



ERF 166, CHURCH STREET, HAWSTON: APPLICATION FOR DEPARTURE: FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF REFORMED OLD APOSTOLIC CHURCH

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received in terms of Section 16(2)(b) of the By-Law for a **departure** to relax the northern lateral building line from 5m to 3,391m, the southern lateral building line from 5m to 2,0m and the rear building line from 5m to 2,133m to accommodate a proposed new facility for a place of worship.

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) 028-313 2093 / (e) loretta@overstrand.gov.za) on or before **30 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. H. Olivier** 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 166, KERKSTRAAT, HAWSTON: AANSOEK OM AFWYKING: FUTURE PLAN STAD- EN STREEKBEPLANNERS NAMENS GEREFORMEERDE OU APOSTOLIESE KERK

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ingevolge Artikel 16(2)(b) van die Verordening ontvang is vir 'n **afwyking** om die noordelike syboullyn vanaf 5m na 3,391m te verslap, die suidelike syboullyn vanaf 5m na 2,0m en die agterboullyn vanaf 5m na 2,133m om 'n voorgestelde nuwe fasiliteit vir 'n plek van aanbidding te akkommodeer.

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) 028-313 2093 / (e) loretta@overstrand.gov.za) voor of op **30 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, Mnr. H. Olivier** 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.

ERF 166, CHURCH STREET, HAWSTON: ISICELO SOPHAMBUKO: FUTURE PLAN YE-DOLOPHU KWAKUNYE NEE-REGIONAL PLANNERS EGAMENI LE BANDLA LAMA-REFORMED OLD APOSTOLIC

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo womasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) Ukuphambuka ngoku nyenyisa umgca wesakhiwo esingentla ukusuka kwii-mitha ezi 5m ukuya kwii-mitha ezi 3,391m, umgca wesakhiwo ongaseZantsi ukusuka kwii-mitha ezi 5m ukuya kwii-mitha eziyi 2,0m, kwakunye nomgca wesakhiwo esingasemva ukusuka kwii-mitha ezi 5m ukuya kwii-mitha ezi 2,133m, ukulungiselela isakhiwo esitsha sokukhonzela esicitywayo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngolu suku okanye ngaphambi komhla **30 Agasti 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziyo ungatsalela umnxeba **kuMcwangcisi weDolophu uMnu. H. Olivier** kule nombolo yomnxeba 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.



ERF 166, HAWSTON

APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:

- *Section 16 (2) (b) - Permanent departure from the provisions of the land use scheme.*

Application prepared for:

Reformed Old Apostolic Church & Overstrand Municipality

Application prepared by:

Future Plan Town and Regional Planners

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Submitted:

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June 2024





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1. EXECUTIVE SUMMARY

1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as *this office*) were approached by the property owners to assist with the applicable town planning application as was deemed necessary. After a lengthy consultation between this office and the property owners, a decision was made to proceed with the application.

This revision of the motivation report is due to the comments from the Engineering Services Department of the Overstrand Municipality. It was advised that the original Site Development Plan (SDP) cannot be supported because the entry and egress of the proposed place of worship do not conform to the standards of the aforementioned department.

Subsequent changes were discussed between all the relevant people involved with the proposal and the alternative has been brought forward on the new SDP. It with this that it should be noted that the new SDP is to replace the previously submitted SDP.

1.2. Application Summary

Herewith a land use planning application is made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (b) - Permanent departure from the provisions of the land use scheme*
 - *Relaxation of side boundary building line (northern boundary) from 5m to 3.391m*
 - *Relaxation of side boundary building line (southern boundary) from 5m to 2m*
 - *Relaxation of rear boundary building line from 5m to 2.133m*

Please refer to the following attached Annexures:

Annexure A: Application Form

Annexure B: Power of Attorney

Annexure C: Title Deed





2. THE PROPOSAL

2.1. Permanent Departure from the provisions of the Land Use Scheme

To reiterate those as mentioned earlier, an application in terms of Section 16 (2) (b) for a permanent departure of the prescribed boundary building lines of the Community Facility (CO1) zoning:

- *Relaxation of side boundary building line (northern boundary) from 5m to 3.391m*
- *Relaxation of side boundary building line (southern boundary) from 5m to 2m*
- *Relaxation of rear boundary building line from 5m to 2.133m*

The proposal includes the construction of a place of worship facility for the surrounding community of Hawston. In conjunction with the aforesaid facility, a 1.8m high boundary wall will be constructed, which will increase the security of the proposed place of worship.

Due to the limited width of the application site (15.740m), it is evident that the width of the application site cannot accommodate the proposed structure.

From the original circulation of the proposal to the relevant departments it was noted that no substantial objection was raised, and the consensus is that the application is supported, with the new changes incorporated.

Please refer to the figures on the following page for the attached Site Development Plan extracts.



