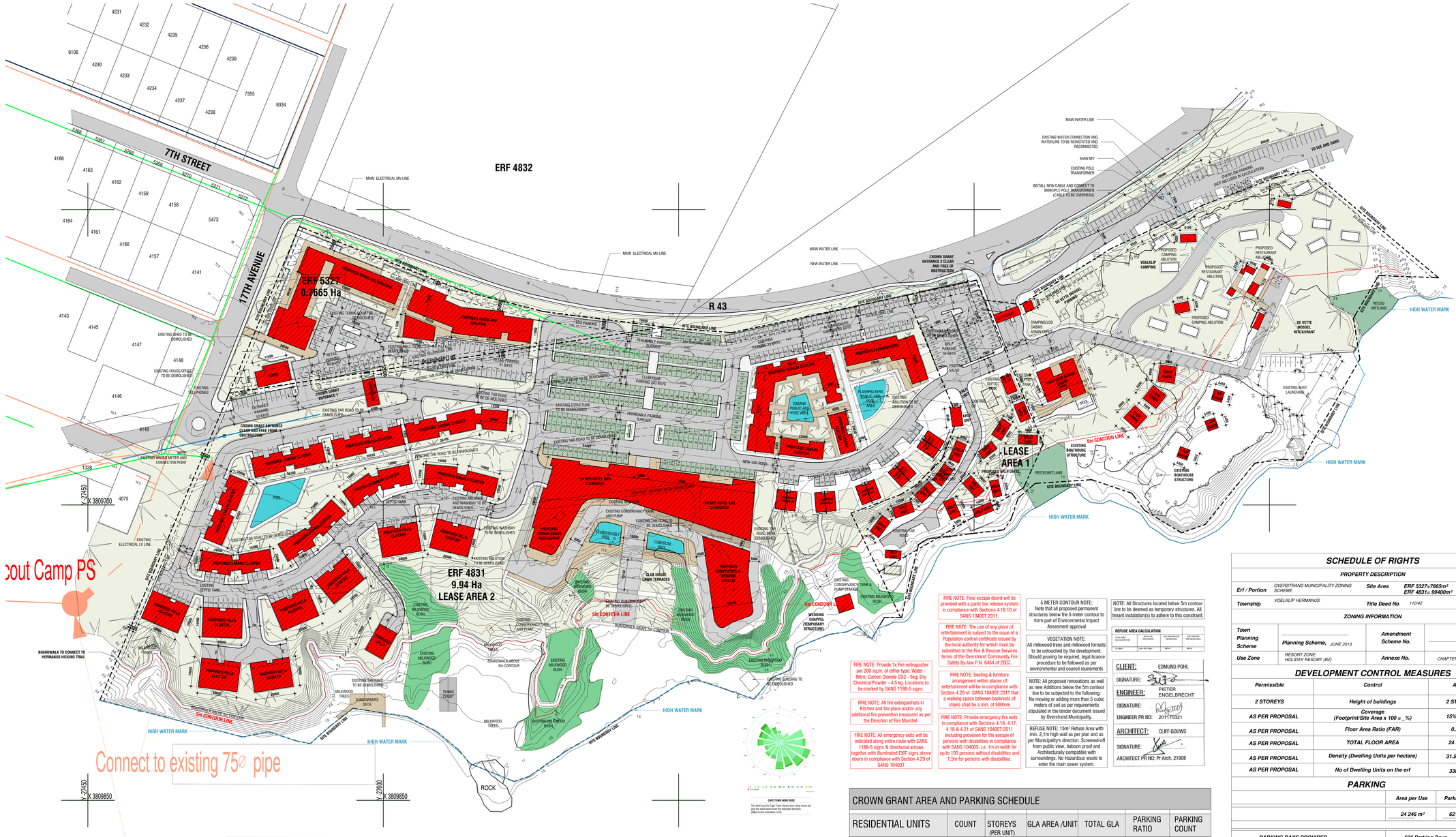

1 | SITE PLAN
1 : 750

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf / Portion	*OVERSTRAND MUNICIPALITY ZONING SCHEME*	*Site Area*	*ERF 5327=7665m² ERF 4831= 99400m²* TOTAL= *107 065m²*
Township	*VOELKLIP HERMANUS*	*Title Deed No*	*110/42*

ZONING INFORMATION

Town Planning Scheme	*Planning Scheme, JUNE 2013*	*Amendment Scheme No.*	/
Use Zone	*RESORT ZONE: HOLIDAY RESORT (RZ)*	*Annexe No.*	*CHAPTER 13*

