

SEAGULLS BEACH HOTEL & RESORT ON FARM 119, CENTANE

LAND USE TABLE

LAND USE	ZONING	PTN. NO.	NO. OF UNITS	AREA (HA)	%
LICENSED HOTEL, RECREATION, APARTMENTS, RESTAURANT, DWELLING UNIT PACKAGE PLANT, RESORT ROADWAY, TENNIS COURT, PACKAGE PLANT	SPECIAL PURPOSES	REMAINDER	21	0.8315	33.53
DWELLING UNIT, APARTMENTS, RESORT	SPECIAL PURPOSES	1	24	0.2067	8.30
DWELLING UNIT	SPECIAL PURPOSES	2-6,24	6	0.2976	12.0
DWELLING UNIT	SPECIAL PURPOSES	7-15	9	0.3435	13.84
DWELLING UNIT	SPECIAL PURPOSES	16-23	8	0.1587	6.40
DWELLING UNIT	SPECIAL PURPOSES	25	1	0.0408	1.65
DWELLING UNIT	SPECIAL PURPOSES	26	1	0.0570	2.3
SERVICES AREA	SPECIAL PURPOSES	27	0	0.0477	1.92
DWELLING UNIT	SPECIAL PURPOSES	28	1	0.0633	2.55
PRIVATE OPEN SPACE (NO DEVELOPMENT)	SPECIAL PURPOSES	29,30	0	0.2251	9.06
PRIVATE ROADWAY/PARKING	SPECIAL PURPOSES	31-33	0	0.2104	8.45
TOTAL			71	2.48	100

LEGEND

	EXISTING BUILDINGS TO BE RETAINED		SERVITUDE RIGHT OF WAY IN FAVOUR OF PTNS 1-6, 17-25, 28
	EXISTING BUILDINGS TO BE DEMOLISHED		SERVITUDE RIGHT OF WAY IN FAVOUR OF REMAINDER & PTN 1
	POWERLINE		RAINWATER TANK
	TELKOM LINE (TO BE RELOCATED)		WATER MAINS
	0.5m CONTOURS		FIRE HYDRANT
	BOARDWALK		SEWER MAIN
	6 x DWELLING UNITS WITH DOUBLE GARAGE		NO DEVELOPMENT AREA
	10 x DWELLING UNITS WITH SINGLE GARAGE		PARKING SERVICED TO BE REGISTERED OVER PARKING BAYS 38,39-42, 45,56-60 ON THE REMAINDER IN FAVOUR OF PTN 1
	4 x DWELLING UNITS		
	3m BUILDING LINE		
	STORMWATER OUTLETS		
	SEWER PUMPSTATION		
	PIPELINE TO PACKAGE PLANT		

CADASTRAL BOUNDARIES ARE AS EXTRACTED FROM RECORDS AT THE SURVEYOR GENERALS OFFICE
ALL CADASTRAL BOUNDARIES ARE TO BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR

DATE: 11 NOVEMBER 2013

CLIENT: SEAGULLS TRADING COMPANY (PTY) LTD

Scale 1:1000

Prepared by:

NPM PLANNING
TOWN & REGIONAL PLANNERS

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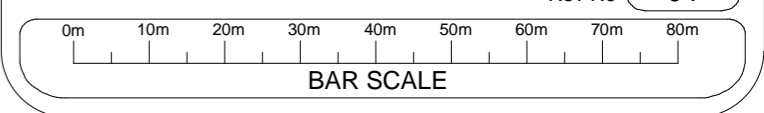
QUEENSTOWN 44 Ebdon Road, Queenstown P.O. Box 1699, Queenstown, 5320 045 838 2028/105 045 838 2016 qm@npmplanning.co.za	EAST LONDON 8 Anderson Road, Bereas P.O. Box 19345, Tecombe, 5214 043 721 2306 086 675 4814 el@npmplanning.co.za	PORT ELIZABETH 195 Cape Road, Mill Park, P.O. Box 10322, Linton Grange 041 374 4610 041 374 1008 pe@npmplanning.co.za
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Title

SITE DEVELOPMENT PLAN

PLAN NO.: 6555.05

Rev No 04



EXISTING BUILDINGS

BUILDING A: BRAAI LAPA AREA - 16.46m² HEIGHT - 1 STOREY	BUILDING P: UNIT 33,34,36 GLA - 105.30m² HEIGHT - 1 STOREY
BUILDING B: UNITS 1,2,3,4 GLA - 166.37m² HEIGHT - 1 STOREY	BUILDING Q: OWNERS COTTAGE GLA - 140.88m² HEIGHT - 1 STOREY
BUILDING C: UNITS 5,6,7,7A GLA - 96.63m² HEIGHT - 1 STOREY	BUILDING R: LIQUOR STORE GLA - 82.98m² HEIGHT - 1 STOREY
BUILDING D: UNITS 8,9,10,11,12 GLA - 162.57m² HEIGHT - 2 STOREYS	BUILDING S: WORKSHOP GLA - 44.84m² HEIGHT - 1 STOREY
BUILDING E: BAR GLA - 218.87m² HEIGHT - 1 STOREY	BUILDING T: TOILETS GLA - 9.54m² HEIGHT - 1 STOREY
BUILDING F: DINING HALL, OFFICE RECEPTION, LIBRARY, TV LOUNGE, CONFERENCE ROOM GLA - 417.65m² HEIGHT - 1 STOREY	BUILDING U: STAFF ROOMS, LAUNDRY ROOM GLA - 57.94m² HEIGHT - 1 STOREY
BUILDING G: KITCHEN GLA - 113.66m² HEIGHT - 1 STOREY	BUILDING V: STAFF ROOMS, STORE ROOM GLA - 90.13m² HEIGHT - 1 STOREY
BUILDING H: UNITS 14,15,16, KIDS DINING HALL, COLD ROOM, SMALL FREEZER GLA - 136.70m² HEIGHT - 1 STOREY	BUILDING W: SHOWERS GLA - 23.95m² HEIGHT - 1 STOREY
BUILDING I: FREEZER GLA - 12.13m² HEIGHT - 1 STOREY	BUILDING X: GARAGES, STORE ROOM, STAFF ROOMS GLA - 153.06m² HEIGHT - 1 STOREY
BUILDING J: UNIT 27, LINEN ROOM GLA - 52.52m² HEIGHT - 1 STOREY	BUILDING Y: STAFF ROOMS GLA - 19.01m² HEIGHT - 1 STOREY
BUILDING K: UNIT 29,30,31 GLA - 131.78m² HEIGHT - 1 STOREY	BUILDING Z: CONFERENCE FACILITY GLA - 150.09m² HEIGHT - 1 STOREY
BUILDING L: UNIT 32 GLA - 32.56m² HEIGHT - 1 STOREY	BUILDING B1: BOTTLE STORE GLA - 115.55m² HEIGHT - 1 STOREY
BUILDING M: UNIT 23,24,25,26 GLA - 101.16m² HEIGHT - 1 STOREY	BUILDING A1: TO BE DEMOLISHED
BUILDING N: UNIT 21, 22 GLA - 62.72m² HEIGHT - 1 STOREY	BUILDING C1: TO BE DEMOLISHED
BUILDING O: UNIT 37,38 GLA - 51.74m² HEIGHT - 1 STOREY	BUILDING B1: TO BE DEMOLISHED