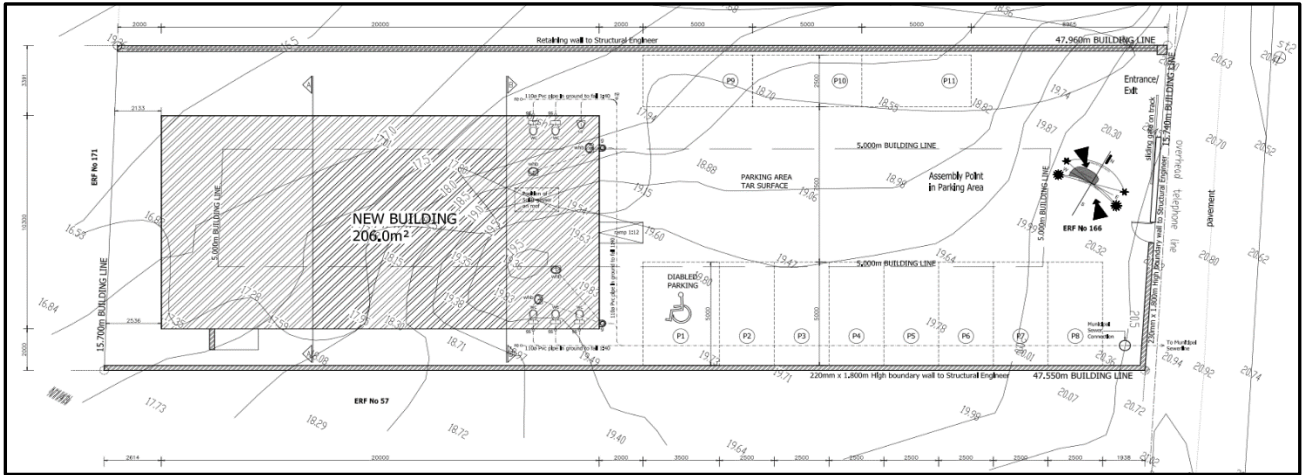


Figure 1: Site Plan

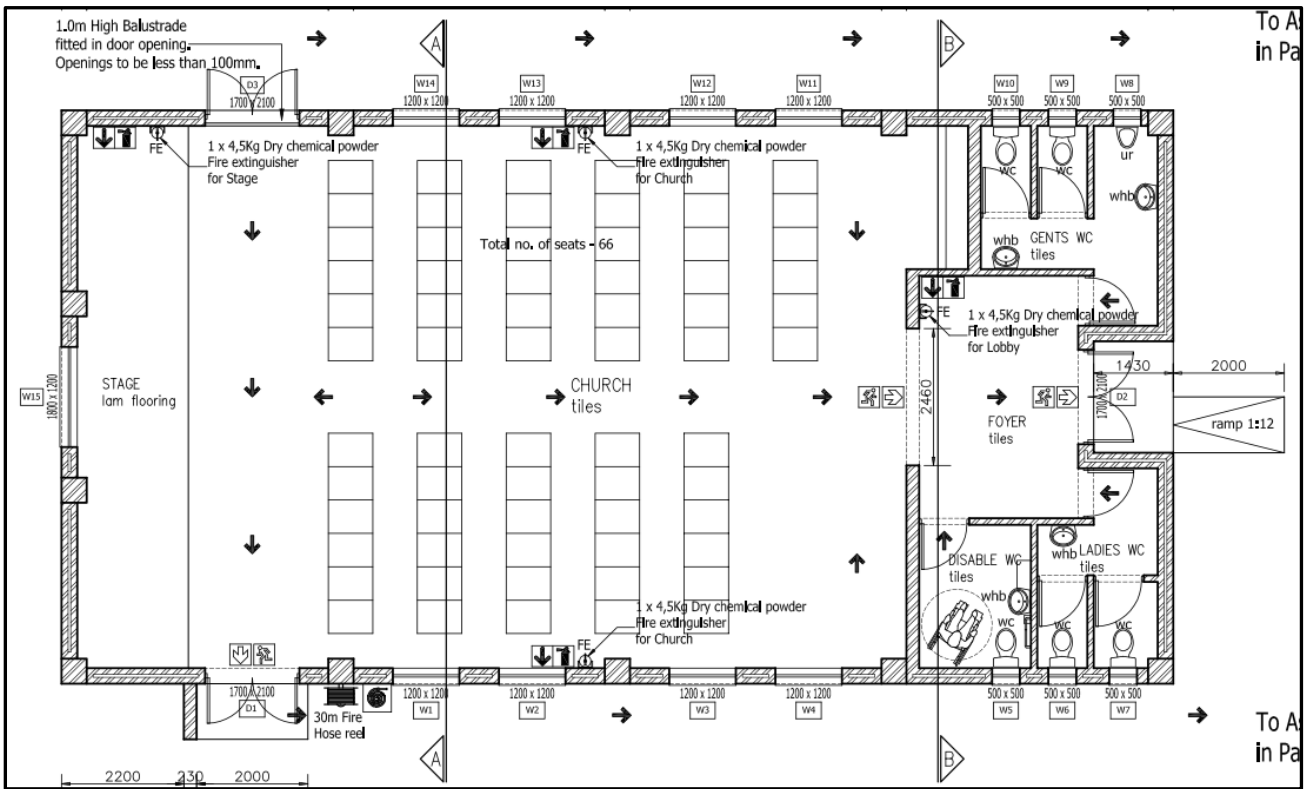


Figure 2: Building Layout

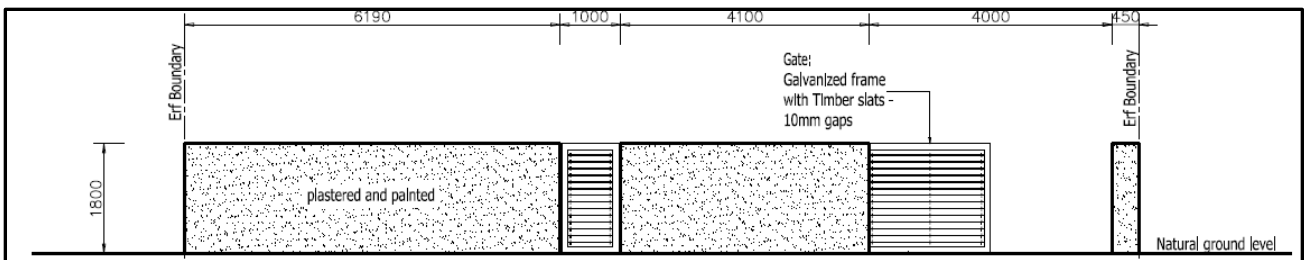


Figure 3: Typical boundary wall construction and section



3. CHARACTER OF ENVIRONMENT

3.1. Current Utilisation of Subject Erf & Zoning

Erf 166 is zoned as Community Facility 1 (CO1) and is currently vacant and Erf 171 is zoned as Single Residential 1.

3.2. Location and Surrounding Land Uses

The subject erf is located at 166 Church Street within Hawston, Overstrand Municipal districts.

3.3. Land Uses in the Area

Surrounding land uses are predominately residential, community facilities (other Churches and a place of instruction), and other amenities normally associated with residential areas.

Please refer to the Figures on Page 7.

3.4. Ownership Details

A perusal of the title deed revealed that no restrictive conditions could prohibit the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	Erf 166, Hawston situated in Hawston, Division Caledon
Ownership	Reformed Old Apostolic Church
Extent	750m ²
Title Deed Number	89653/93

Please note that the property is currently being transferred to the new owners, as described in the letter from the Executrix dated 11 August 2023.

3.5. Municipal Services, Access, and Parking

This office believes that sufficient service capacity exists to supply the proposed place of worship with the necessary services. Herewith a breakdown of the available services:

Water	Water provision is to be provided by the local authority – Overstrand Municipality. It is deemed that sufficient capacity is available.
