

CONSENT-USE AREA LEGEND	
Convenience Shop	
Function Venue	
Agriculture Employee Accommodation	
Main Residential Building	

ERF 1962

ERF 2377
29005 sqm

ERF 256

EX. PATIO AREA	
AREA TOTALS:	
Ex. Function Venue (Uncovered)	82 sqm
Ex. Function Venue (Covered - Incl. Walls)	80 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	162 sqm
Kitchen, Bar & Seating area	40 bays / 100 sqm seating (0.40)
Parking required:	64.8 Parkings

EX. BUILDING (4-6)	
AREA TOTALS:	
Agriculture Employee Accommodation	69 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	3 Units
1 bays / per unit	x 1.00
Parking required:	3 Parkings

PROP. BUILDING (1-3) & EX. BUILDING (7)	
AREA TOTALS:	
Agriculture Employee Accommodation	188 sqm
PARKING CAL'S:	
Agriculture Employee Accommodation	
Total Units	4 Units
1 bays / per unit	x 1.00
Parking required:	4 Parkings

EX. BUILDING (8)	
AREA TOTALS:	
Function Venue	157 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	157 sqm
Seating Area/Activity/Alse space	40 bays / 100 sqm seating (0.40)
Parking required:	62.8 Parkings

SITE PLAN / Parking Calculations
SCALE 1:500

MUNICIPAL INFORMATION:

ERF No:	ERF 2377, THEESCOMBE
Building ERF Area:	29005 sqm
Existing Floor Area:	925 sqm
New Floor Area:	141 sqm
Total Floor Area:	1066 sqm
Ex. Coverage:	925 sqm - 3.19%
Prop. Coverage:	141 sqm - 0.49%
Total Coverage:	1066 sqm - 4%
NEW GARAGES:	0
NEW BATHROOMS:	0

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Agriculture Zone 1	Agriculture Zone 1
Height Restrictions:	8.5M / 15M	8.5M / 15M
Building Line Front:	10.000mm	10.000mm
Building Line Sides:	10.000mm	10.000mm
Building Line Rear:	10.000mm	10.000mm
Ex. Coverage:	—	925 sqm - 3.19%
Prop. Coverage:	—	141 sqm - 0.49%
Total Coverage:	580 sqm - 20%	1066 sqm - 4%
PI	0.00	0.04
PARKING BAYS	141 bays	142 bays

TOTAL AREAS

Agriculture Employee Accommodation:	
Ex. building (4-6)	69 sqm
Prop. building (1-3) & Ex. building (7)	188 sqm
TOTAL:	257 sqm

Function Venue:

Ex. Patio area (Restaurant / Coffee shop)	162 sqm
Ex. Building (8)	157 sqm
TOTAL:	316 sqm

Convenience Shop (Farm stall):

Ex. Store as New Farm Stall	146 sqm
TOTAL:	146 sqm

Main Residential Building:

TOTAL:	357 sqm
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Ex. Storage at Building 8:

TOTAL:	21 sqm
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Storage area & Process Room:

TOTAL:	34 sqm
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TOTAL PARKINGS REQUIRED

Agriculture Employee Accommodation:	
Ex. building (4-6)	3.0 Parkings
Prop. building (1-3) & Ex. building (7)	4.0 Parkings
TOTAL:	7.0 Parkings

Function Venue:

Ex. Patio area (Restaurant / Coffee shop)	64.8 Parkings
Ex. Building (8)	62.8 Parkings
TOTAL:	127.6 Parkings

Convenience Shop (Farm stall):

Ex. Store as New Farm Stall	5.84 Parkings
TOTAL:	5.84 Parkings

Main Residential Building:

TOTAL:	1.0 Parkings
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Ex. Storage at Building 8:

TOTAL:	0.21 Parkings
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Ex Storage & Ex. Process Room:

TOTAL:	0.34 Parkings
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Total Parkings required:	141.99 Parkings
Total Parkings provide:	142 Parkings

REVISIONS:

GENERAL NOTES:

All dimensions to be checked on the before construction commences. All dimensions are given in millimetres, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Construction to be a suitable, qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the client's CDD (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations (SANS 1040). Before the drawing is issued, the contractor is responsible to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to the architect's approval. All materials to be provided in strict accordance with manufacturer's specifications. All work to be done in accordance with the relevant code of practice as specified in SANS 1040 Part 2. All new work to be made good with existing. This drawing is not to be used unless printed by the architect. All existing dimensions not to be relied upon. Drawings to be checked on site. Any discrepancies shall be reported by the designer immediately and clarified by the architect prior to commencement of work. Top of foundations to be confirmed at 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per engineer drawing to be on 200mm "topsoil" sub-grade on 100mm sand blinding layer and on well compacted 10% layers not more than 100mm. All proposed garden 20% rise. Slope under all walls, windows, etc and all changes in floor level. The architectural drawings to be read in conjunction with the engineer's and consultant's drawings, where applicable, all building work to be carried out in accordance with the national building regulations. The contractor is responsible for all the work to be inspected and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on the top of the roof prior to roof construction. All the work to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark at 100.00m of new floor level. All not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a list of level based drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON ERF 2377, THEESCOMBE, PORT ELIZABETH FOR Mr Saunders

Signature
CLIENT SIGNATURE

BLACKHOUND
ARCHITECTURE & RENDERING

027 299 9977 | 027 418 4867
info@blackhoundsdesign.com
Unit 10, The Network, 19 Coastal Rd
Kleinmond, Port Elizabeth, 6001

PROFESSIONAL SIGNATURE:
12 May 2026

MUNICIPAL INFORMATION:

