

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

MUNICIPAL INFORMATION:		
Site No:	ERF 2377, THESCOMBE	
Existing Gt 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	48.3 Bays	55 Bays

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. Canopy area (Seating area)	10.6 Parkings
Ex. Building (8)	8.9 Parkings
Ex. Building (9)	7.8 Parkings
Ex. Facilities (Bar & Liquor store)	0.9 Parkings
Ex. Patio area (Bar & Kitchen)	5.5 Parkings
TOTAL:	33.7 Parkings

Convenience Shop (Farm stall):	
TOTAL:	6.6 Parkings

Main Residential Building:	
TOTAL:	1.0 Parkings

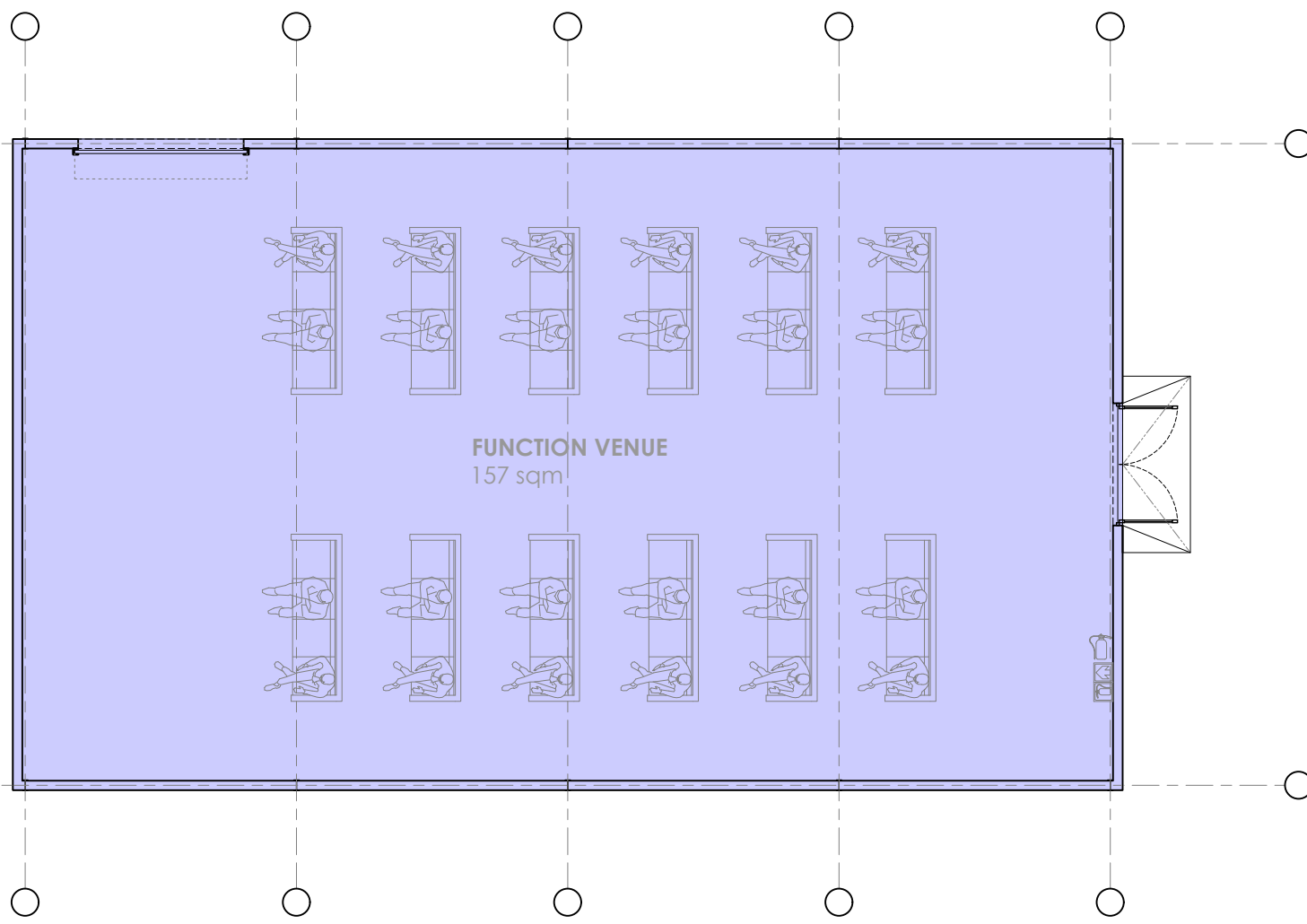
Total Parkings required:	48.3 Parkings
Total Parkings provide:	55.0 Parkings

