the provision of the required parking bays on site.

These constraints highlight the challenges in meeting the needs of the growing congregation while adhering to the site limitations and regulatory requirements. Careful planning and innovative design solutions will be essential to navigate these constraints and achieve a successful expansion of the church facilities.

The aim of Christ Church Hermanus is to further develop the subject property to cater to the expanding congregation, particularly focusing on the youth community in Hermanus. Given the limited opportunities for youth interaction outside of school, enhancing facilities presents an excellent opportunity for these youngsters to engage, especially during holidays. To facilitate this, the church has appointed both a Youth Pastor and a Children's Pastor to extend ministries tailored to teenagers and children.

The new classrooms to be positioned in the existing church building will primarily serve the Sunday school children during Sunday morning sessions, allowing parents to attend the church service simultaneously as the children attending Sunday school. Although the new addition to the building, consisting of offices and the new fellowship area will encroach upon the lateral and rear building lines, it is assured that they will not adversely affect neighbouring landowners.

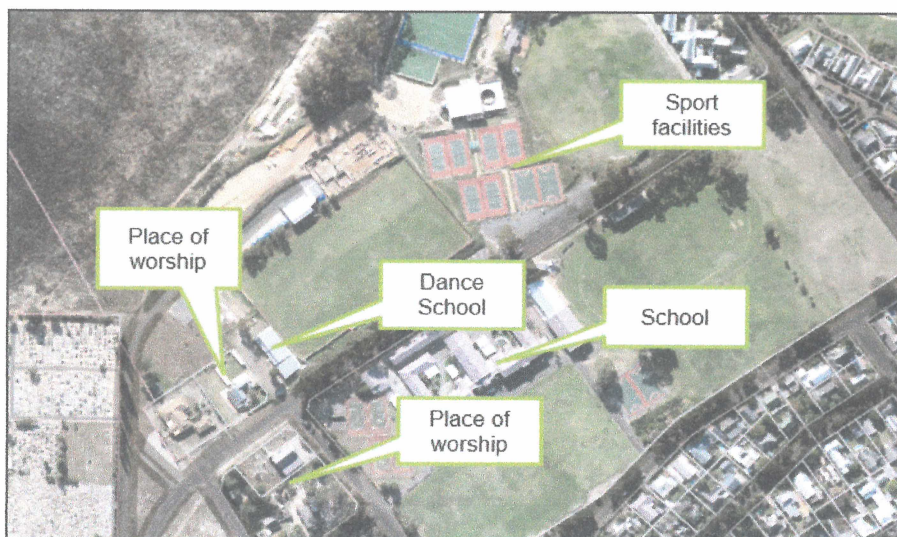
Specifically, the proposed building line departures as per the information pertained on the site development plan to include:

- Relaxation of north-eastern lateral building line from 5m to 2.87m to accommodate new church building additions.
- Relaxation of north-eastern lateral building line from 5m to 3.1m to accommodate new church building additions (kitchen).
- Relaxation of north-western rear building line from 5m to 2.36m to accommodate new church building additions.
- Relaxation of north-western rear building line from 5m to 2.85m to accommodate new church building additions (office).

The proposed building line departures are to accommodate the new church building (fellowship area) and offices for the church officials (pastors). It is important to note the definition of a place of worship as stipulated in the Zoning Scheme Regulations:

“place of worship” 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;

It's emphasized that these relaxations are necessary to accommodate the planned additions while ensuring compliance with existing land use restrictions applicable to a place of worship. Moreover, it is stated that these departures will not alter the area's existing character, given the prevalence of community facilities in the vicinity, as evidenced in the provided picture.



Christ Church Hermanus aims to expand and enhance its property to better serve the evolving needs of the community. The proposed extensions to the existing building are designed to accommodate up to 180 church attendees / patrons. According to current

Land Use Scheme Regulations, one parking bay is required per six seats, necessitating 30 parking bays on-site. However, the proposed site development plan indicates that only 26 parking bays can be accommodated on the subject property, resulting in a shortfall of four parking bays for which Christ Church Hermanus seeks to obtain a "buy out."

It's essential to understand that the parking allocation required for offices and kitchens is considered redundant. The personnel utilizing these facilities during the week also participate in church services on a Sunday, meaning that the administrative staff occupy only a fraction of the required parking bays on weekdays, and the offices are vacant on Sundays during church service attendance.