Sewerage	Sewerage generated will be removed via the existing municipal sewerage network. The onus is on the property owner to ensure that a suitable connection is established.
Refuse Removal	Refuse generated from the proposed place of worship will be collected in secure bins and will be placed in the road reserve for collection by Overstrand Municipality every week.





Electricity	The main supply of electricity is deemed to be Eskom.
Stormwater	Stormwater will be channelled via the existing stormwater drainage system. From the SDP it is evident that a significant slope exists on the property. Every effort will be made to reduce the potential negative impact on the lower-laying properties.
Access and Parking	The proposal will accommodate sufficient on-site parking bays. According to the OMLUS (2020), a place of worship must accommodate one (1) on-site parking bay for every six (6) seats. Thus, the application site must provide at least seven (7) parking bays. According to the Site Development Plan, the application site can provide for eleven (11) on-site parking bays, of which one (1) is for a disabled person’s vehicle. Access will be obtained from Church Street, and parking will be provided at the back of the building. It should be noted that Erf 171 is notorially tied to Erf 166. Although the zoning of the properties is different, the purpose of the intention is clear in that the pastor’s house can be constructed on the property (Erf 171) in the future when the congregation has the required funding or, with rezoning and consolidation, Erf 171 can be included for additional parking if the congregation and building expand.