COMPONENT	ADD. GLA	CONSENT USE
EX. FARM STALL	371 sqm	165 sqm
EX. PATIO AREA (RESTAURANT)	371 sqm	162 sqm
EX. LIQUOR STORE (STORE ROOM)	45.6 sqm	23 sqm
EX. BUILDING 8 (FUNCTION ROOM)	393 sqm	157 sqm
EX. BUILDING 9 (COFFEE SHOP)		170 sqm
EX. DWELLING (ACCOMMODATION)		1 Dwelling (284 sqm)
EX. BUILDING 4-7 (ACCOMMODATION)		4 cottages (116 sqm)
PROP. BUILDING 1-3 (ACCOMMODATION)		3 cottages (150 sqm)

EX. BUILDING (8)	
AREA TOTALS:	
Function Venue (Covered - Incl. Walls)	157 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	
Seating Area	22.2 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	8.9 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

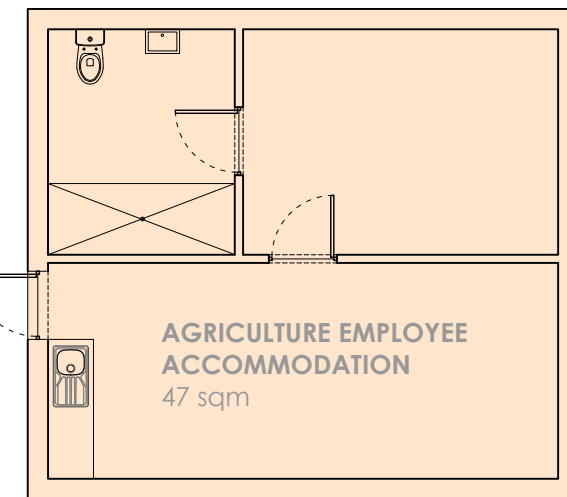
EXISTING FARMSTALL & FACILITIES	
AREA TOTALS:	
Farm Stall (Convenience Shop)	165.36 sqm
Liquor bar (Function Venue)	16 sqm
Liquor storage (Function Venue)	23.18 sqm
PARKING CAL'S:	
Farm Stall	165.36 sqm
Convenience Shop:	
Farm Stall	26.42 sqm
4 bays / 100 sqm (0.04)	x 0.04
Parking required:	6.6 Parkings
Liquor bar	1.86 sqm (seating)
Facilities of FUNCTION VENUE:	
Seating Area	1.86 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	0.7 Parkings
Liquor Storage	23.18 sqm
Facilities of FUNCTION VENUE:	
Storage area	23.18 sqm
1 bays / 100 sqm (0.01)	x 0.01
Parking required:	0.2 Parkings



