AMENDED PLAN NO.: 366541

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

MUNICIPAL INFORMATION:

Erf No.:	ERF **2377, THEESCOMBE**
Existing 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

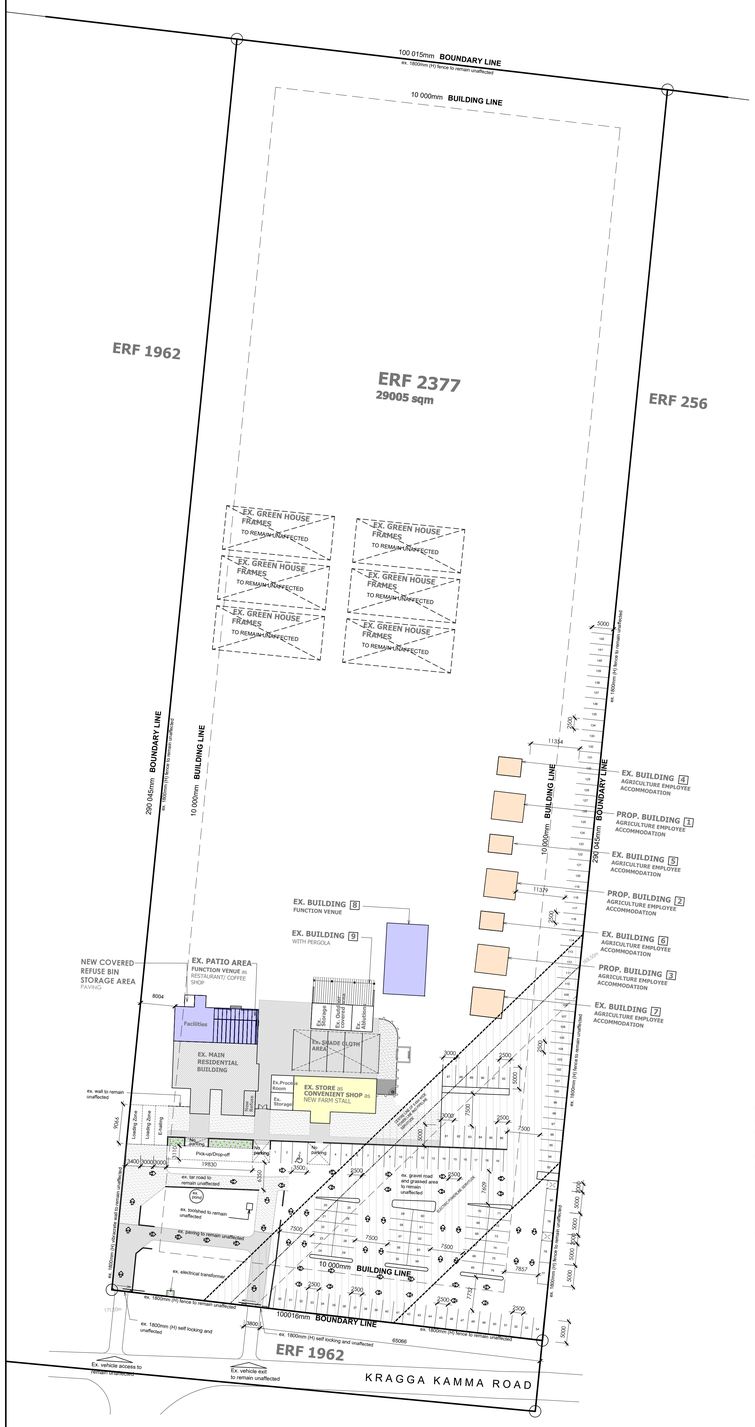
TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Agriculture Zone 1	Agriculture Zone 1
Height Restriction:	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:	5801 sqm - **20%**	1066 sqm - **4%**
FSI	0.60	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**
Ex. Storage at Building 9:		
TOTAL:	**21**	**sqm**
Storage area & Process Room:		
TOTAL:	**34**	**sqm**

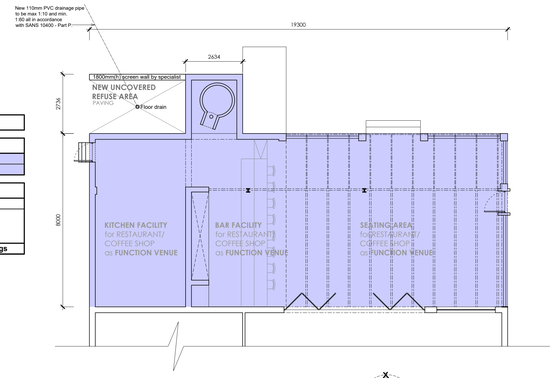
TOTAL PARKINGS REQUIRED		
Agriculture Employee Accommodation:		
Ex. building (4-6)	3.0	Parkings
Prop. building (1-3) & Ex. building (7)	4.0	Parkings
TOTAL:	**7.0**	**Parkings**
Function Venue:		
Ex. Patio area (Restaurant / Coffee shop)	64.8	Parkings
Ex. Building (8)	62.8	Parkings
TOTAL:	**127.6**	**Parkings**
Convenience Shop (Farm stall):		
Ex. Store as New Farm Stall	5.84	Parkings
TOTAL:	**5.84**	**Parkings**
Main Residential Building:		
TOTAL:	**1.0**	**Parkings**
Ex. Storage at Building 9:		
TOTAL:	**0.21**	**Parkings**
Ex Storage & Ex. Process Room:		
TOTAL:	**0.34**	**Parkings**
Total Parkings required:	**141.99**	**Parkings**
Total Parkings provide:	**142**	**Parkings**