3.6. Figures

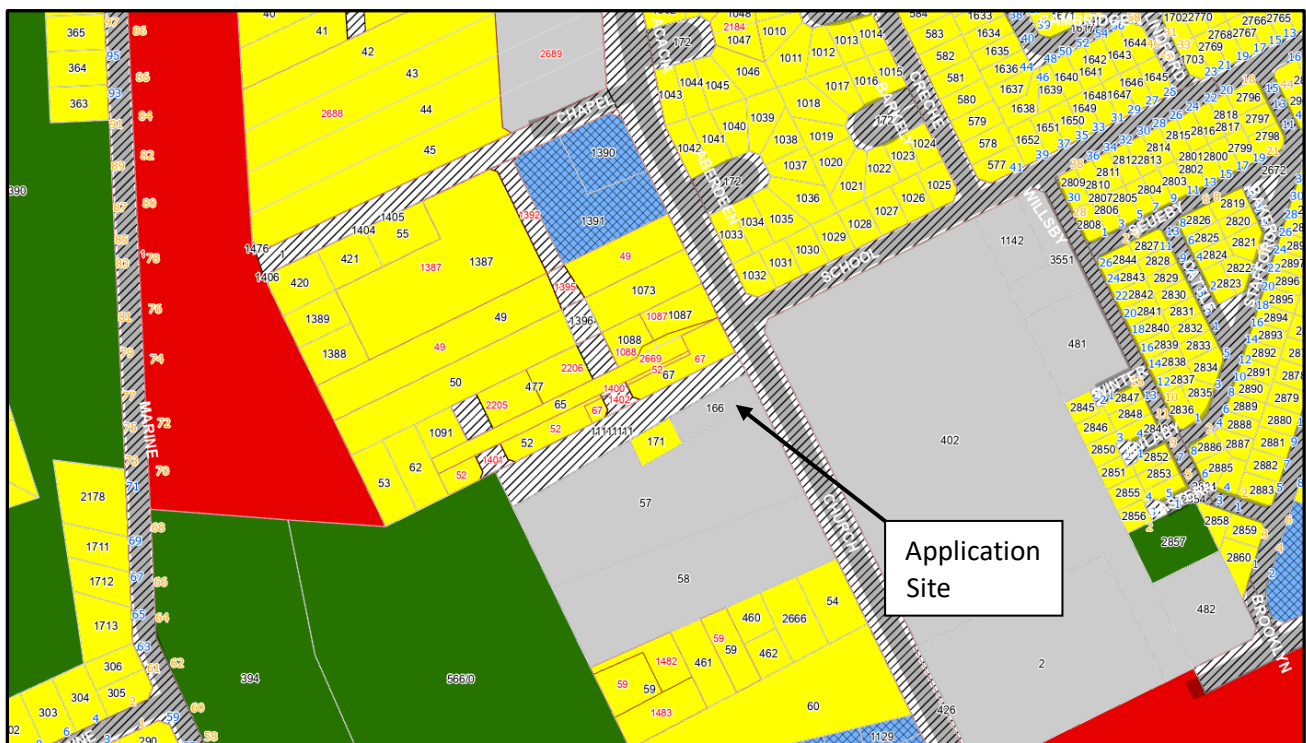


Figure 4: Application Site and surrounding zonings





Figure 5: Aerial view of the surrounding area.





4. NEED & DESIRABILITY

For an informed decision by the Authorised Official, it is crucial to address the need and desirability of an application. Therefore, this office has summarised a few site-specific key aspects that should be considered before a decision is made. Herewith is the need for the proposal:

- The proposed place of worship is over the prescribed building lines and does not conform to the development parameters of the CO1 zoning.

The proposal is deemed desirable due to the following reasons:

- The proposal will not detract from the abutting erven regarding privacy and loss of sunlight.
- The potential impact on the municipal services capacity is deemed to be insignificant.
- The application site is situated within an existing urban development area and thus is not deemed to negatively impact any environmentally sensitive areas.
- The proposal will add to the character of the surrounding area, and also serve as a mechanism that will serve the surrounding community. The proposal is deemed to be a positive aspect to the community.

The following aspects are also crucial to take into consideration when determining the desirability of an application:

Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020:

- *When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:*
 - *the application submitted in terms of this By-law;*
 - *the procedure followed in processing the application;*
 - *the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;*
 - *the comments in response to the notice of the application and the comments received from organs of state and internal departments;*
 - *the response by the applicant to the comments referred to in paragraph (d);*
 - *investigations carried out in terms of other laws which are relevant to the consideration of the application;*
 - *a registered planner, or a planner eligible for registration, written assessment, which includes:*
 - *an amendment of a Spatial Development Framework or land use scheme*
 - *an approval of an overlay zone contemplated in the land use scheme*
 - *a phasing, amendment or cancellation of a subdivision plan or part thereof*
 - *a determination of a zoning*
 - *a rezoning*
 - *the integrated development plan and Municipal Spatial Development Framework;*
 - *the applicable Local Spatial Development Frameworks adopted by the Municipality;*
 - *the applicable policies of the Municipality that guide decision-making;*
 - *the Provincial Spatial Development Framework;*
 - *where applicable, the regional spatial development framework;*
 - *the policies, principles, planning and development norms and criteria set by the national and provincial government;*
 - *the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;*





- *the principles referred to in Chapter VI of the Land Use Planning Act; and*
- *the relevant provisions of the land use scheme.*
- *An Authorised Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—*
 - *is consistent with the development parameters of the zoning;*
 - *is consistent with the development parameters of the overlay zone;*
 - *complies with the conditions of approval; and*
 - *complies with this By-law.*
- *When a site development plan is required in terms of development parameters or conditions of approval—*
 - *the Municipality may not approve a building plan if the site development plan has not been approved; and*
 - *the Municipality may not approve a building plan that is inconsistent with the approved site development plan.*

The application, site development plan, and subsequent attachments conform to the above specified regulations. The application in its current state can thus be accepted. The application shall thus be motivated and assessed in terms of its merits and desirability.