Furthermore, the children attending Sunday school classes during the church services are accompanied by their parents, who remain in the church seated service area. Therefore, no additional parking bays will be occupied by the parents of Sunday school attending children. The congregation (inclusive of the Sunday school teachers) typically gathers for the initial part of the service, after which the Sunday school children and Sunday school teachers proceed to their age-appropriate classes, leaving the parents in the church service area.

However, the proposed site layout lacks adequate parking space available for the proposed development's capacity of 180 churchgoers, as outlined in the latest revised site development plan.

With reference to Section 17.1.2(c) alternative parking can be provided. The aforementioned section read as follows:

"c) pay the Municipality the amount to the value of the parking to be provided in accordance with the zoning concerned, together with the construction cost, in cases where the provision of parking as precluded in terms of other legislation or site-specific constraints, or a contribution is made to an approved Municipal parking fund or project for the provision of parking."

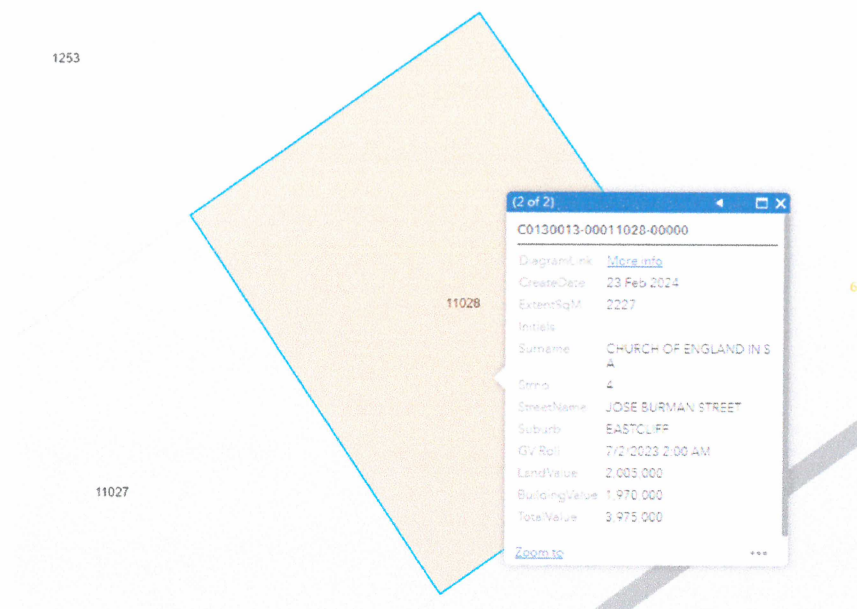
Because of the building positioning, the site layout, and the size of the property, the establishment is compelled to purchase additional parking spaces in accordance with Section 17.1.2(c) to facilitate the expansion of the place of worship.

Thus, it is suggested that the most recent municipal land appraisal be utilized to ascertain the cost of the necessary parking spaces that cannot fit on the site. As per the guidelines set by the Overstrand Municipality, the formula for determining the value of these parking spaces is as follows:

Calculation for 4 parking bays

$$25\text{m}^2 \text{ (1 parking bay)} \times (\text{R } 2\,005\,000 \text{ Land value} \div 2\,227\text{m}^2 \text{ total area})$$
$$=\text{R } 22\,507.86 \text{ per bay} \times 4$$
$$**= R 90\,031.44**$$

The figure for the Land Value was obtained from the Overstrand Municipal GIS system as set in the insert to follow:



Construction costs according to the Overstrand Engineering Services

The estimated cost is **R 27 134,16** per parking bay.

Construction Cost	R 18 149.94
P&G	R 2 722.49
Fees	<u>R 2 722.49</u>
	R 23 594,92

VAT	R <u>3 539.24</u>
Total	<u>R 27 134.16 x 4 bays</u>

Construction costs: R 108 536.64

Total - **R 90 031.44 (land value) + R 108 536.64 (construction cost)**

= R 198 568.08

In light of the financial details outlined in the document provided by Mr. Kenneth Coetzer, Treasurer of Christ Church Hermanus, attached to this application as Annexure B, we respectfully present the following suggestion to the Overstrand Municipality regarding the financial contribution from Christ Church Hermanus for the buy out of the shortfall of the provision of parking bays on site:

The church is unable to afford the "buy-out" fee of R198 568.08 for the parking shortfall as calculated previously. The plan to fund this "buy-out" is to solicit donations from the registered members of Christ Church Hermanus. With approximately 80 registered members, the proposal is for each member to contribute R1 000.00 which would amount to a total **contribution of R80 000.00 towards the parking fund** to cover the shortage of parking bays.