DEVELOPMENT CONTROL MEASURES

Permissible	*Control*	*Actual*
2 STOREYS	*Height of buildings*	*2 STOREYS*
AS PER PROPOSAL	*Coverage (Footprint/Site Area x 100 = _%)*	*15% COVERAGE*
AS PER PROPOSAL	*Floor Area Ratio (FAR)*	*0.23 FAR*
AS PER PROPOSAL	*TOTAL FLOOR AREA*	*24 246 m²*
AS PER PROPOSAL	*Density (Dwelling Units per hectare)*	*31.5 UNITS/HA*
AS PER PROPOSAL	*No of Dwelling Units on the erf*	*338 UNITS*

PARKING

	Area per Use	*Parking Bays Required*
	24 246 m²	*621 Parking Bays*
PARKING BAYS PROVIDED		*636 Parking Bays*
TOTAL PARKING BAYS PROVIDED		*636 Parking Bays*
SURPLUS PARKING BAYS		*15 Parking Bays*

The information provided above is hereby certified to be correct and precise

NAME _____ SIGNATURE _____
(PLEASE PRINT)
DATE ____/____/____ PLAN No. _____

CROWN GRANT AREA AND PARKING SCHEDULE

RESIDENTIAL UNITS	COUNT	STOREYS (PER UNIT)	GLA AREA /UNIT	TOTAL GLA	PARKING RATIO	PARKING COUNT
MINI VILLAS (1 BED)	12	1	50m²	600m²	1/UNIT	12 BAYS
MINI VILLAS (2 BED)	4	2	100m²	400m²	2/UNIT	8 BAYS
VILLAS (2 BED)	34	1	150 m²	5100 m²	2/UNIT	68 BAYS
CABANAS (1/2 BED)	76	1	80 m²	6080 m²	1/UNIT	76 BAYS
HOTEL	120 KEYS	2	5000 m²	5000 m²	1/KEY	120 BAYS
KLEIN RIVER CABIN (1 BED)	11	1	44 m²	484 m²	1/UNIT	11 BAYS
KLEIN RIVER CABIN (2 BED)	7	2	80 m²	560 m²	1/UNIT	7 BAYS
LOG CABIN (1BED)	3	1	23 m²	69 m²	1/UNIT	3 BAYS
LOG CABIN (2 BED)	3	1	59 m²	177 m²	1/UNIT	3 BAYS
FLASHPACKERS (2 BED)	45 KEYS	1	28.9 m²	1300 m²	0.5/KEY	22 BAYS
CAMP SITES	15	NA	NA	NA	ON STAND	NA
MANOR HOUSE	8 KEYS	2	40 m²/KEY	400 m²	1/KEY	8 BAYS
SUB TOTAL	**338 UNITS**			**20 170 m²**		**338 BAYS**
COMMERCIAL NODE						
RETAIL		1	1500 m²	1500 m²	6 BAYS/100	90 BAYS
OFFICES		1	600 m²	600 m²	6 BAYS/100	36 BAYS
SUB TOTAL				**2100 m²**		**126 BAYS**
RESORT FUNCTIONS						
CROWN GRANT RESTAURNT		1	400m²	400m²	6 BAYS/100	24 BAYS
DE VETTE MOSSEL REST.		1	337m²	337m²	6 BAYS/100	21 BAYS
CONFERENCING	100 PAX	1	400 m²	400 m²	0.5 /SEAT	50 BAYS
CLUBHOUSE FUNCTIONS		1	500 m²	500 m²	10 BAYS/100	50 BAYS
GATE HOUSES	2	1	38m²	76m²	N/A	
BOAT HOUSE (STORAGE)		1	63m²	63m²	N/A	
GATEHOUSE KIOSK		1	200m²	200m²	6 BAYS/100	12 BAYS
SUB TOTAL				**1976 m²**		**157 BAYS**
TOTAL GLA				**24 246 m²**		
TOTAL PARKING BAYS REQUIRED						**621 BAYS**
TOTAL PARKING BAYS PROVIDED						**636 BAYS**

FIRE NOTE: Final escape doord will be provided with a panic bar release system in compliance with Sections 4.18.10 of SANS 104007:2011.

FIRE NOTE: The use of any place of entertainment is subject to the issue of a Population control certificate issued by the local authority for which must be submitted to the Fire & Rescue Services terms of the Overstrand Community Fire Safety By-law P.N. 6454 of 2007.

FIRE NOTE: Seating & furniture arrangement within places of entertainment will be in compliance with Section 4.29 of SANS 104007:2011 that a walking space between backrests of chairs shall be a min. of 500mm

FIRE NOTE: Provide emergency fire exits in compliance with Sections 4.16, 4.17, 4.18 & 4.21 of SANS 10400T:2011 including provision for the escape of persons with disabilities in compliance with SANS 10400S. i.e. 1m in width for up to 100 persons without disabilities and 1,5m for persons with disabilities.