PROPOSED ADDITIONS TO BUILDINGS

BUILDING A: TO BE CONVERTED INTO HONEYMOON SUITE ADDITIONAL GLA OF 6m²
BUILDING C: 2 ADDITIONAL UNITS (96.63m² GLA) HEIGHT - 2 STOREYS
BUILDING D: 2 ADDITIONAL UNITS (162.57m² GLA) HEIGHT - 2 STOREYS
BUILDING E: TO ADD ENCLOSED DECK (±125m² GLA)
BUILDING F: CONFERENCE ROOM (100 SEATS, 417.65m² GLA) HEIGHT - 2 STOREYS
BUILDING M: 4 ADDITIONAL UNITS (101.16m² GLA) HEIGHT - 2 STOREYS
BUILDING N: 2 ADDITIONAL UNITS (62.72m² GLA) HEIGHT - 2 STOREYS
BUILDING P: 2 ADDITIONAL UNITS (105.30m² GLA) HEIGHT - 2 STOREYS
BUILDING Q: ADDITIONAL 140.88m² GLA HEIGHT - 2 STOREYS
BUILDING Z: TO BE ALTERED TO FORM 1 UNIT HEIGHT - 2 STOREYS ADDITIONAL 156.09m² GLA

EXISTING HOTEL	NEW SDP HOTEL (REMAINDER) = 0.8315ha	NEW SDP HOTEL (PTN 1) = 0.2067ha
AREA : 2.48ha	AREA : 0.8315ha	AREA : 0.2067ha
BUILDING FOOTPRINTS : 2791.35m²	BUILDING FOOTPRINTS : 1663.3m²	BUILDING FOOTPRINTS : 537.79m²
COVERAGE : 11.2%	COVERAGE : 20%	COVERAGE : 26.01%
HEIGHT : 2 STOREYS	HEIGHT : 2 STOREYS	HEIGHT : 2 STOREYS
GLA : 2620.49m²	GLA : 2784.82m²	GLA : 806.97m²
PARKING : 42 BAYS (1.31 BAYS PER UNIT)	PARKING : 36 BAYS (1.7 BAYS PER UNIT)	PARKING : 24 BAYS (1 BAY PER UNIT)
NO. UNITS : 32	NO. UNITS : 21	NO. UNITS : 24
DENSITY : 12.8du/ha	DENSITY : 25.6du/ha	DENSITY : 197du/ha
BUILDING LINES : N/A	BUILDING LINES : 0m	BUILDING LINES : 0m