Funding for the church building extension project will be sourced from ongoing contributions made by church members towards the building fund.

It's noteworthy that church services operate for a **maximum of three hours per Sunday**, with two services held from 8:30 to 9:30 and 10:00 to 11:00, respectively. Additionally, the church offers live feeds / recordings of its services, including Sunday services, funerals, and weddings, enabling members to participate from the comfort of their homes. This impacts the number of attendees physically present at the venue, as some members opt to participate via live feeds or recordings. Furthermore, the services are split into two sessions on Sundays, and during the week, bible study and small meetings are held. The on-site parking bays are deemed sufficient for the weekly gatherings, as the attendance during these gatherings will not exceed 156 attendees at a time, complying with the required on-site parking ratio of one parking bay for every six seats/patrons.

It's crucial to recognize the role that community facilities such as churches play in the well-being of both the congregation and the broader community. Each proposal should be evaluated independently based on its merits.

Therefore, we believe that the proposed "buy-out" fee and building line departures can be supported by the Overstrand Municipality. The proposed departures from building lines will not impact surrounding properties or the existing character of the area, which predominantly consists of community facilities.

3.5 SERVICES

All services on the subject property already exist. Additional services are not required and therefore the proposal will not have a negative impact on existing services that are provided by the Overstrand Municipality. The application constitutes an application for building line departures and to pay the Overstrand Municipality the amount to the value of 4 parking bays as mentioned above under Section 3.4.

3.6 ACCESS AND PARKING

Access to the subject property is from Jose Burman Street, Hermanus, and will be retained.

With the proposed additions on the subject property, a total of 30 parking bays needs to be provided in terms of the parking ratio applicable to the proposal for the subject property. Only 26 parking bays can be accommodated on-site and therefore the proposal to buy out the shortfall of 4 parking bays is as tabled below:

Parking schedule				
Erf	Required Parking Ratio	Parking bays required	Parking bays provided	Shortfall
11028	1 parking bay per 6 seats	30 parking bays	26 parking bays	4 parking bays
2 disabled parking bays are provided on-site				

3.7 TITLE DEED

The Title Deed T2020/09 has no restrictions that need to be removed for this application to be approved.

3.8 FORWARD PLANNING

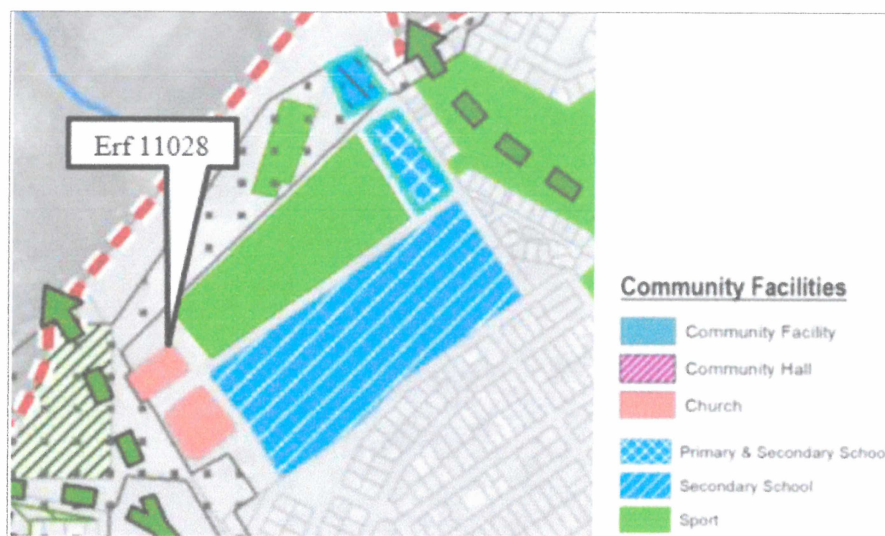
Overstrand Growth Management Strategy (2010)

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 11028 Hermanus forms part of Planning Unit no. 14. With regards to the community facilities, Planning Unit 3 also has relevance to the subject area. The category, planning unit 3, describes that a place of worship falls within the forward planning for the particular area.

With the proposal, the current land use of the property will be retained and expanded. Therefore, the proposal falls within the prescribed guidelines for the specific area for Hermanus.