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

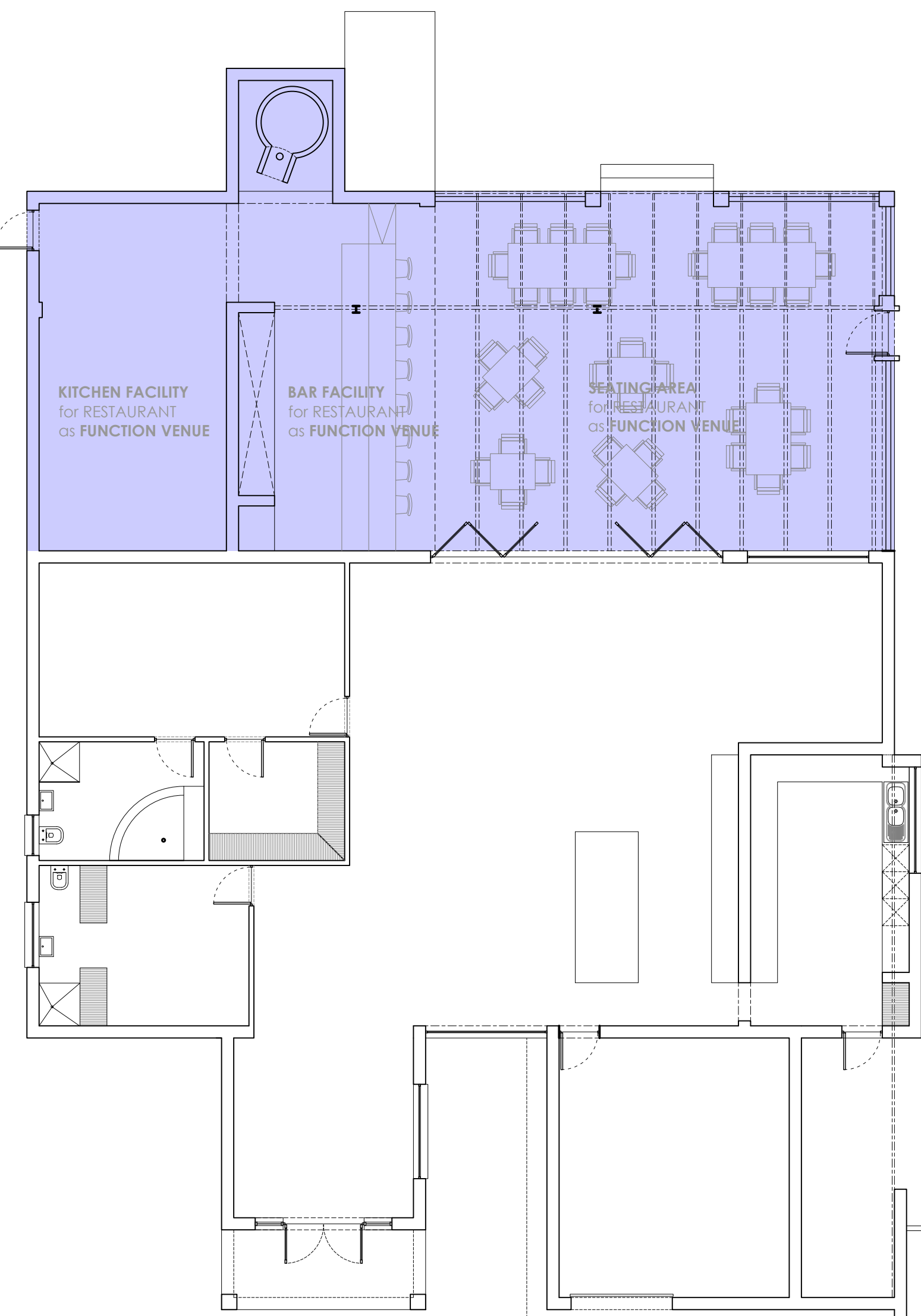


FLOOR PLAN / EX. BUILDING (4-6)
SCALE 1:100



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

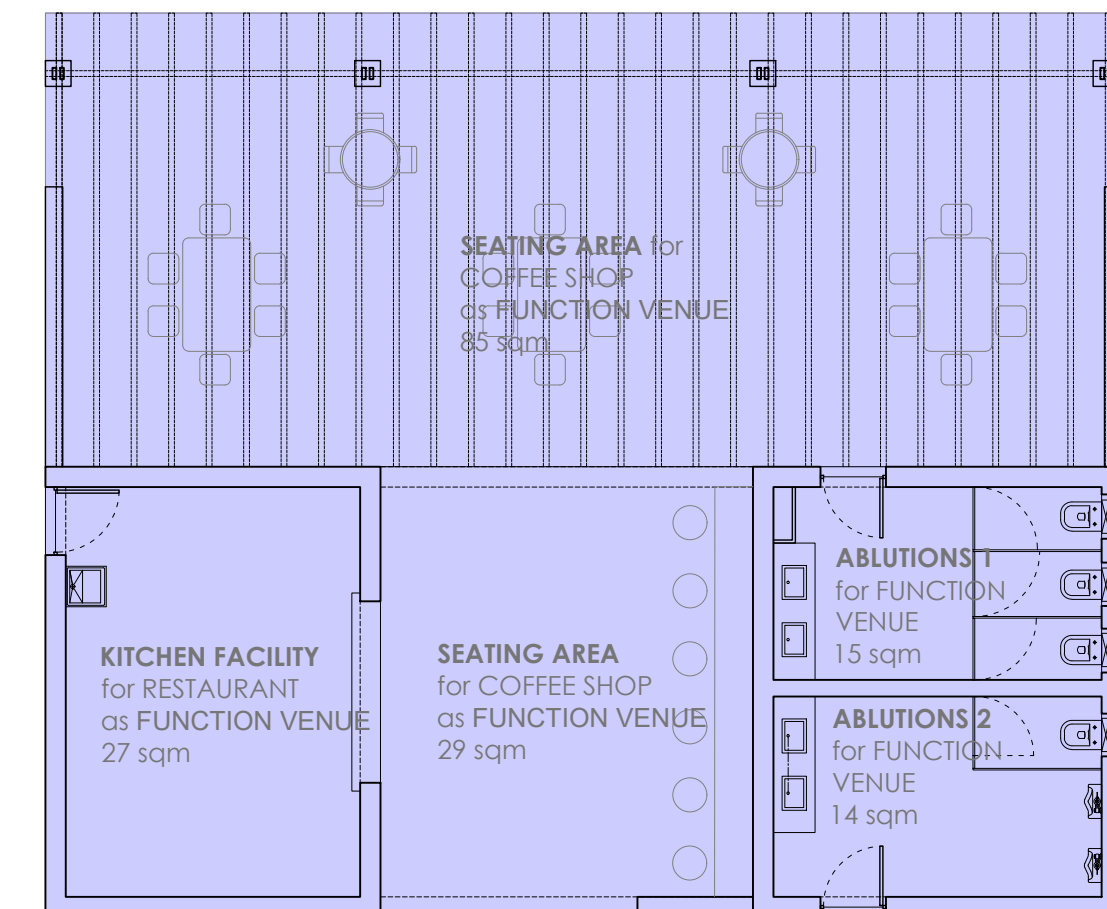
EX. MAIN RESIDENTIAL BUILDING & EX. PATIO AREA	
AREA TOTALS:	
Ex. Main Residential Building	283.64 sqm
Ex. Function Venue (Uncovered)	82 sqm
Ex. Function Venue (Covered - Incl. Walls)	80 sqm
PARKING CAL'S:	
Seating Area (excl. movement areas)	
Function Venue	
Seating Area	13.79 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	5.5 Parkings