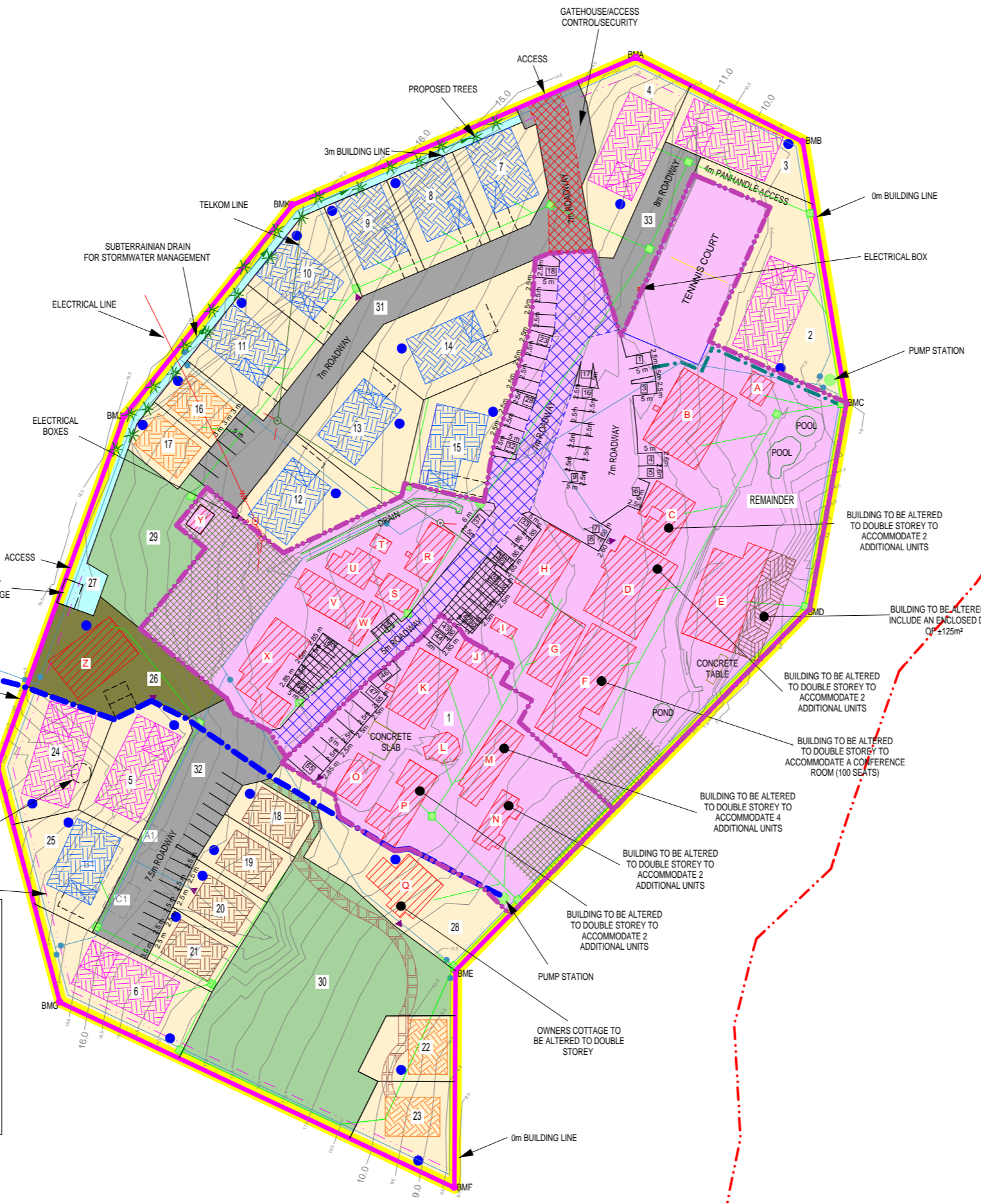
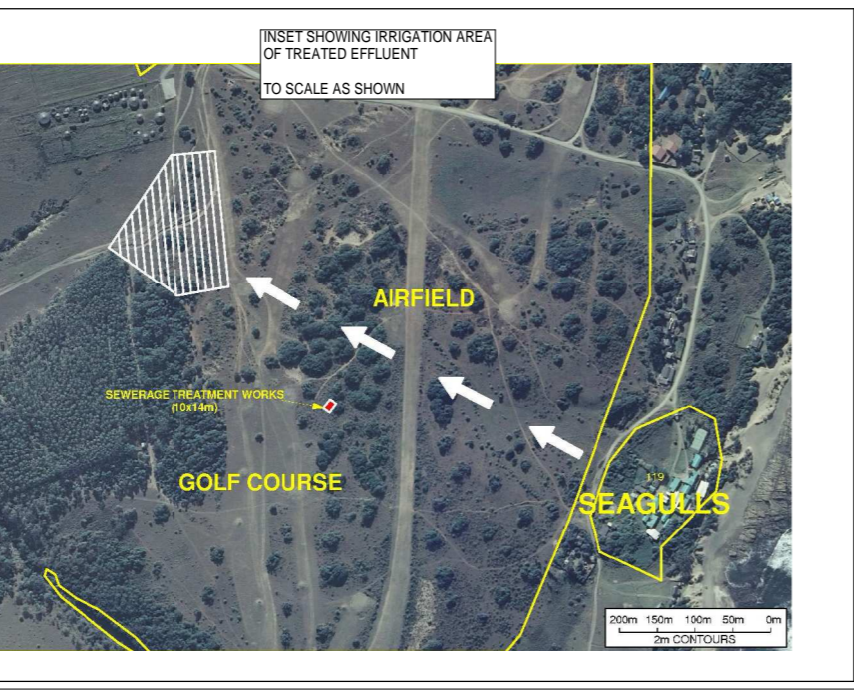
SEAGULLS RESORT ESTATE = 1.4418ha

COVERAGE : AS PER MAX. STIPULATED IN THE LAND USE RESTRICTIONS TABLE
HEIGHT : AS PER MAX. STIPULATED IN THE HEIGHT TABLE
PARKING (INCL. GARAGES): TOTAL : 57 BAYS 2 BAYS PER UNIT (PTNS 2-25,28) 2 BAYS FOR PTN 26 7 BAYS FOR VISITORS
NO. UNITS : 26
DENSITY : 18du/ha
NOTE: NUMBER AND POSITION OF WATER TANKS TO BE DETERMINED BY ENGINEER AND ARCHITECT

OVERALL LAND DEVELOPMENT YIELD

SITE AREA : 2.48ha
TOTAL NUMBER OF UNITS : 71
DENSITY : 28.6du/ha
PARKING BAYS : 117 (1.6 BAYS PER UNIT)

REGISTERED PROFESSIONAL PLANNER
11 NOVEMBER 2013
DATE
D.B. POORTMAN PR/PLN



PLANNING CONTROL & HEIGHT TABLE

PTN NO.	BUILDING LINES			MAX. HEIGHT OF STRUCTURE (m) ABOVE LINE FROM WHICH MEASURED	HEIGHT WHICH STOREYS
	STREET	REAR	SIDES		
2	0m	0m	0m	80%	7
3	0m	0m	0m	80%	6.45
4	0m	0m	0m	80%	6
5	0m	0m	0m	80%	12
6	0m	0m	0m	80%	12
7	0m	0m	0m	70%	4.5
8	0m	0m	0m	70%	4.5
9	0m	0m	0m	70%	5.4
10	0m	0m	0m	70%	6
11	0m	0m	0m	70%	12
12	0m	0m	0m	70%	12
13	0m	0m	0m	70%	12
14	0m	0m	0m	70%	5.4
15	0m	0m	0m	70%	12
16	0m	0m	0m	80%	12
17	0m	0m	0m	80%	12
18	0m	0m	0m	80%	12
19	0m	0m	0m	80%	12
20	0m	0m	0m	80%	12
21	0m	0m	0m	80%	12
22	0m	0m	0m	80%	12
23	0m	0m	0m	80%	12
24	0m	0m	0m	70%	12
25	0m	0m	0m	70%	12
26	0m	0m	0m	80%	12
28	0m	0m	0m	80%	12

NOTE: BUILDING COVERAGE MAY NOT EXCEED THE MAXIMUM COVERAGE PERMITTED IN THE LAND USE RESTRICTIONS

LAND USE RESTRICTIONS

REMAINDER - PRIMARY USE - LICENSED HOTEL RECREATION APARTMENT, RESTAURANT, DWELLING UNIT, PACKAGE PLANT, RESORT ROADWAY
CONSENT USE - NONE
COVERAGE - AT MOST 50%
HEIGHT - SEE NOTES
STREET BUILDING LINE - 0m
SIDE & REAR BUILDING LINE - 0m
PARKING - 1 BAY PER UNIT
DENSITY - MAX. OF 50du/ha
OWNERSHIP - FREEHOLD/SECTIONAL TITLE PERMITTED

PORTION 1 - PRIMARY USE - DWELLING UNIT, APARTMENTS, RESORT
CONSENT USE - NONE
COVERAGE - AT MOST 50%
HEIGHT - SEE NOTES
STREET SIDE & REAR BUILDING LINES - 0m
SIDE & REAR BUILDING LINES - 0m
PARKING - 1 BAY PER UNIT
DENSITY - MAX. OF 197du/ha
OWNERSHIP - FREEHOLD/SECTIONAL TITLE PERMITTED