Overstrand Municipality Spatial Development Framework (2020)

The subject property is located within the Hermanus Community facilities hub as demarcated in the Overstrand Municipality Spatial Development Framework (2020). The subject property is earmarked for church purposes as seen below:



The zoning of the subject property will be retained. The primary land uses as defined in the property's zoning will be utilised and subsequently the land use is in line with the current zoning of the property and the forward planning frameworks mentioned above in this section.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 11028 Hermanus is not situated within the Heritage Overlay Zone as determined by the Overstrand Heritage Report (2009). The subject property is also not earmarked for heritage conservation purposes.

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed departures will not have a negative impact on the heritage value of the Central Hermanus area.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed building line departures and “buy-out” of the area of the required number of parking bays do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follow:

Spatial justice refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poorest of the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning. Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas. The principle of spatial justice is not applicable to this application as Christ Church Hermanus is an integrated church community.

Spatial sustainability: The proposal will provide an opportunity for Christ Church Hermanus to expand to accommodate the growing congregation. The proposal will have no impact on the conservation worthy areas of Hermanus, and spatially the land use will be in keeping with the character of the area that consists mainly of community facilities.

Efficiency: The community zoned erf is conveniently located within the community facility hub of Hermanus. The precinct consists of many community facilities such as schools, churches, and sport facilities with combined utilised parking facilities.

Spatial resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). The principle of spatial resilience is not applicable to this application.

Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

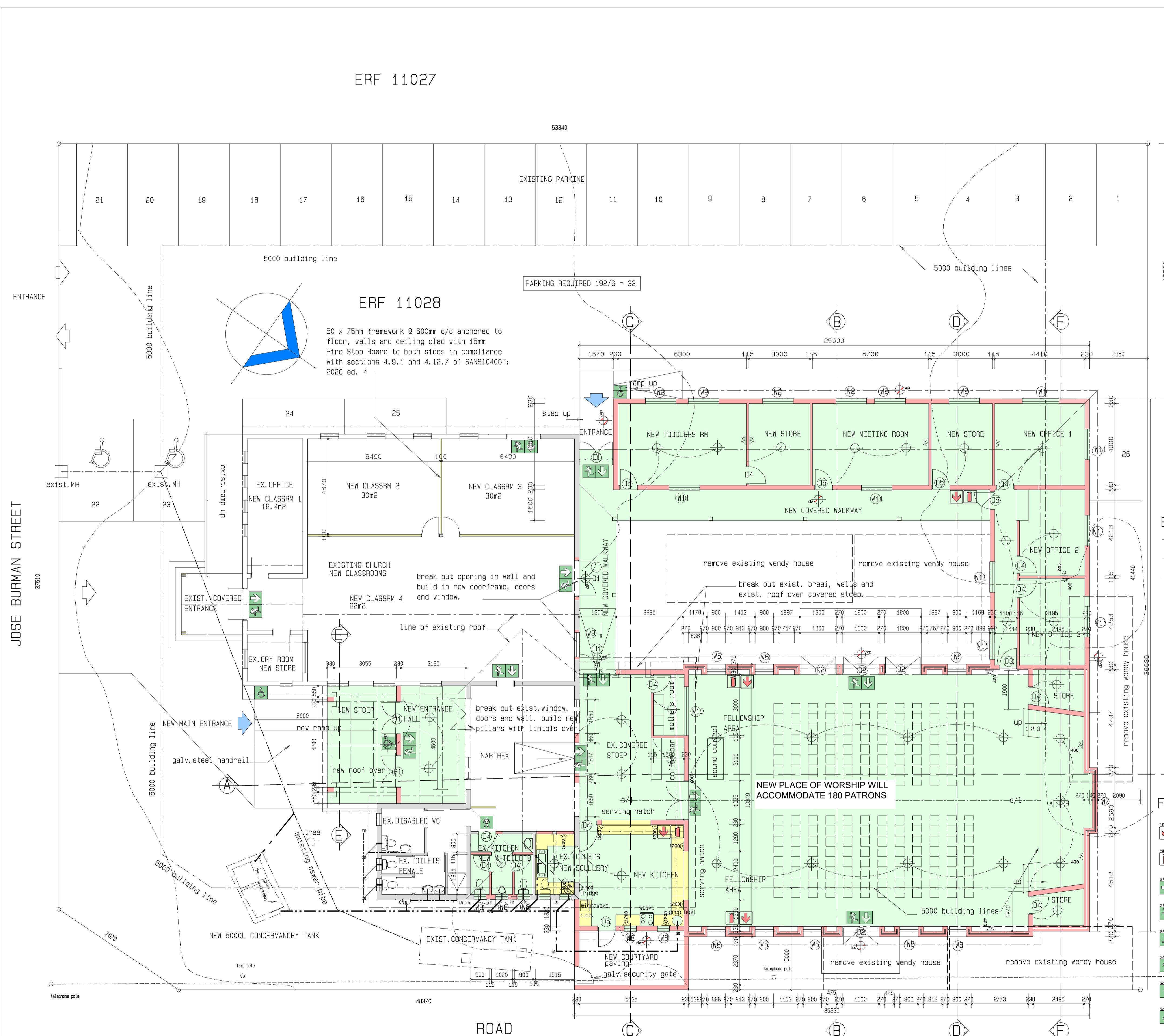
- The proposal falls within the existing land use tendencies in the area;
- The impact on services will be minimal;
- The proposal will not have a negative impact on the current character and land values of the surrounding erven;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the proposal would be considered favourably for Erf 11028 Hermanus.