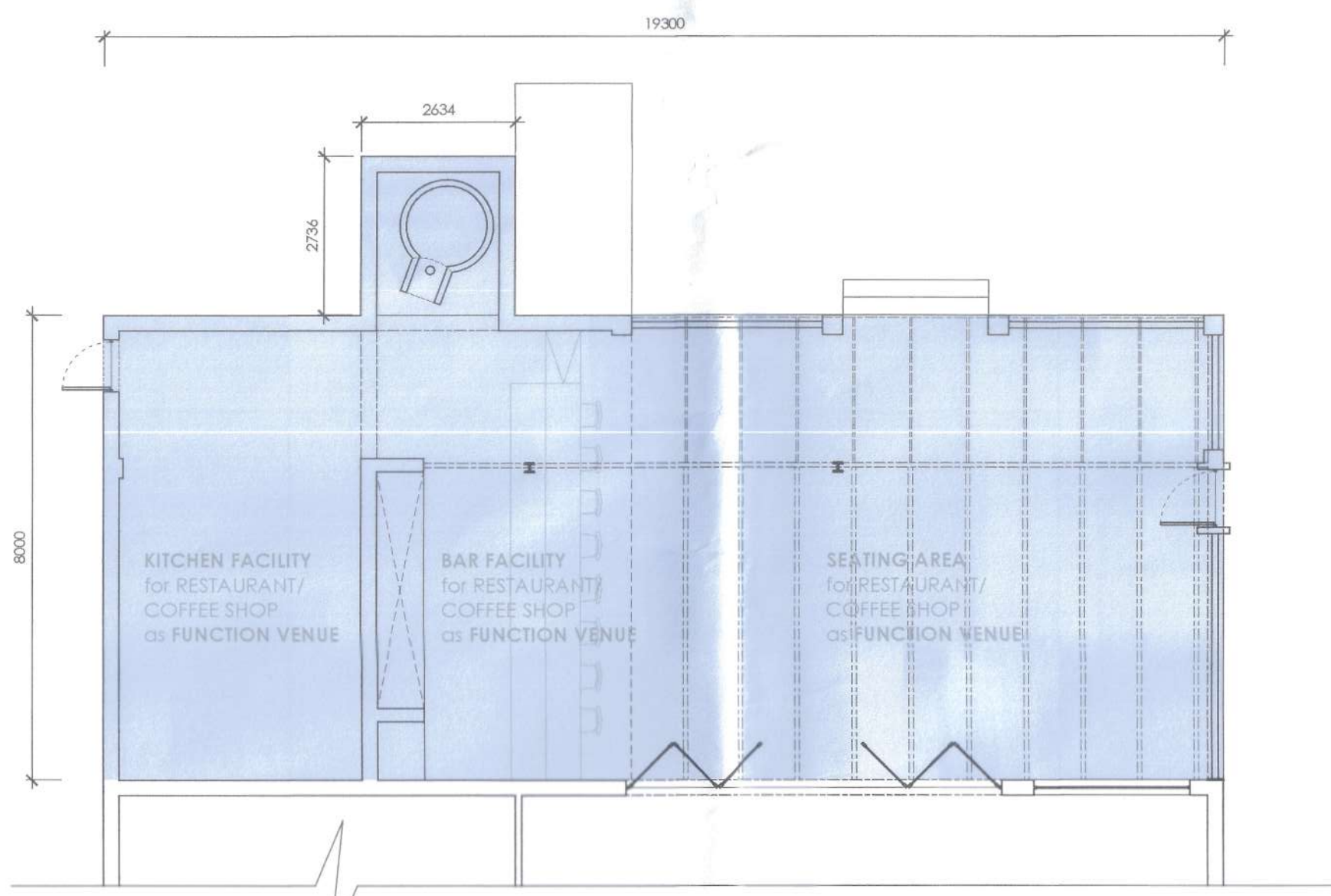
ERF NO:	2377, Theescombe
ERF AREA:	29005 sqm
EXISTING AREA:	925 sqm
NEW AREA:	141 sqm
TOTAL AREA:	1066 sqm
EX. COVERAGE:	925 sqm - 3%
NEW COVERAGE:	141 sqm - 0.49%
TOTAL COVERAGE:	1066 sqm - 4%
NEW GARAGES:	0
NEW BATHROOMS:	0
POOL:	10
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	27

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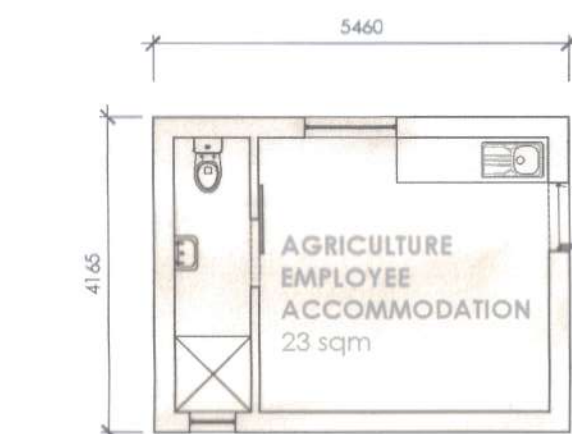
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DRAWING NO.: 20250512_STABLES_M001
DRAWN BY: DWP
PRINT DATE: 12 May 2026

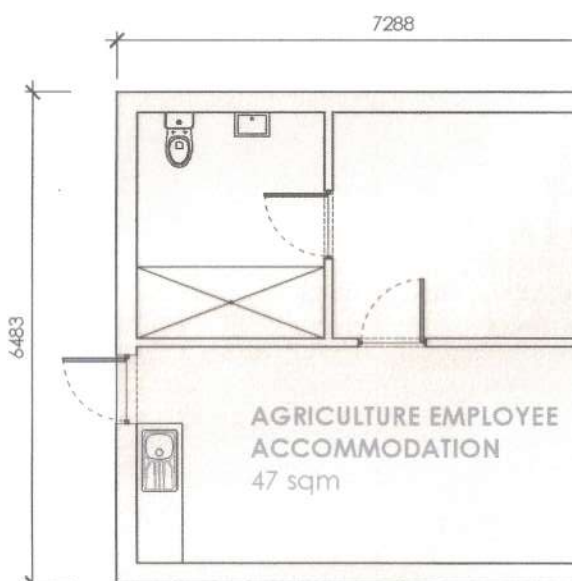
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SHEET NO.: 001