PORTIONS 2 - 6, 24, 26, 28 - PRIMARY USE - DWELLING UNIT
CONSENT USE - NONE
COVERAGE - AT MOST 80%
HEIGHT - PER HEIGHT TABLE
STREET BUILDING LINE - 0m
SIDE & REAR BUILDING LINE - 0m
PARKING - 2 BAYS PER UNIT
OWNERSHIP - FREEHOLD SEPARATE TITLE

PORTIONS 7 - 15, 25 - PRIMARY USE - DWELLING UNIT
CONSENT USE - NONE
COVERAGE - AT MOST 70%
HEIGHT - PER HEIGHT TABLE
STREET BUILDING LINE - 0m
SIDE & REAR BUILDING LINE - 0m
PARKING - 2 BAYS PER UNIT
OWNERSHIP - FREEHOLD SEPARATE TITLE

PORTIONS 16, 17 - PRIMARY USE - DWELLING UNIT
CONSENT USE - NONE
COVERAGE - AT MOST 90%
HEIGHT - PER HEIGHT TABLE
STREET BUILDING LINE - 0m
SIDE & REAR BUILDING LINE - 0m
OWNERSHIP - FREEHOLD SEPARATE TITLE

PORTIONS 18-23 - PRIMARY USE - DWELLING UNIT
CONSENT USE - NONE
COVERAGE - AT MOST 90%
HEIGHT - PER HEIGHT TABLE
STREET BUILDING LINE - 0m
SIDE & REAR BUILDING LINE - 0m
PARKING - 2 BAYS PER UNIT
OWNERSHIP - FREEHOLD SEPARATE TITLE

NOTES

- HEIGHT RESTRICTIONS ON THE FOLLOWING PTNS TO BE INCORPORATED INTO CONDITIONS OF TITLE & HOME OWNERS ASSOCIATION 2,3,4,7,8,8,10,14.

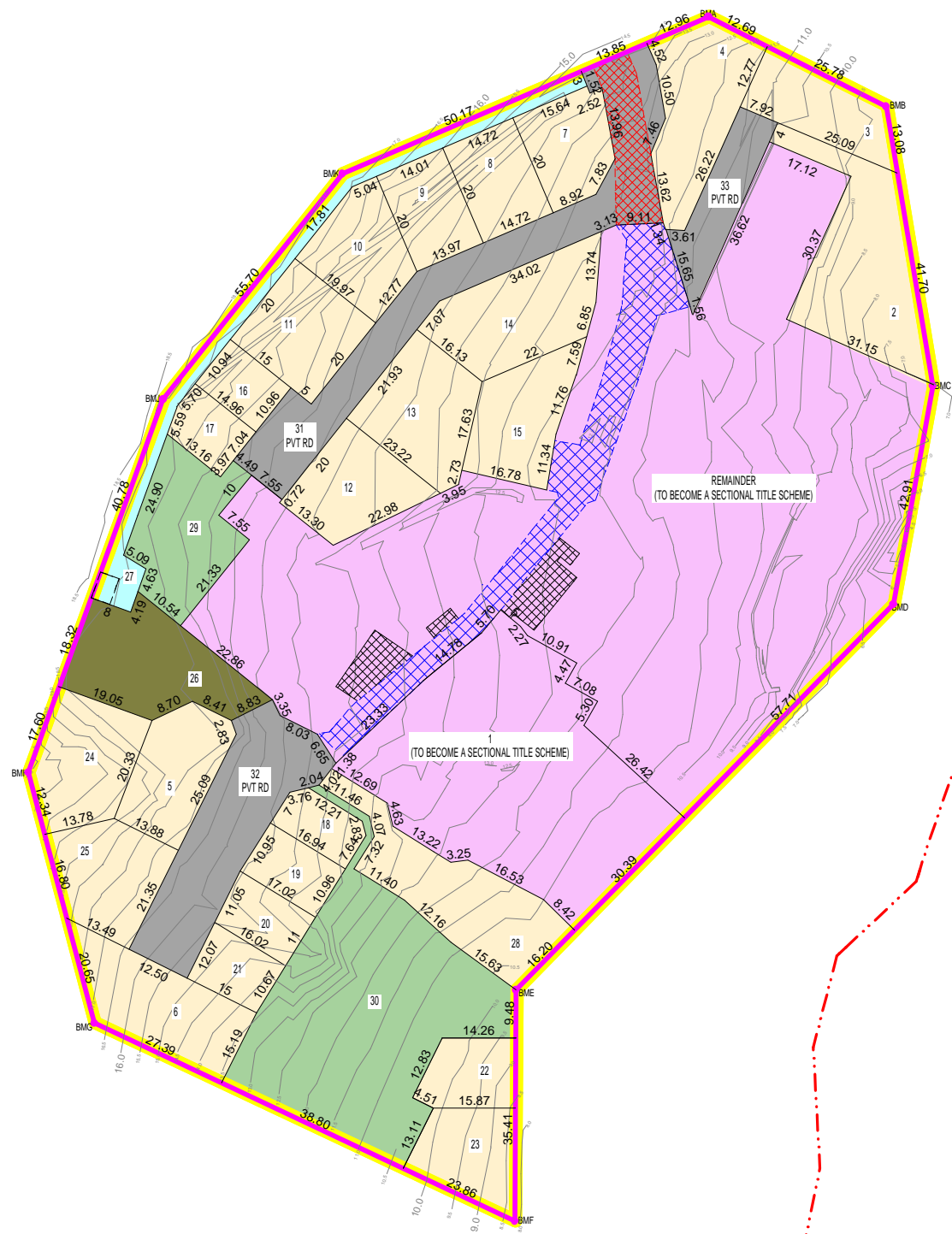
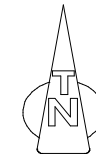
- UNITS IN HOTEL PTNS OTHER THAN THOSE THAT ARE INDICATED TO BE DOUBLE STOREY ON THIS PLAN, ARE TO REMAIN SINGLE STOREY.

- THE NO. OF UNITS IN THE HOTEL PTNS (REMAINDER & PTN 1) MAY NOT INCREASE BEYOND THE NUMBER STATED ON THIS PLAN.