Section 49 of the Western Cape Land Use Planning Act of 2014:

When a municipality considers and decides on a land use application, the municipality must have regard to at least—

- *the applicable spatial development frameworks;*
- *the applicable structure plans;*
- *the principles referred to in Chapter VI;*
- *the desirability of the proposed land use, and*
- *guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.*

It is the opinion of this office that the proposed application is well motivated in terms of the legislation as provided for in this motivation report and is not deemed to impose an unusual risk to the surrounding community due to the following reasons:

- The proposed place of worship will serve a fundamental purpose in the greater community of Hawston. It has been proven that aforementioned land uses serve the community, and it is our believe that the proposed place of worship will serve the community.
- No threat to the health and safety of the surrounding community is envisaged.
- The proposal is line with the applicable SDF and other regulatory documentation.
- The proposed placement of the structure is not deemed to impact negatively on the abutting erven in terms of loss of sunlight and privacy.

Thus, this office believes that the proposal can be deemed desirable.





5. LEGISLATION

Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), is aimed at providing general direction to guide decision-making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns, and residential areas.

The key statutory requirements of the SDF are as follows:

- give effect to the principles, norms, and standards.
- Include a written and spatial representation of the Municipality's five-year spatial development plan.
- Include a longer spatial development vision statement.
- Identify current and future structuring elements of the Municipal spatial form (i.e., development corridors, activity spines, economic nodes, etc.).
- Include population growth estimates for the next five years.
- Include estimates for the demand for housing units and the planned location and density of future housing developments.
- Include estimates of economic activity, employment trends, and locations in the Municipality for the next five years.
- Identify, quantify, and provide location requirements for the next five years of engineering infrastructure and services.
- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Include a strategic assessment of the environmental pressures.
- Create opportunities (incl. spatial location of environmental sensitivities, high potential agricultural land, and coastal strips).
- Identify areas where more detailed local plans must be developed and shortened land use procedures may be applicable.
- Provide spatial expression of integration of municipal sectoral policies.
- Determine a capital expenditure framework for the Municipal development programmes depicted spatially.
- Include an implementation.

The proposal is not deemed to be in contravention of the Overstrand SDF as it does not contradict the abovementioned statutory requirements of the SDF. Further to those described above, the application site is





in an urban development area within the urban edge of Hawston. The proposal is thus not in contravention of the SDF.

Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to address our communities' development needs with clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The provision of democratic, accountable, and ethical governance
- The provision and maintenance of municipal services
- The encouragement of structured community participation in the matters of the municipality
- The creation and maintenance of a safe and healthy environment
- The promotion of tourism and economic and social development.

The IDP is crucial to take into consideration in any planning-related application. It is the opinion of this office that the proposal promotes social development and creates a safe and healthy environment, not only for the proposed place of worship but also for the surrounding community of the area.

Overstrand Municipal Growth Management Strategy (2010)

Hawston, situated approximately 11km outside of Hermanus, consists predominantly of residential erven and has some of the oldest residential buildings in the Overstrand area. The proposal in its current form is not deemed to impact negatively on the provisions of the Growth Management Strategy.

The application site is not within a Heritage Overlay Zone defined in the Growth Management Strategy and will thus not constitute any heritage-related aspects.

Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning in terms of the "General criteria for consideration of applications":

- When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:
 - the application submitted in terms of this By-law;
 - the procedure followed in processing the application;
 - the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;





- the comments in response to the notice of the application and the comments received from organs of state and internal departments;
- the response by the applicant to the comments referred to in paragraph (d);
- investigations carried out in terms of other laws which are relevant to the consideration of the application;
- a registered planner, or a planner eligible for registration, written assessment, which includes:
 - an amendment of a Spatial Development Framework or land use scheme
 - an approval of an overlay zone contemplated in the land use scheme
 - a phasing, amendment or cancellation of a subdivision plan or part thereof
 - a determination of a zoning
 - a rezoning
- the integrated development plan and Municipal Spatial Development Framework;
- the applicable Local Spatial Development Frameworks adopted by the Municipality;
- the applicable policies of the Municipality that guide decision-making;
- the Provincial Spatial Development Framework;
- where applicable, the regional spatial development framework;
- the policies, principles, planning and development norms and criteria set by the national and provincial government;
- the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;
- the principles referred to in Chapter VI of the Land Use Planning Act; and
- the relevant provisions of the land use scheme.
- An Authorized Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—
 - is consistent with the development parameters of the zoning;
 - is consistent with the development parameters of the overlay zone;
 - complies with the conditions of approval; and
 - complies with this By-law.
- When a site development plan is required in terms of development parameters or conditions of approval—
 - the Municipality may not approve a building plan if the site development plan has not been approved; and
 - the Municipality may not approve a building plan that is inconsistent with the approved site development plan.