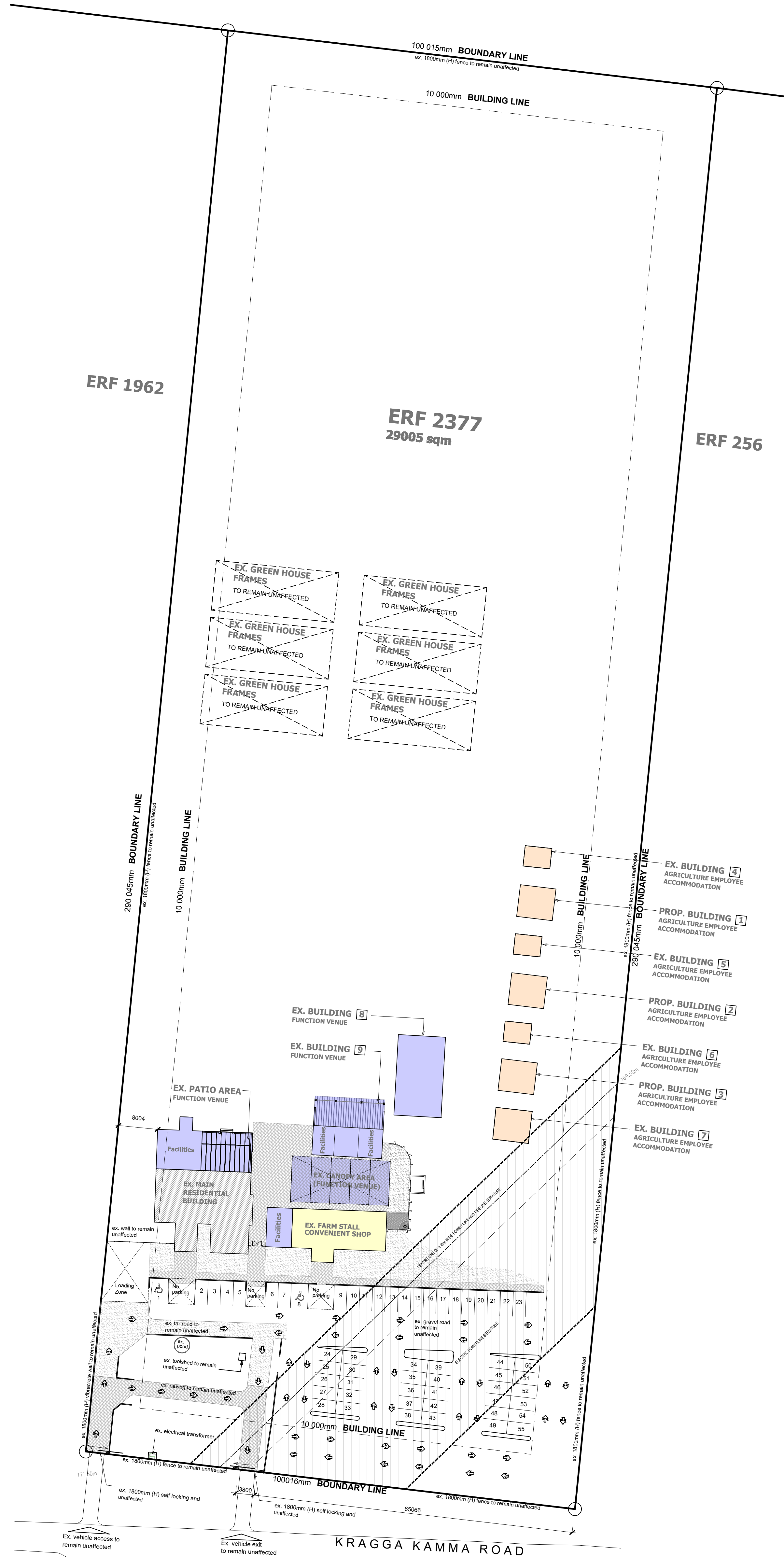
FLOOR PLAN / EX. MAIN RESIDENTIAL BUILDING & EX. PATIO AREA
SCALE 1:100

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

EX. BUILDING (9)	
AREA TOTALS:	
Function Venue: (Uncovered)	85 sqm
Function Venue: (Covered - Incl. Walls)	85 sqm
PARKING CAL'S:	
Kitchen	26.42 sqm
Facilities of Function Venue:	
Kitchen facility	26.42 sqm
0 bays / 100 sqm (0.00)	x 0.00
Parking required:	0.0 Parkings
Seating Area (excl. movement areas)	19.57 sqm (seating)
Facilities of Function Venue:	
Seating Area	19.57 sqm (seating)
40 bays / 100 sqm seating (0.40)	x 0.40
Parking required:	7.8 Parkings
Abutions 1 & 2 (excl. movement areas)	29.08 sqm (seating)
Facilities of Function Venue:	
Abutions 1 & 2	29.08 sqm (seating)
0 bays / 100 sqm (0.00)	x 0.00
Parking required:	0.0 Parkings



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



SITE PLAN / Parking Calculations
SCALE 1:500

REVISIONS:

NO.	REVISION	DATE
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GENERAL NOTES:

All dimensions to be checked on the before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all local authority 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 client's DMS (Environmental Health and Safety) file. All work to be done in accordance with the National Building Regulations (SANS 1040). Before this drawing is issued it is the contractor's responsibility to ensure he is familiar with the file. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be specified in full accordance with manufacturer's specifications. All construction work to be SABS approved quality. All light fittings to be fitted to comply with the relevant code of practice as specified in SANS 1040 Part 12. All new work to be done good with existing. This drawing is not to be scaled unless printed by the architect. 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 confirmed by the architect prior to commencement of work. Top of foundations to be a minimum of 100mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 200 mm 'granite' all green dam on 50mm sand and bedding layer and on well compacted fill 15mm not more than 100mm. SABS Approved 'granite' 30 mm, 100 mm, 150 mm, 200 mm, 250 mm, 300 mm, 350 mm, 400 mm, 450 mm, 500 mm, 550 mm, 600 mm, 650 mm, 700 mm, 750 mm, 800 mm, 850 mm, 900 mm, 950 mm, 1000 mm, 1050 mm, 1100 mm, 1150 mm, 1200 mm, 1250 mm, 1300 mm, 1350 mm, 1400 mm, 1450 mm, 1500 mm, 1550 mm, 1600 mm, 1650 mm, 1700 mm, 1750 mm, 1800 mm, 1850 mm, 1900 mm, 1950 mm, 2000 mm, 2050 mm, 2100 mm, 2150 mm, 2200 mm, 2250 mm, 2300 mm, 2350 mm, 2400 mm, 2450 mm, 2500 mm, 2550 mm, 2600 mm, 2650 mm, 2700 mm, 2750 mm, 2800 mm, 2850 mm, 2900 mm, 2950 mm, 3000 mm, 3050 mm, 3100 mm, 3150 mm, 3200 mm, 3250 mm, 3300 mm, 3350 mm, 3400 mm, 3450 mm, 3500 mm, 3550 mm, 3600 mm, 3650 mm, 3700 mm, 3750 mm, 3800 mm, 3850 mm, 3900 mm, 3950 mm, 4000 mm, 4050 mm, 4100 mm, 4150 mm, 4200 mm, 4250 mm, 4300 mm, 4350 mm, 4400 mm, 4450 mm, 4500 mm, 4550 mm, 4600 mm, 4650 mm, 4700 mm, 4750 mm, 4800 mm, 4850 mm, 4900 mm, 4950 mm, 5000 mm, 5050 mm, 5100 mm, 5150 mm, 5200 mm, 5250 mm, 5300 mm, 5350 mm, 5400 mm, 5450 mm, 5500 mm, 5550 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