- NO FURTHER SUBDIVISIONS ALLOWED ON ALL PORTIONS.

- HOTEL PORTIONS (REMAINDER & PTN 1) ARE POTENTIALLY SECTION TITLE SCHEMES.

SEAGULLS BEACH HOTEL & RESORT ON FARM 119, CENTANE



APPROX. HIGH WATER MARK
BASED ON AERIAL IMAGERY

LAND USE TABLE					
LAND USE	ZONING	PTN. NO.	NO. OF UNITS	AREA (HA)	%
LICENSED HOTEL/RECREATION, APARTMENTS/RESTAURANT, DWELLING UNIT PACKAGE, PLANT/RESORT ROADWAY, TENNIS COURT/PACKAGE PLANT	SPECIAL PURPOSES	REMAINDER	21	0.8315	33.53
DWELLING UNIT, APARTMENTS, RESORT	SPECIAL PURPOSES	1	24	0.2097	8.3
DWELLING UNIT	SPECIAL PURPOSES	2-6,24	6	0.2876	12.0
DWELLING UNIT	SPECIAL PURPOSES	7-15	9	0.3435	13.84
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DWELLING UNIT	SPECIAL PURPOSES	25	1	0.0488	1.85
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SERVICES AREA	SPECIAL PURPOSES	27	0	0.0477	1.82
DWELLING UNIT	SPECIAL PURPOSES	28	1	0.0633	2.55
PRIVATE OPEN SPACE (NO DEVELOPMENT)	SPECIAL PURPOSES	29,30	0	0.2251	9.06
PRIVATE ROADWAY/PARKING	SPECIAL PURPOSES	31-33	0	0.2104	8.45
TOTAL		34	71	2.48	100

LEGEND	
	SERVITUDE RIGHT OF WAY IN FAVOUR OF PTNS 1-6,17-25,28
	SERVITUDE RIGHT OF WAY IN FAVOUR OF REMAINDER & PTN 1
	0.5m CONTOURS
	PARKING SERVICED TO BE REGISTERED OVER PARKING BAYS ON THE REMAINDER IN FAVOUR OF PTN 1

NOTES

- NO FURTHER SUBDIVISIONS ALLOWED ON ALL PORTIONS.
- HOTEL PORTIONS (REMAINDER & PTN 1) ARE POTENTIALLY SECTION TITLE SCHEMES.

CADASTRAL BOUNDARIES ARE AS EXTRACTED FROM RECORDS AT THE SURVEYOR GENERALS OFFICE

ALL CADASTRAL BOUNDARIES ARE TO BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR

PTN / AREA (m ²)
1/0.2067ha
2/734
3/346
4/535
5/388
6/530
7/308
8/294
9/280
10/356
11/399
12/376
13/463
14/558
15/401
16/164
17/160
18/158
19/186
20/182
21/176
22/233
23/328
24/443
25/408
26/570
27/477
28/633
29/492
30/1759
31/1052
32/756
33/296
REMAINDER/0.8315ha

DATE: 11 NOVEMBER 2013

CLIENT: SEAGULLS TRADING COMPANY (PTY) LTD

Scale 1:1250

Prepared by:

NPM PLANNING
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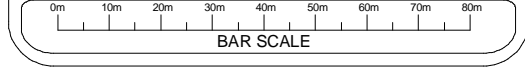
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Title

