

Lettable Area			Revised 16 July 2025										
Phase 1a Old Mitchells Building			Phase 1b Old Mitchells Building		Phase 2 Harvey Building		Phase 3 Drivers Testing Area		Phase 4 galvanised Building				
Zone	Area	Parking Bays	Area	Parking Bays	Area	Parking Bays	Area	Parking Bays	Area	Parking Bays	Total Area		
Ground Floor	556.7 m²		1115.8 m²		1061.4 m²	21.2	1457.6 m²	29.2	277.7 m²				
Ground Floor Court Yard							503.4 m²	10.1					
Mezzanine Floor					496.8 m²	9.9	422.8 m²	8.5	136.3 m²				
Total	556.7 m²	11.1	1115.8 m²	22.3	1558.2 m²	31.2	2383.8 m²	48	414 m²	8.3	6028.5 m²		
Parking Calculations			Required Parking		Future Expansion		Current Water Usage						
Parking Required excl drivers testing ground			73 bays		34 bays		3417 Dec-24		19.73 kl		@	21.93	R432.68
Parking Existing 3417			bays		6 bays		Total		8.27 kl		@	42.8	R353.96
Proposed Parking erf 3416			bays		6 bays		3416 Dec-24		28 kl				
Courtyard gavanised building site			bays		25 bays		3416 Dec-24		23.67 kl		@	R20.71	R490.21
Parkings required on Drivers Testing site portion A					8 bays								
			73		73								
Required for full development			121 bays		58 bays		Total		19.33 kl		@	40.41	R781.13
Roadway parking Portion A			bays		bays		Total erf 3416 & 3417		43 kl				
Parking For Future Expasion			10.1 bays		bays				71 kl			3130.1 m²	
Total Provided			131 bays		131 bays		Proposed area		137 Kl			6028.5 m²	
additional Required (Additional provided)			bays		0 bays		Increase of		66 Kl				
Loading Bays Required			3 Bays		3 bays								
WC Calculations							Water usage						
Occupancy			402 Persons				Predicted staff numbers		300				
WC required			18 WC				usage @		20		6000 per day		
WC existing			9 WC				Proposed Monthly usage		126000		litres		
Possibly remove 2 at Western wall			2 WC				Proposed Storage		120000		litres		
New WC's Required			11 WC										

Portion B		
Parking	50	bays
comercial	1250	m²
Proposal		
Ground Floor	500	20
First Floor	500	20
2nd Fl 3# Flats	500	6
Total	1500	46



Planning  Space
Town and Regional Planners

Note:
Do not scale from this drawing. Check all given dimensions and site dimensions and/or levels prior to any pricing, manufacture or construction of any item.
Greater detail drawings take preference.
Please report any discrepancies to the architect.

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PROJECT INFORMATION :
SANS Classification - D2 (Moderate Risk Industrial)
Zoning - Industrial Zone I
Occupancy - 1 person per 15m²
Building Lines - 0.0 metres

U	18/07/2025	Revised As per Planning meeting	MG
T	16/07/2025	Updated Portion A & B parking	MG
S	13/06/2025	Revised in line with Town planners Erf diagram	MG
R	17/04/2025	Added Lagoon Green Zone	MG
Q	17/04/2025	Updated Storm water Servitude	MG
P	16/04/2025	Updated as per Lizemaries Recommendations	MG
O	14/04/2025	Updated Proposed Sewer & Water Line	MG
N	09/04/2025	Updated Proposed Sewer	MG
M	11/03/2025	Added Susuki Dealership	MG
L	28/02/2025	Revised Boundaries	MG
K	25/02/2025	Update Cadet builings as per survey	MG
J	24/02/2025	Removed Parade Ground and Parking	MG
I	17/02/2025	Change boundary to follow HWM	MG
H	03/02/2025	Updated Area Schedule to retain courtyard	MG
G	30/01/2025	Removed Draft Town planners boundary	MG
F	29/01/2025	Updated Boundary line to survey	MG
E	09/12/2024	Updated Parking	MG
D	05/12/2024	Revised Footprint and indicated Boundary	MG
C	28/05/2024	Revised Sewer line	MG
B	28/05/2024	Revised Erf perimeters as per Clients email	MG
A	09/05/2023	Revised Erf perimeters as per Clients email	TK
REV	DATE	DESCRIPTION	BY

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DRAWING STATUS :

DESIGN

PROJECT :
KINETIC CATAMARANS
Proposed New Erven
ERF 3416 and Erf 3417
Portion of Erf 1316 & 1339

DRAWING TITLE :
Site Development Plan
Phase 1-4



DATE :	01/04/2023	SCALE :	1:500 @A1
JOB NO. :	020	DRAWN BY :	MG
DWG NO. :	100	REV :	U
CAD REFERENCE: P:\020 Kinetic Yacht Factory\Current Docs\Drawings\200 - Working Drawings\020-100 New SDP Yacht Factory.dwg			