The proposal is not considered a deviation from the requirements above; however, it is substantially per any residential area that is dependent on community facilities such as schools and churches and is not deemed to pose a significant threat to the surrounding community. These facilities are corner stones of any community and provide for the fundamentals of any society.

Planning Principles

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

Spatial Justice

Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.

The proposed application will not contribute to perpetuating past apartheid spatial development imbalances by promoting the general implementation of community facilities that are aimed at uplifting the surrounding community through unrestricted means of worship and practicing religion.

Spatial Sustainability

A spatially sustainable settlement will have an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, scenic and cultural landscapes, and ultimately limiting urban sprawl.

The proposal will continue to protect any environmentally sensitive areas and cultural landscapes, as it is in an already developed residential area. It will thus not alter any environmentally sensitive areas or agricultural land.

Efficiency

Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.

The proposed development will optimally harness the potential that sustainably exists on the subject property that is situated in an already developed area, as is evident in the proposed SDP.





Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.

The proposed development is well aligned with the spatial plans and policies, enabling the subject property to resist, absorb, and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

Good Administration

Good administration in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued.

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. In addition, Future Plan Town and Regional Planners will also respond to the public's comments and consider the comments in the project's planning.

This section outlines how the proposed development aligns with the core planning principles outlined in SPLUMA and LUPA. The proposal can therefore encompass and promote all planning principles.





6. CONCLUSION & RECOMMENDATION

It should be noted that the property (original erf) was bigger and that a portion was alienated to make space for the road infrastructure, which now limits the potential development on Erf 166.

Further motivation is that no residential or commercial development will negatively affect it, as the property to the southeast is of the same zoning, and a road reserve is set out on the northern side. This application will thus not negatively affect any neighbour or flow of traffic or endanger any and all environmental situations.

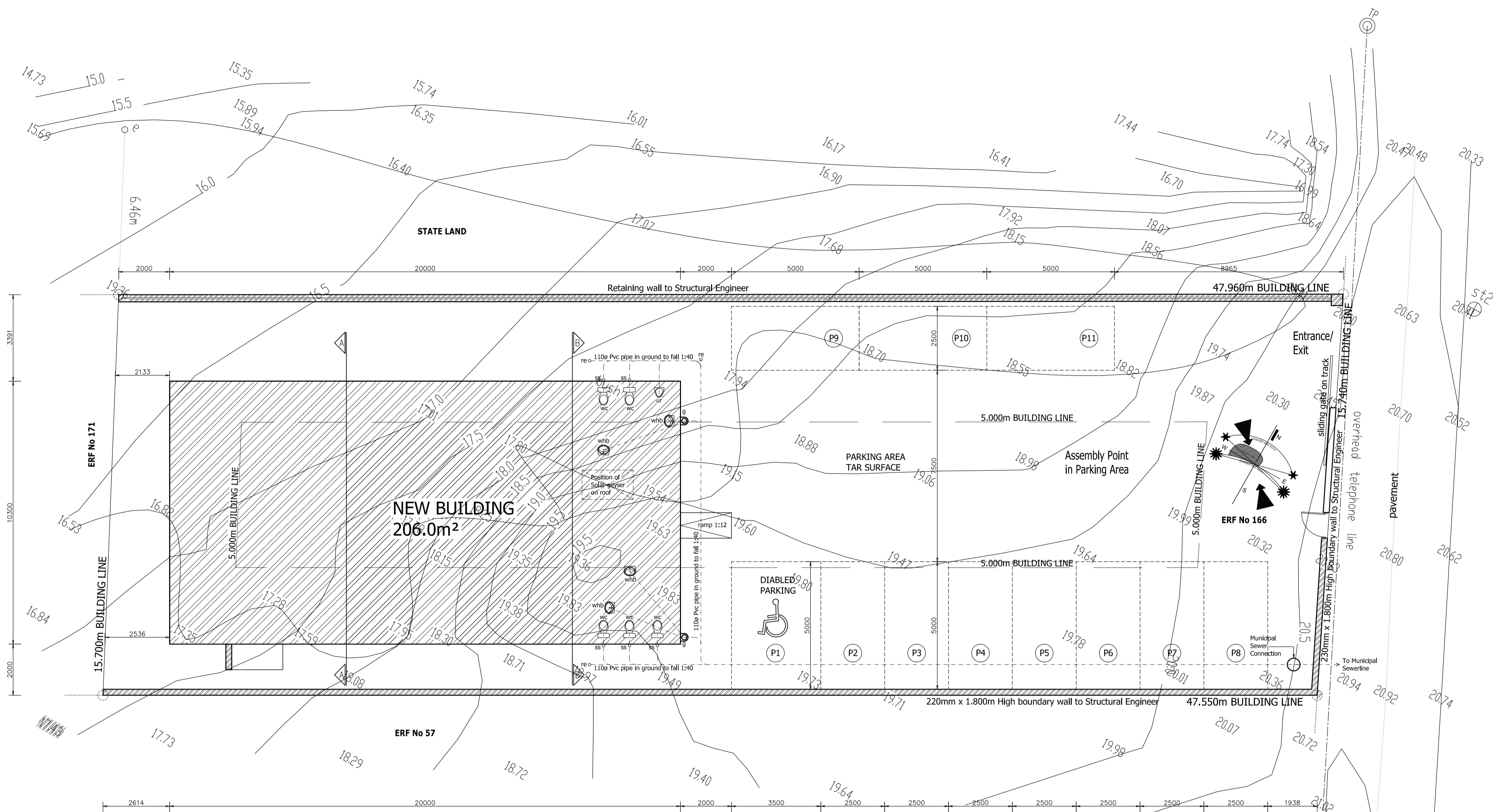
The motivation report has provided a clear and complete analysis of the land use proposal. It was proven that the application is desirable and will not adversely impact the existing landscape. It was also demonstrated that the proposal is well aligned with the spatial planning initiatives for the area in which it is located.