SITE DEVELOPMENT PLAN

PLAN NO.: 6555.05

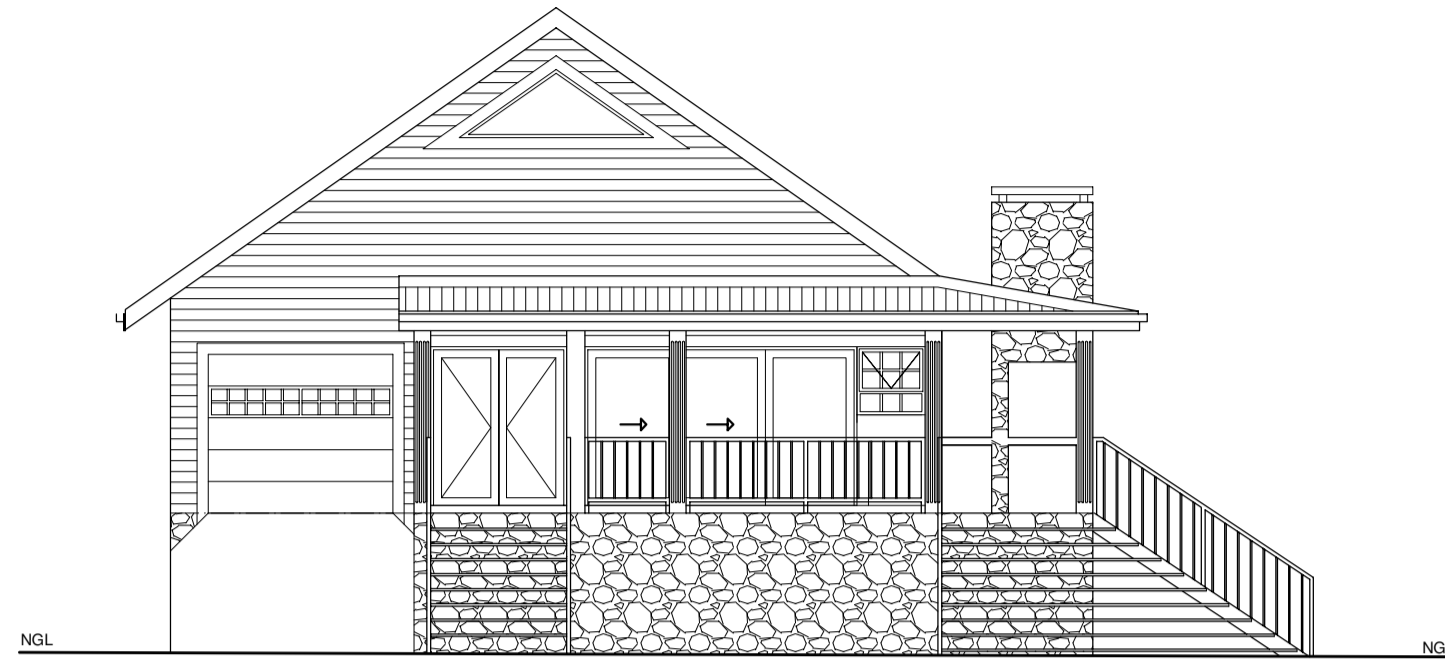
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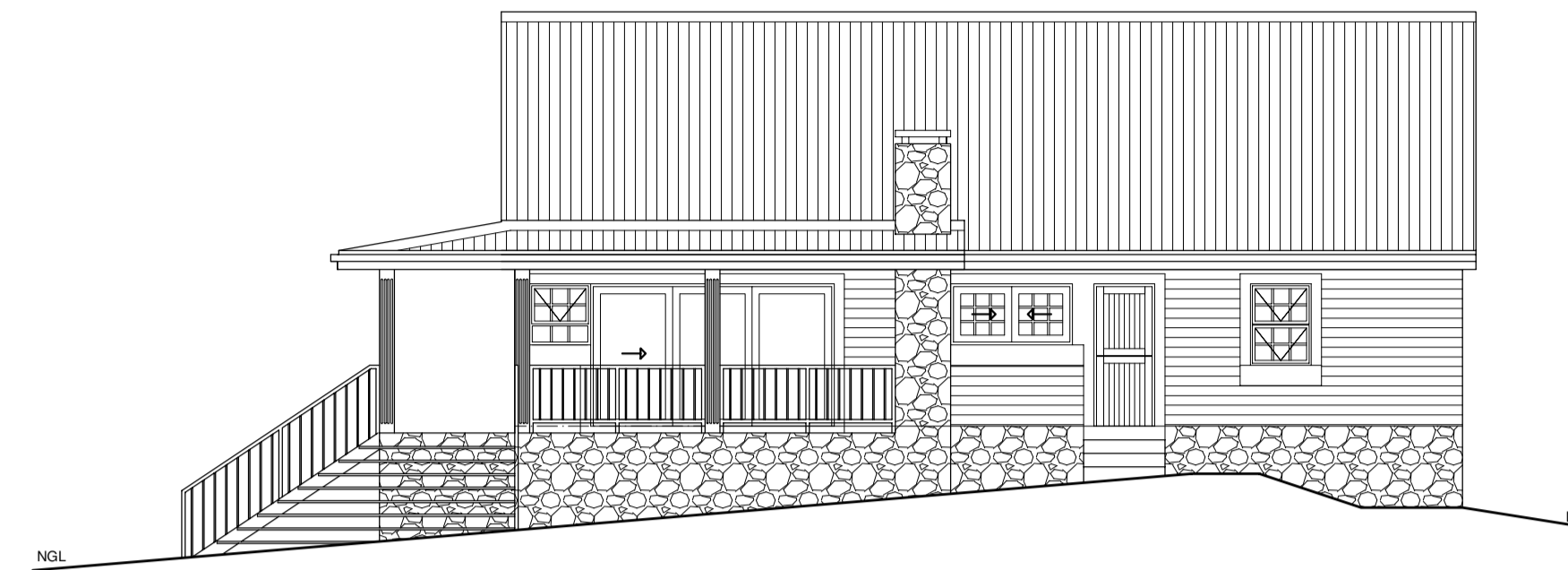
REGISTERED PROFESSIONAL PLANNER
11 NOVEMBER 2013
D.B. POORTMAN PR. PLAN DATE

SEAGULLS BEACH RESORT

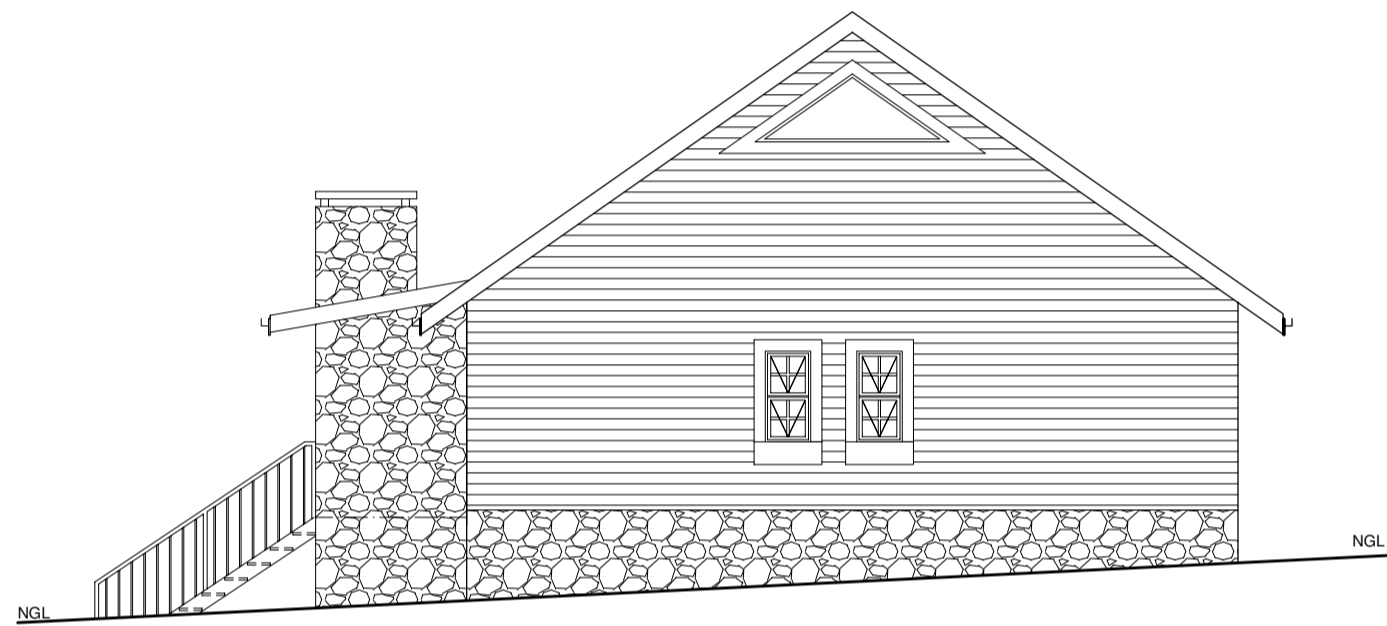
TYPE A (1)