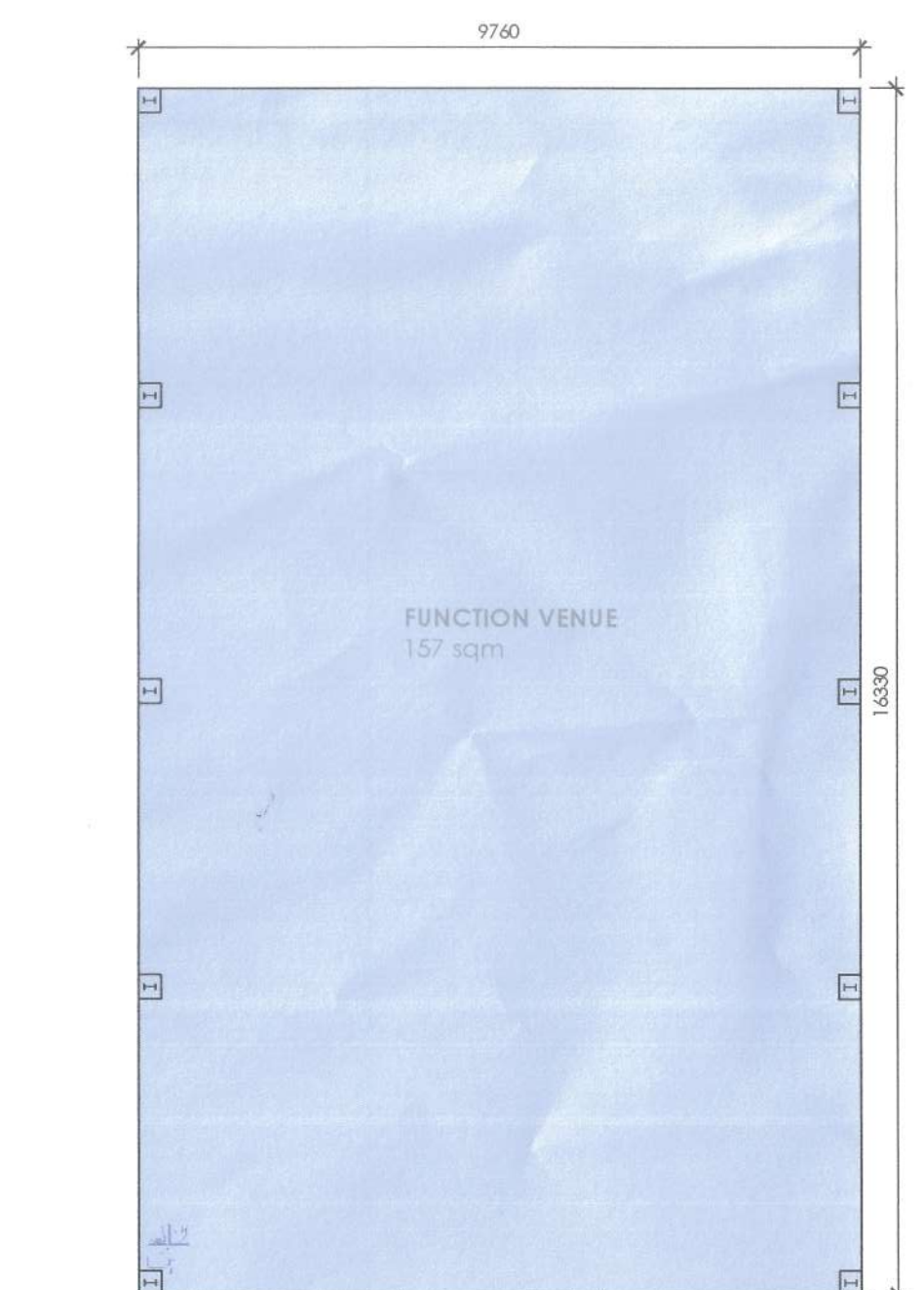
FLOOR PLAN / EX. PATIO AREA
SCALE 1:100



FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100



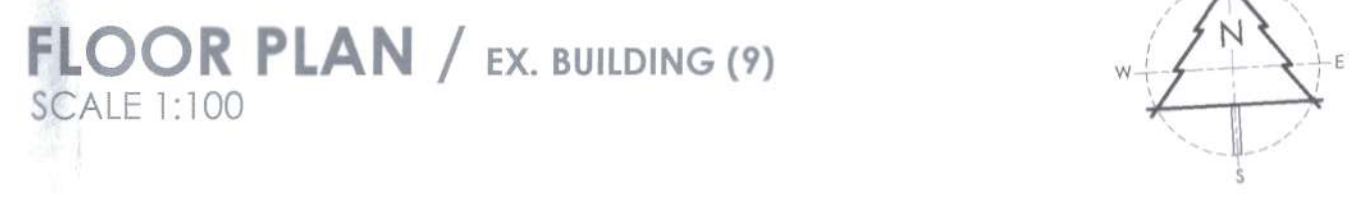
FLOOR PLAN / PROP. BUILDING (1-3) & EX. BUILDING (7)
SCALE 1:100