FIRE NOTE: Provide 1x Fire extinguisher per 200 sq.m. of either type: Water - 9litre; Carbon Dioxide CO2 - 5kg; Dry Chemical Powder - 4,5 kg. Locations to be marked by SANS 1186-5 signs.

FIRE NOTE: All fire extinguishers in Kitchen and fire place and/or any additional fire prevention measured as per the Direction of Fire Marchel.

FIRE NOTE: All emergency exits will be indicated along entire route with SANS 1186-5 signs & directional arrows together with illuminated EXIT signs above doors in compliance with Section 4.29 of SANS 10400T

5 METER CONTOUR NOTE: Note that all proposed permanent structures below the 5 meter contour to form part of Environmental Impact Assesment approval

VEGETATION NOTE: All milkwood trees and milkwood forrests to be untouched by the development. Should pruning be required, legal licance procedure to be followed as per environmental and council ruirements

NOTE: All proposed renovations as well as new Additions below the 5m contour line to be subjected to the following: No moving or adding more than 5 cubic meters of soil as per requirements stipulated in the tender document issued by Overstrand Municipality.

REFUSE NOTE: 15m² Refuse Area with min. 2.1m high wall as per plan and as per Municipality's direction. Screened-off from public view, baboon proof and Architecturally compatible with surroundings. No Hazardous waste to enter the main sewer system.

NOTE: All Structures located below 5m contour line to be deemed as temporary structures. All tenant installation(s) to adhere to this constraint.

REFUSE AREA CALCULATION

TOTAL AREA CALCULATION FOR	REFUSE AREA REQUIRED	SIZE REQUIRED ON HOUSE AREA	SIZE PROVIDED ON HOUSE AREA
4.5 Beds	1 per 100 L Bin	900 m²	900 m²

CLIENT: EDMUND POHL
SIGNATURE:
ENGINEER: PIETER ENGELBRECHT
SIGNATURE:
ENGINEER PR NO: 20171032 1
ARCHITECT: CLIFF GOUWS
SIGNATURE:
ARCHITECT PR NO: Pr Arch, 21908

ANNEXURE "C"

CIRCULATION

REGIONAL SPATIAL PLANNING	DATE:	PROPERTY SERVICES	DATE:
FIRE PROTECTION	DATE:	GEOLOGY	DATE:
ENVIRONMENTAL ASPECTS	DATE:	TRENDLIRY	DATE:
TRANSPORT CONSULTING	DATE:	LANDSCAPING	DATE:
ROADS STORMWATER	DATE:	OTHERS (SUB CONSULTANTS as applicable)	DATE:
BUILDING CONTROL			
LAND USE MANAGEMENT			

SITE A PANORAMIC PHOTOS

SITE B PANORAMIC PHOTOS

GENERAL

1. All work is to be done in accordance with the National building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the - Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B+P and all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the specific trade.
10. This drawings is copyright reserved and remains the property of Boogertman + Partners Architects

11. NOTE THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5600) ALL SECTIONS.

REVISIONS

REV	DATE	DRAWN	DESCRIPTION
A	12/11/2018		ISSUE FOR INFORMATION
B	30/11/2018		ISSUE FOR SUBMISSION
C	12/02/2019		VILLA CLSUTERS INCLUDED / ISSUE FOR SUBMISSION
D	11/04/2019		DEVELOPMENT DATA UPDATED. SLIPWAY PARKING UPDATED
E	2019-05-10		ROAD ALIGNMENTS ADJUSTED. PARKING ADDED

KEY PLAN

CLIENT

POHL PROPERTY DEVELOPMENT GROUP
CROWN GRANT
Boogertman + Partners

PROJECT

PRETORIA
The Point, 1133 Park Street, Hatfield, Pretoria 0181
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mail@boogertmanpta.co.za

JOHANNESBURG
Tel: (011) 790 1600

CAPE TOWN
Tel: (021) 500 8010

DURBAN
Tel: (031) 265 1805

KENYA
Tel: +254 705 060 897

CROWN GRANT
FOR
POHL
DE MOND RESORT
HERMANUS
WESTERN CAPE

TITLE

SITE DEVELOPMENT PLAN
SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
4071	01	AR	0001	E

DRAWN BY: JN
CHECKED BY: CG
DATE: 2019/04/11
SIGNED:

2019-05-13 11:02:39 AM C:\Users\JNNewman\Documents\4071_CROWN GRANT MASTERPLAN_R20_CENTRAL_REV E_JNNEWMAN@boogertmanpta.co.za.rvt