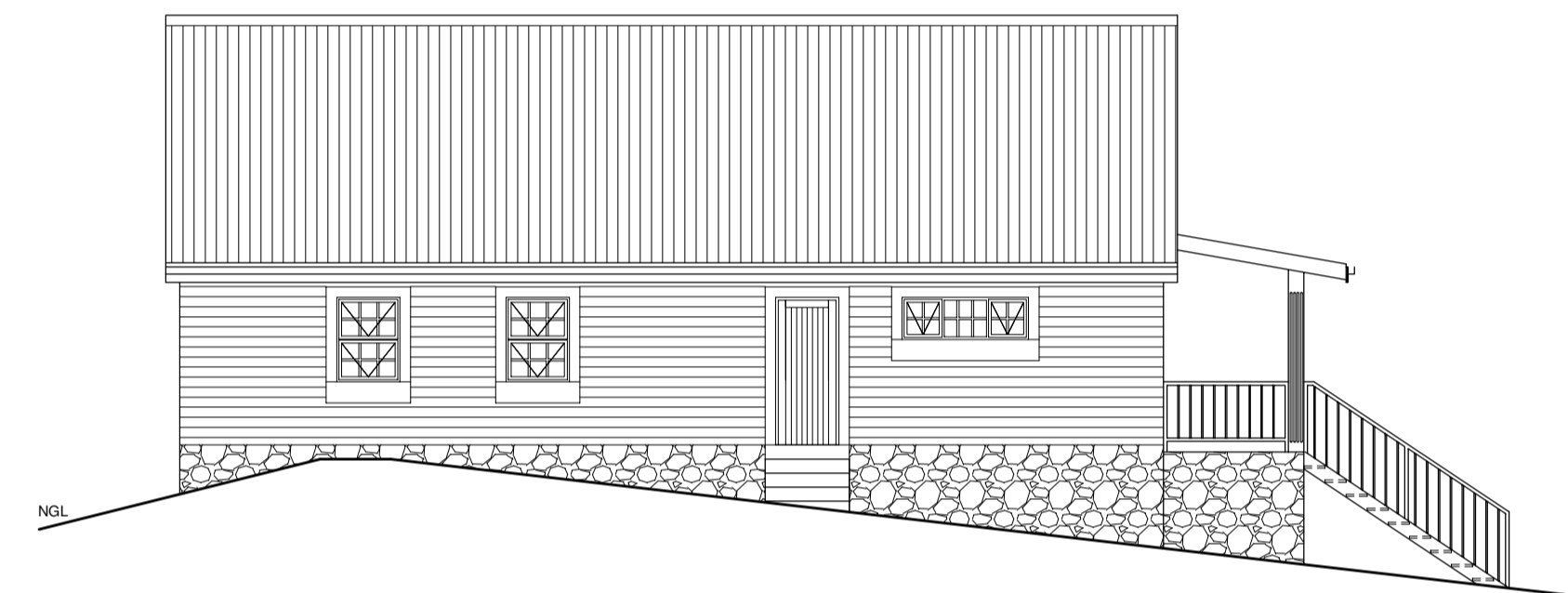
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SCALE 1:100