Considering the above, it is recommended that the following applications:

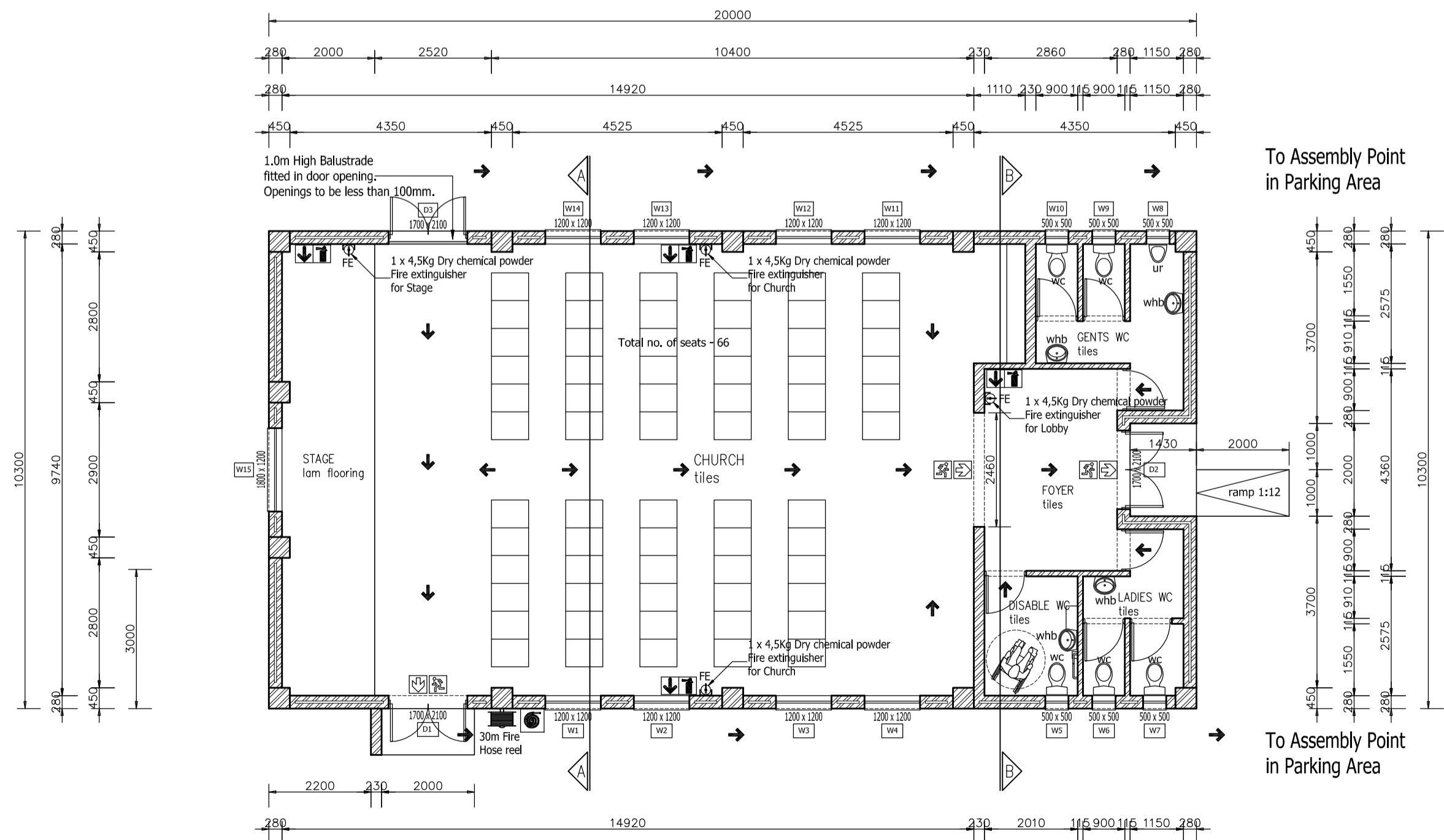
- *Section 16 (2) (b) - Permanent departure from the provisions of the land use scheme*
 - *Relaxation of side boundary building line (northern boundary) from 5m to 3.391m*
 - *Relaxation of side boundary building line (southern boundary) from 5m to 2m*
 - *Relaxation of rear boundary building line from 5m to 2.133m*