FLOOR PLAN / EX. BUILDING (8)
SCALE 1:100

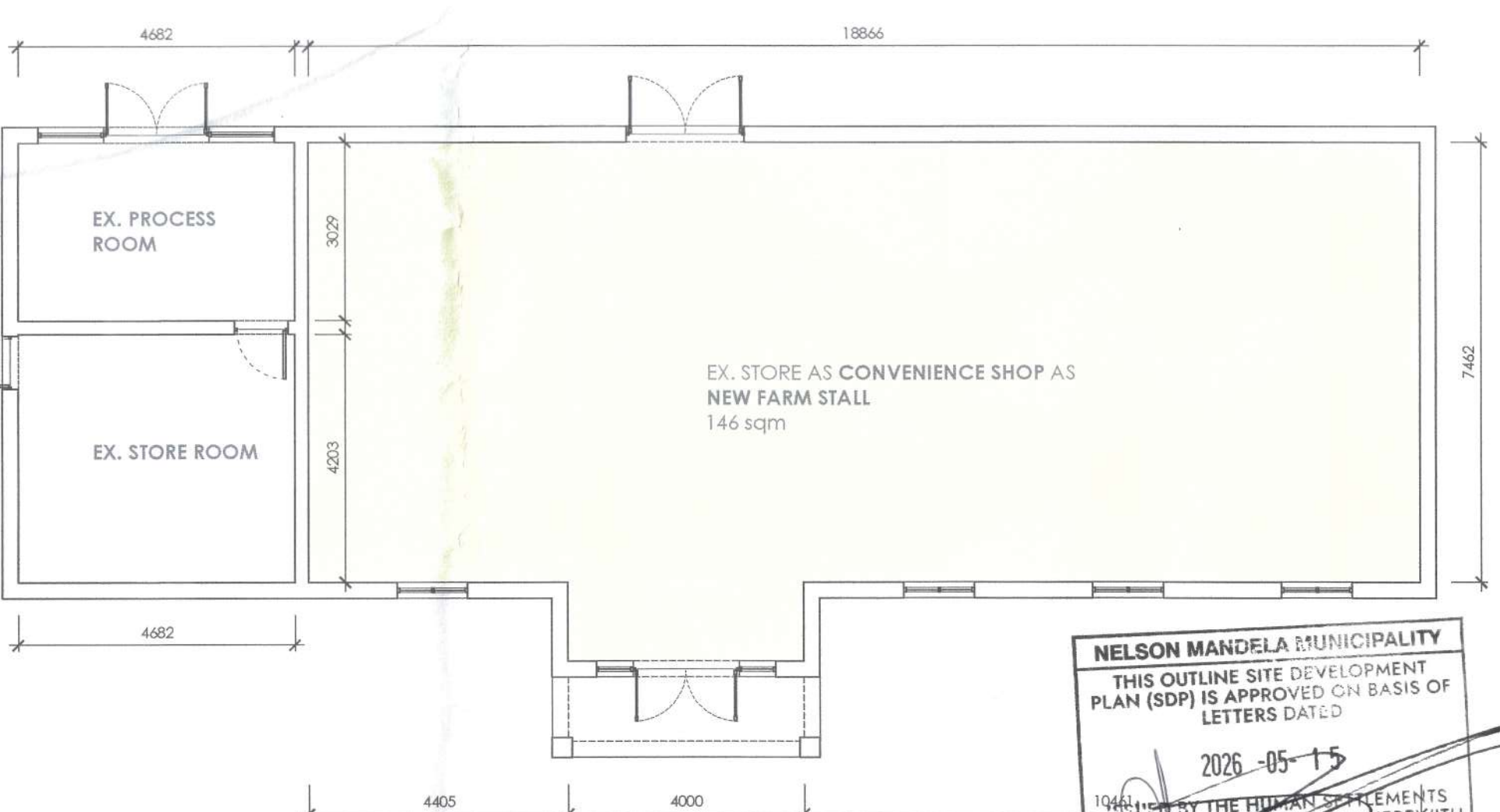
EX. BUILDING (9)	
AREA TOTALS:	
Ex. Facility as Ancillary to Function Venue (excluding restrooms)	56 sqm
Ex. Outdoor covered area	29 sqm
Ex. Pergola area	72 sqm
Ex. Storage	21 sqm
PARKING CAL'S:	
Ex. Storage	21 sqm
Storage	21 sqm
Ex. Storage	21 sqm
1 bays / 100 sqm (0.01)	x 0.40
Parking required:	0.21 Parkings