ERF 11027

ERF 11028

ERF 1253



JOSE BURMAN STREET

ROAD

1:100 PLAN AND SITE PLAN

ELECTRICAL LEGEND

- ceiling light
- wall mounted light.
- wall mounted waterproof light.
- double wall socket height in mm above floor
- waterproof wall socket

FIRE SERVICES

- location of fire fighting equipment
- 4.5kg Dry Chemical Powder fire extinguisher
- general direction
- direction to escape route
- direction to escape route
- gents toilet
- ladies toilet
- wheelchairs
- emergency luminaire wall mounted above door with safety sign 60 minutes min.average illuminance 50lx measured 100mm above floor.

- 01 All the work will be executed in accordance with the standard building practices in terms of the National Building Regulations and Building Standards Act (Act103 of 1977, as amended)
- 02 Setting out of the building is the sole responsibility of the contractor and all building lines must be checked before the work commences.
- 03 Contractor must report any contradictions between drawings and/or specifications and/or structure or site to the architect before the work commences, as well as all the relevant dimensions pertaining to the work, ie All dimensions must be verified before the work is put in hand.
- 04 All the materials used must be of the best quality obtainable, and the work done by skilled artisans, carried out in such a way as to ensure the highest quality workmanship obtainable in the local industry. Work not complying with the above said will be condemned and redone, at the CONTRACTORS expense.
- 05 Contractor must comply with all the local by-laws and municipal ordinances and adhere to the contents of the NATIONAL BUILDING REGULATIONS.
- 06 The SAFETY of the Public and of the Workers on site is of the utmost importance and stays the responsibility of the contracting parties where applicable, while the work is in progress.
- 07 The site must be kept clean at all times and builders rubble removed from time to time, temporary toilet facilities must be provided, by the Contractor for the workers and kept clean at all times.
- 08 Contractor must not deviate from the plans and must notify the architect of any problems on site immediately they arise.
- 09 Use the indicated dimensions, and do not scale the drawing.
- 10 All materials on site must be stored properly to minimize any damage that might occur, planning the work sequence is of the utmost importance when ordering materials to ensure that they are not stored for too long a period.
- 11 Plastered walls must be given sufficient time to dry out before any paintwork commences.
- 12 All demolitions and works on site must be carried out carefully and in the safest possible manner and the contractor is to make a thorough examination and take all necessary precautions before proceeding with this work. The Contractor will be held solely responsible for any damage to personal property and for the safety of the structures and must make good at his expense any damage that may occur.
- 13 Water supply pipes and other piping that may be necessary to disconnect or cut, shall be stopped off or grubbed up and removed. New connections shall be made with proper fittings.

AREA	
existing church	= 281,69m ²
new foyer/stoep	= 19,50m ²
new office block	= 192,11m ²
new entrance hall	= 19,66m ²
new church	= 332,12m ²
total gr/fl	= 845,08m ²
erf coverage	= 2199,32m ²
	= 38,42%

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PROJECT :
**PROPOSED NEW CHURCH,
OFFICE BLOCK, FOYER AND
ALTERATIONS & ADDITIONS TO
EXISTING CHURCH OF CHRIST
ON ERF 11028 HERMANUS
JOSE BURMAN STREET**

DRAWING TITLE :
**1:100 PLAN AND
SITE PLAN**

DWG. No. :
CC 2023/2 - 1

SCALE :	1:100
DATE :	14 SEPTEMBER 2023
DRAWN :	HWJ
CLIENT :	