REVISIONS:



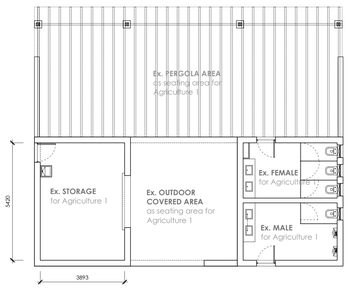
SITE PLAN / Parking Calculations
SCALE 1:500

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	
Kitchen, Bar & Seating area	162 sqm
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	64.8 **Parkings**



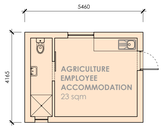
FLOOR PLAN / EX. PATIO AREA
SCALE 1:100

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	
Ex. Storage	21 sqm
1 bays / 100 sqm (0.01)	x 0.40
Parking required:	0.21 **Parkings**



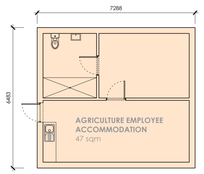
FLOOR PLAN / EX. BUILDING (9)
SCALE 1:100

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**



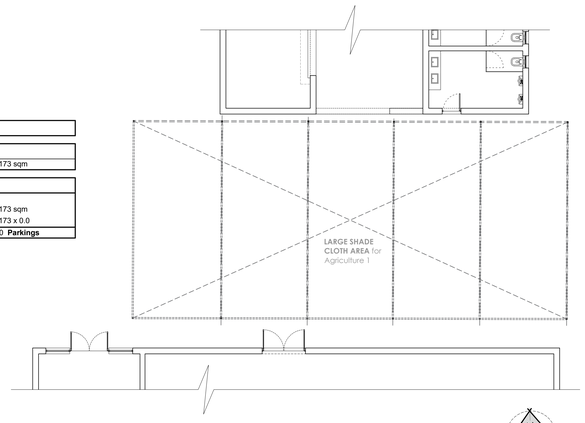
FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100

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**



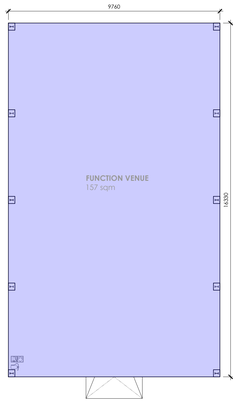
FLOOR PLAN / PROP. BUILDING (1-3) & EX. BUILDING (7)
SCALE 1:100

EX. GREENHOUSE COVER	
AREA TOTALS:	
Large shade cloth for Agriculture 1	173 sqm
PARKING CAL'S:	
Large shade cloth	
Shade cloth for plants	173 sqm
0 bays / 100 sqm	173 x 0.0
Parking required:	0 **Parkings**



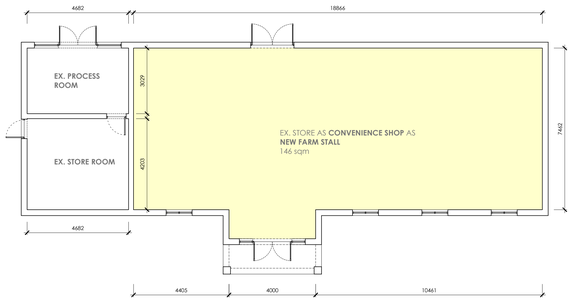
FLOOR PLAN / EX. GREENHOUSE COVER
SCALE 1:100

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



FLOOR PLAN / EX. BUILDING (8)
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

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractors responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All light fittings is to be fitted to a minimum of the current code of practice as specified in SANS 10400 (Part O). All new work to be made good to match existing. This drawing is to be read in conjunction with H. Gauvin renders. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified by the architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 250 mic. "dunpilo" u/s green dpm on 30mm sand blinding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunder' 373 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All building work to be in accordance with the requirements of the municipal regulations. The contractor is responsible for all site visits by local inspectors 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 site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 mal of new floor level. Mal is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued 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:

MUNICIPAL SUBMISSION

PROJECT TITLE:

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

22 Jun 26

CLIENT SIGNATURE

BLACKHOUND ARCHITECTURE & RENDERING

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22 Jun 26

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%
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
DEWALD MATHYS POTGIETER
SA SAI MP (Africa Construction) no 22 Jun 2026

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