FLOOR PLAN / EX. BUILDING (9)
SCALE 1:100

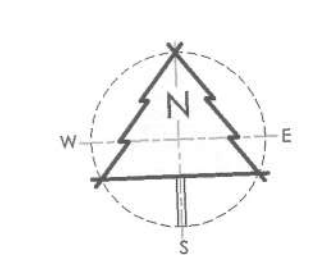


FLOOR PLAN / EX. GREENHOUSE COVER
SCALE 1:100

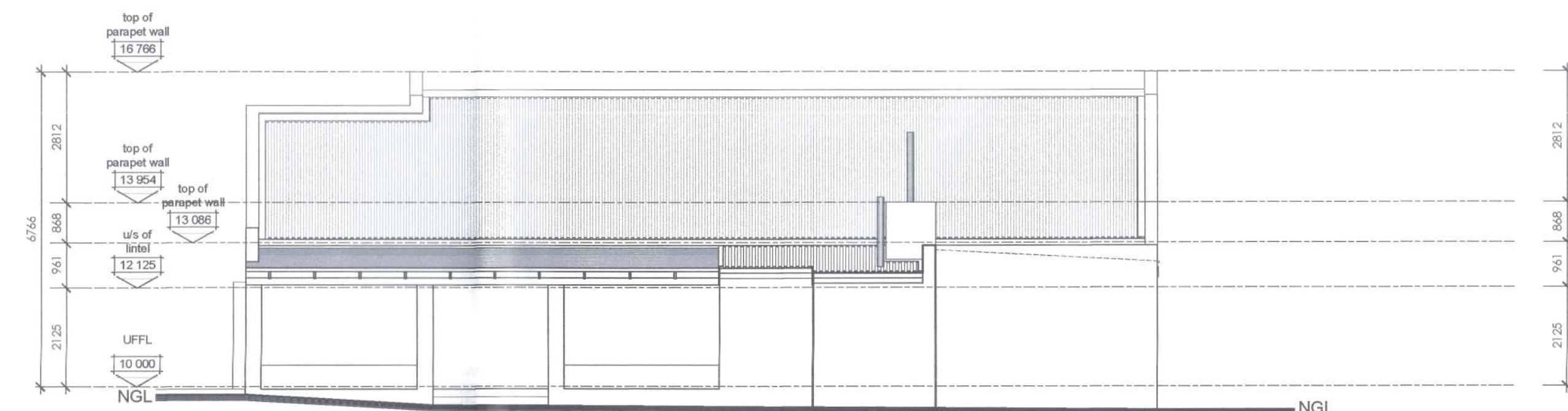
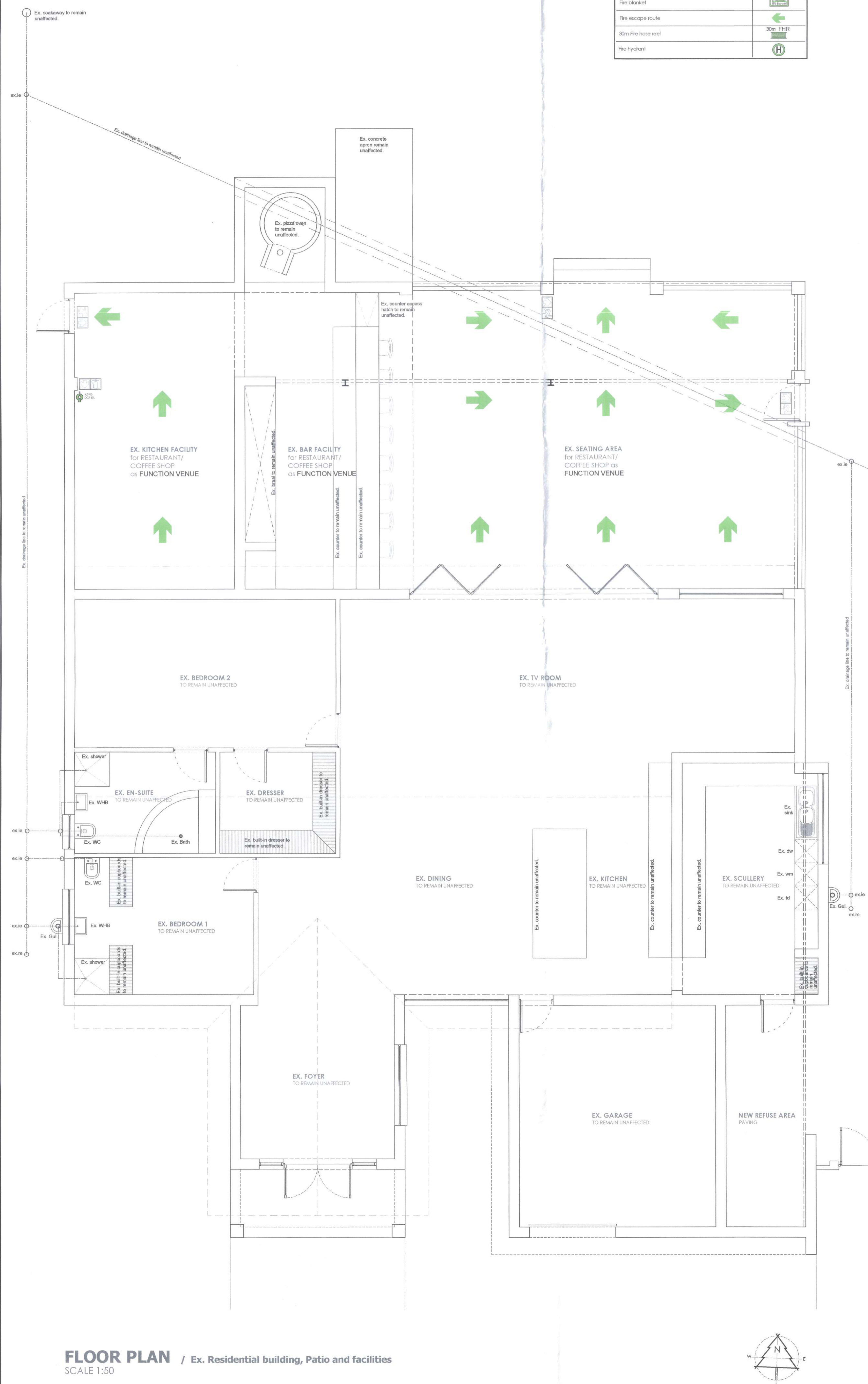
EXISTING FARMSTALL & FACILITIES	
AREA TOTALS:	
Farm Stall (Convenience Shop)	146 sqm
Ex. Store Room	20 sqm
Ex. Process Room	14 sqm
PARKING CAL'S:	
Ex. Store as New Farm Stall	146 sqm
Convenience Shop:	
Ex. Store as New Farm Stall	146 sqm
4 bays / 100 sqm (0.04)	x 0.04
Parking required:	5.84 Parkings
Ex. Process Room	14 sqm
Zoning: Agriculture 1	
Ex. Process Room	14 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.14 Parkings
Ex. Store Room	20 sqm
Zoning: Agriculture 1	
Ex. Store Room	20 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.2 Parkings



FLOOR PLAN / EX. FARM STALL & FACILITIES
SCALE 1:100



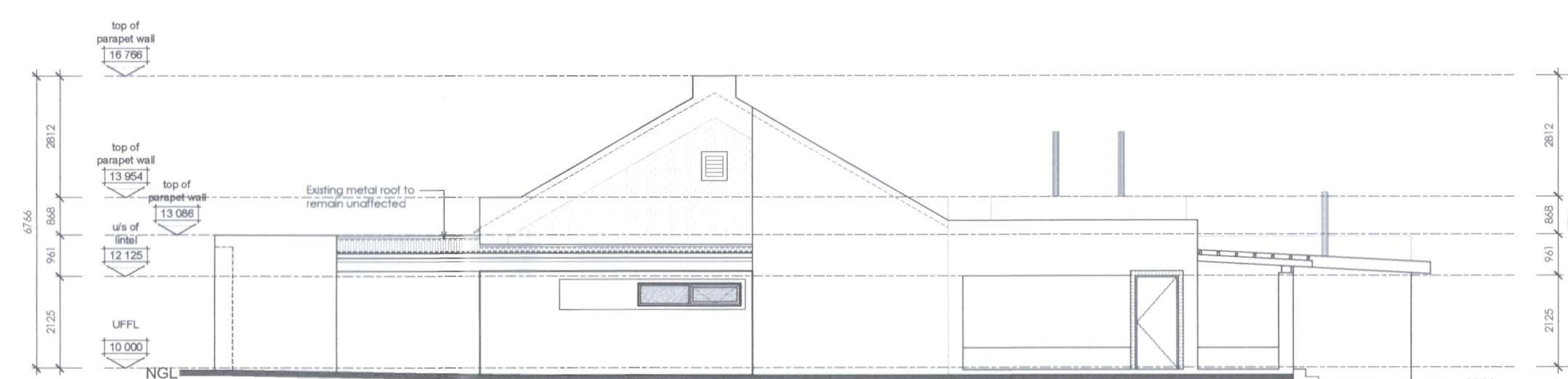
FIRE PLAN LEGEND	
Smoke Detectors	
Manual Control Panel	
Signage for direction of fire escape route	
Signage for fire extinguisher	
Fire extinguisher	
Fire blanket	
Fire escape route	
30m fire hose reel	
Fire hydrant	