be approved in terms of Section 16 of the OMLUS.





Site Plan
Scale 1:100



Ground Storey Plan
Scale 1:100

SANS 10400 – PART T

EXAMPLE: INTERNAL DIRECTIONAL ESCAPE SIGNS
TYPE: SABS Approved Photo Luminescent Directional Escape Sign-Running Man and Directional Arrow
SIZE: 190mm x 190mm per sign
COLOR: White Figure on Green Background

EXAMPLE: INTERNAL SYMBOLIC SAFETY SIGNS
TYPE: SABS Approved Photo Luminescent Symbolic Safety Sign-Fire Extinguisher and Indicating Arrow
SIZE: 190mm x 190mm per sign
COLOR: Red Figure on White Background

RULE: SANS 10400 – 2011 – T4.37
SUBJECT: Portable Fire Extinguishers
NOTES: 4.5kg Dry Powder Type (A1-Entertainment) and 5kg CO2 Type (Kitchen Areas) SABS Approved Fire Extinguishers to be installed and equally distributed as indicated on the Fire Plan.

RULE: SANS 10400 – 2011 – T4.20
SUBJECT: Dimensions of Components of Escape Routes
NOTES: The width of any part of an escape route shall be not less than 1,5m wide in all areas.

RULE: SANS 10400 – 2011 – T4.30
SUBJECT: Lighting of Feeder and Emergency Routes
NOTES: Emergency Lighting for the Building shall be independent of the mains supply for not less than 120 minutes to Electrical Engineer's Detail.

RULE: SANS 10400 – 2011 – T4.34
SUBJECT: Hose Reels
NOTES: 30m Fire Hose Reels per floor shall be installed as indicated on the Fire Plan. The Fire Hose Reels and Installation to comply with SABS 543.

RULE: SANS 10400 – 2011 – T4.29
SUBJECT: Markings and Signposting (To be fixed in aluminium frames)
NOTES: All signs to comply with the requirements contained in SABS 1186 as indicated on the Fire Plan.

RULE: SANS 10400 – 2011 – T4.33
SUBJECT: Water Retention for Fire Fighting-(To Civil Engineer's Detail)
NOTES: Water supply to be sufficient ensuring flow rates and pressures as follows:
Hose Reels – 0,5litre/second @ 300kPa

FIRE EQUIPMENT:

SYMBOL	DESCRIPTION
	1 x 30m FIRE HOSE REEL.
	FIRE EXTINGUISHER
	EXIT LIGHT ABOVE DOOR C/W BATTERY BACK-UP PROVIDING MINIMUM 120 MIN. LUMINANCE.
	DIRECTIONAL ESCAPE ARROWS FIRE EXIT SIGN

PARKING

Land Use	Parkings Required	No. of Seats
Place of worship	1 Parking per 6 seats	66 Seats

11 on site parkings required and 11 bays provided.
1 Physically disabled accessible parking.

AREAS

PROPOSED NEW BUILDING	203.14 m²
COVERED PORCH	2.86 m²
TOTAL	206.00 m²
ERF COVERAGE	750.0 m²
	27.47 %

C. Geldenhuys
CRAG ARCHITECTURAL DESIGN
P.O. BOX 517
GLEDOLM
7230
C.GELDENHUYS - 082 836 8631
SAGAP - PAD - 20718

PROJECT

NEW BUILDING ON
ERF 166
CHURCH STREET
HAWKSTOWN

CLIENT

REFORMED OLD APOSTOLIC CHURCH

DESCRIPTION

SITE- & GROUND STOREY PLAN
COUNCIL SUBMISSION

SCALE (Drawing) 1:100
SCALE (Site) 1:1000
DATE 07/11/2024
PROJECT NO. 2024-05-01-REV 8
DATE 07/11/2024
VIEW NO. 2024