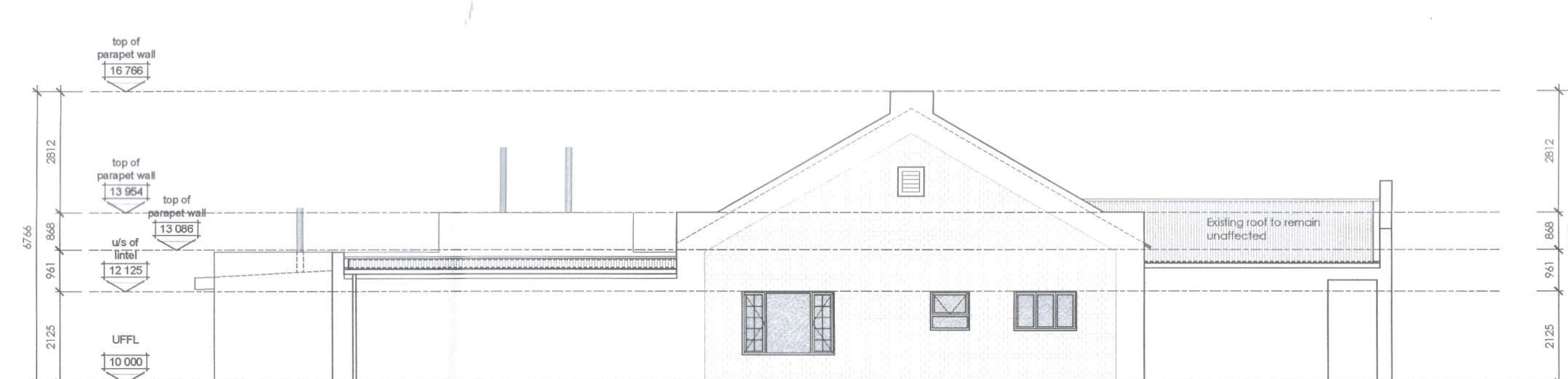
NORTH ELEVATION / Ex. Residential building, Patio and facilities
SCALE 1:100



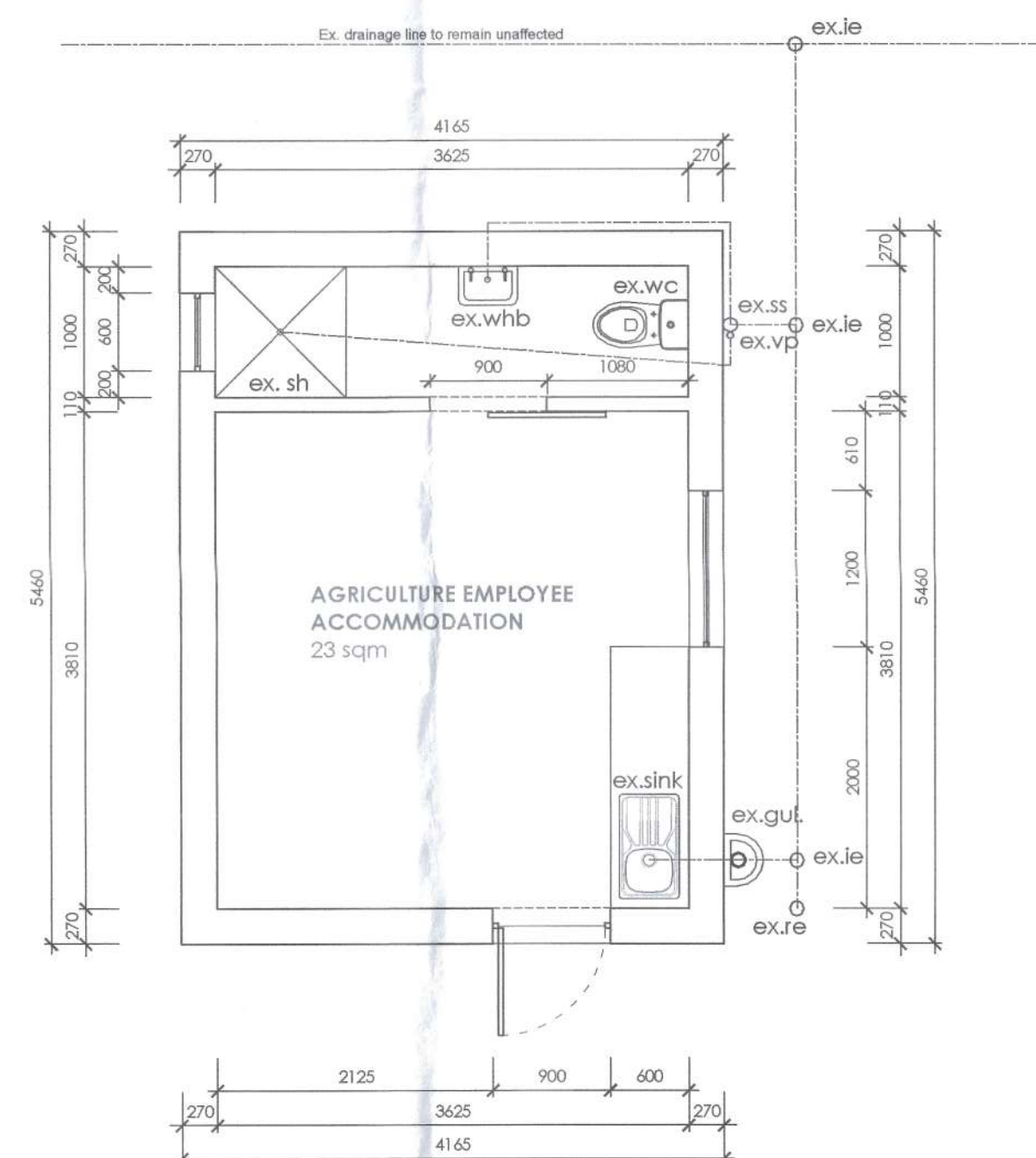
SOUTH ELEVATION / Ex. Residential building, Patio and facilities
SCALE 1:100



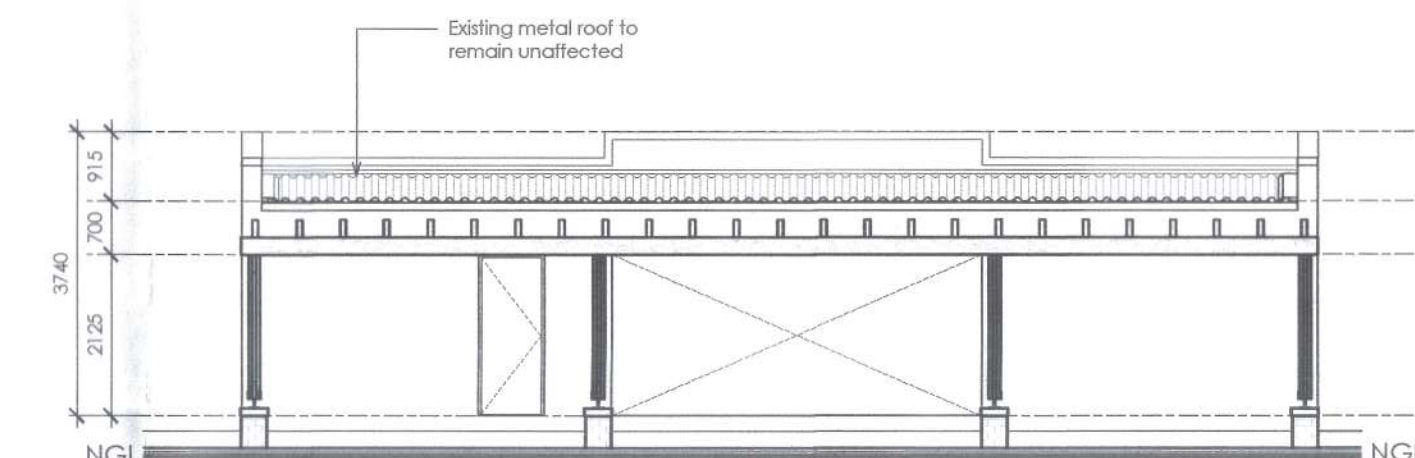
EAST ELEVATION / Ex. Residential building, Patio and facilities
SCALE 1:100



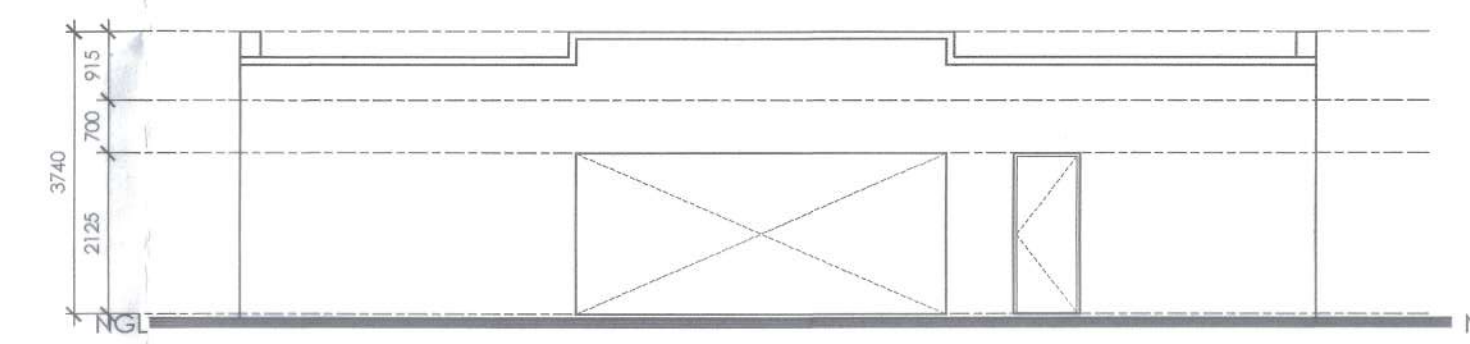
WEST ELEVATION / Ex. Residential building, Patio and facilities
SCALE 1:100



FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:50



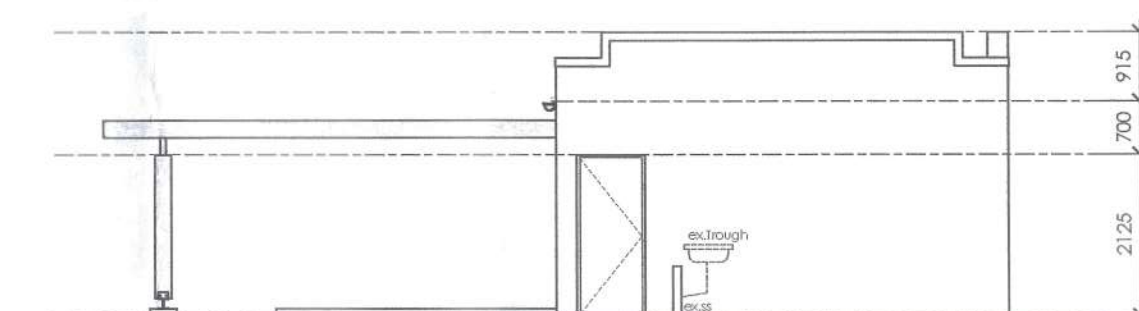
NORTH ELEVATION / EX. BUILDING (9)
SCALE 1:100



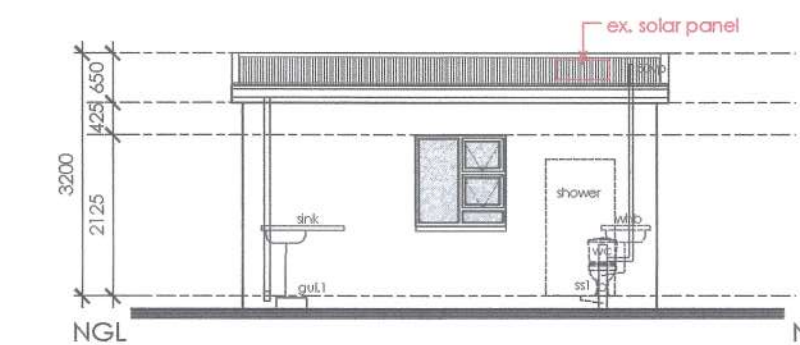
SOUTH ELEVATION / EX. BUILDING (9)
SCALE 1:100



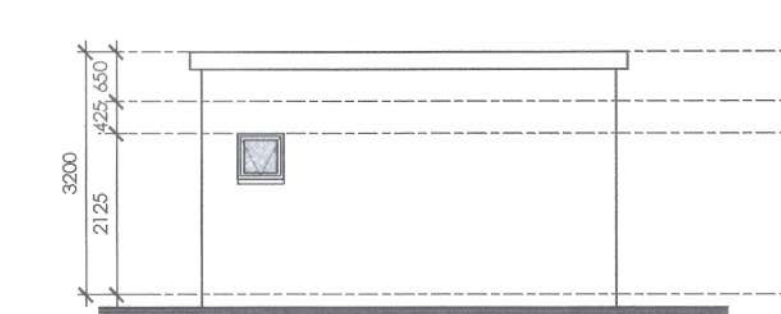
EAST ELEVATION / EX. BUILDING (9)
SCALE 1:100



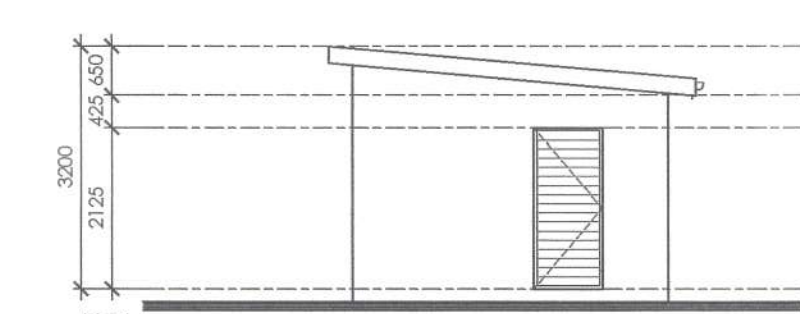
WEST ELEVATION / EX. BUILDING (9)
SCALE 1:100



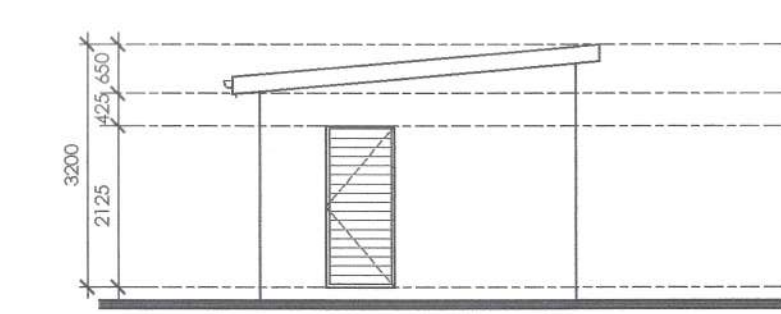
NORTH ELEVATION / EX. BUILDING (4-6)
SCALE 1:100



SOUTH ELEVATION / EX. BUILDING (4-6)
SCALE 1:100



EAST ELEVATION / EX. BUILDING (4-6)
SCALE 1:100



WEST ELEVATION / EX. BUILDING (4-6)
SCALE 1:100

[illegible]

GENERAL NOTES:

[illegible]

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

ADDITIONS AND ALTERATIONS ON **ERF**
2377, THEESCOMBE , PORT ELIZABETH
FOR **Mr Saunders**

12 May 26

CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

dewold@blackhousedownterprises.com
072 799 9597 | 072 418 6867
<http://blackhousedownterprises.com>
Unit 10, The Network, 19 Coetus Rd

.....
PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	2377, Theescombe
ERF AREA:	29005 sqm
EXISTING AREA:	925 sqm
NEW AREA:	141 sqm
TOTAL AREA:	1066 sqm
EX. COVERAGE:	925 sqm - 3.19%
NEW COVERAGE:	141 sqm - 0.49%
TOTAL COVERAGE:	1066 sqm - 4%
NEW GARAGES:	0
NEW BATHROOMS:	0
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	27

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
DEWOLD MATHYS POTGIETER
 11 DE AVE. 1834 JAC. SCHWABERDORP av. 17 Mei, 7030

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DRAWN BY: DMP	
PRINT DATE: 12 May 2026	PAGE SIZE: A0

[illegible][illegible]

	LED strip lighting
	Pool light as per client
	Foot light
	Electrical fence as needed here

WATER RETICULATION LEGEND

FIRE PLAN LEGEND

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless

DRAWING TITLE:

SITE DEVELOPMENT PLAN

bh BLACKHOUND
ARCHITECTURE & DESIGN INC.

ERF NO:	2377, Theescombe	
ERF AREA:	2000 sqm	
EXISTING AREA:	925 sqm	
NEW AREA:	141 sqm	
TOTAL AREA:	1066 sqm	
EX. COVERAGE:	925 sqm	- 3.19%
NEW COVERAGE:	141 sqm	- 0.49%
TOTAL COVERAGE:	1066 sqm	- 4%
NEW GARAGES:	0	
NEW BATHROOMS:	0	
POOL:	NO	
BOUNDARY WALLS:	0 M	
AGE OF BUILDING:	27	

PROJECT NO.: 2023_STABLES	REVISION NO.: 00
DRAWING NO.: 20260512_STABLES_MSD1	SHEET NO.: 301
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