SIDE ELEVATION
SCALE 1:100

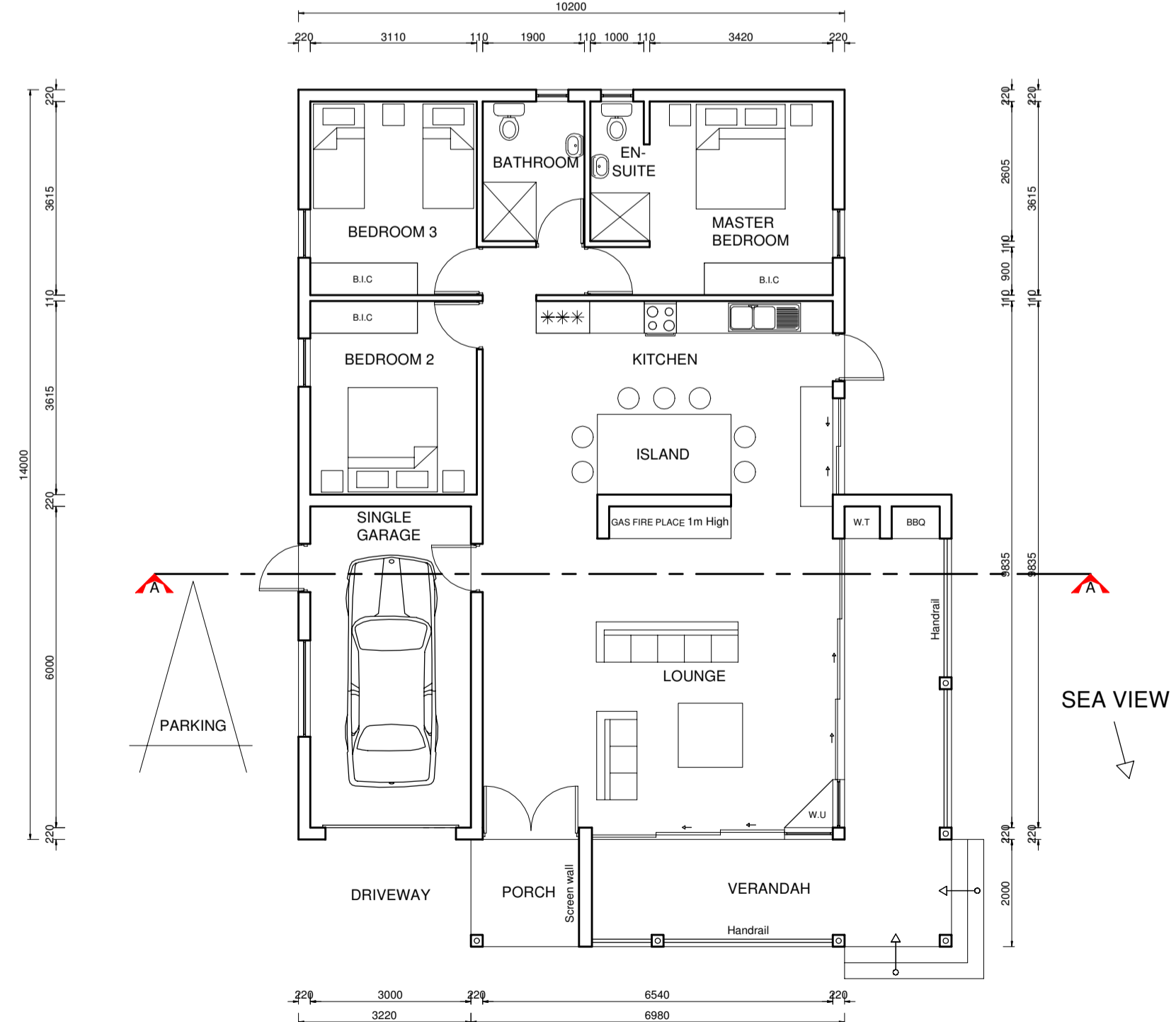


REAR ELEVATION
SCALE 1:100

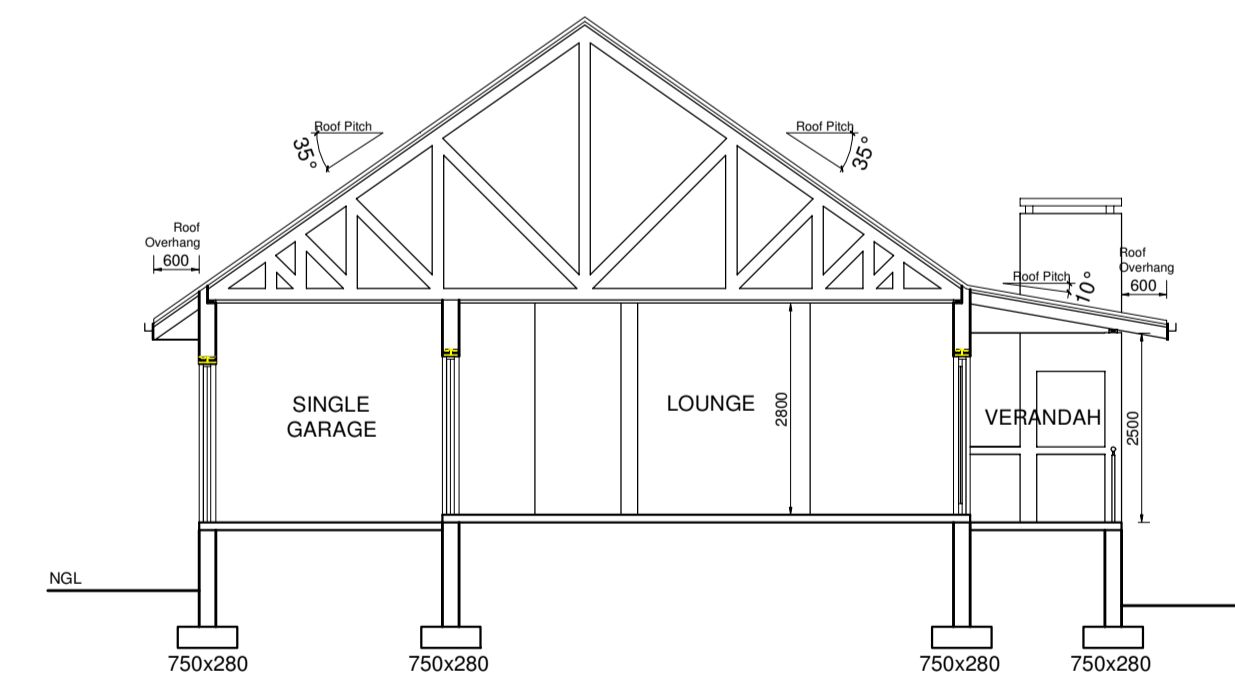


SIDE ELEVATION
SCALE 1:100

(PORTION 11)
TYPE A (1)



GROUND STOREY
SCALE 1:100



SECTION A - A
SCALE 1:100

AREA : TYPE A (1)
GROUND STOREY : 143 sqm
PORCH : 4 sqm
VERANDAH : 27 sqm
TOTAL AREA : 174sqm

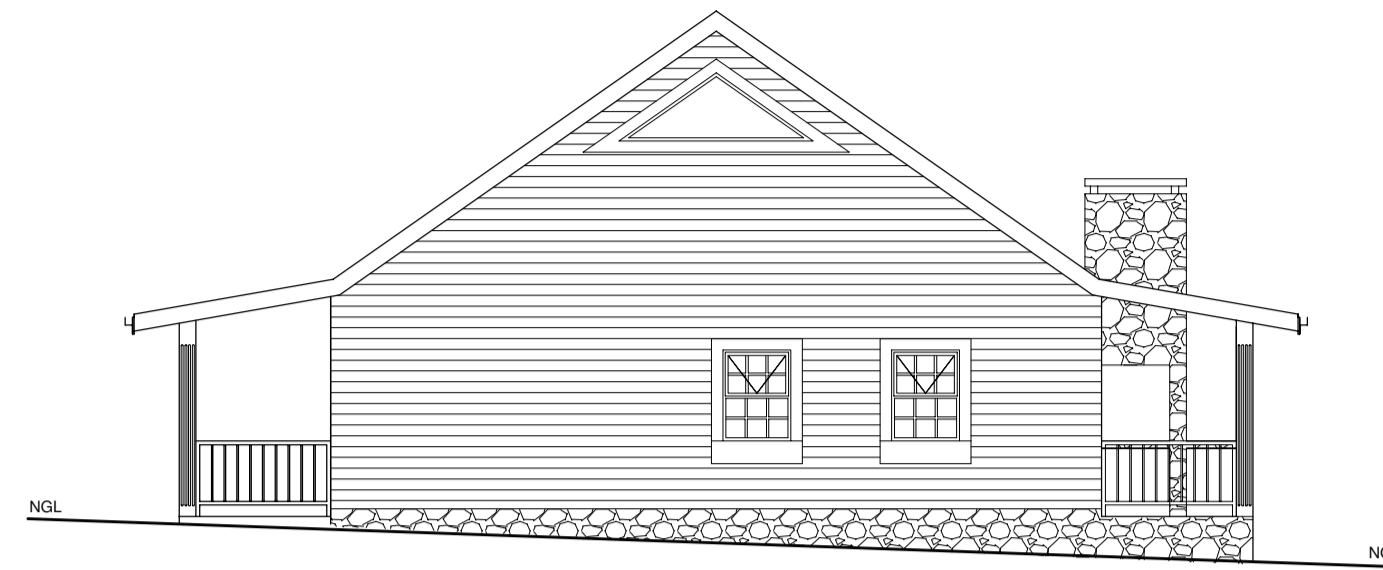
CONCEPT DRAWINGS



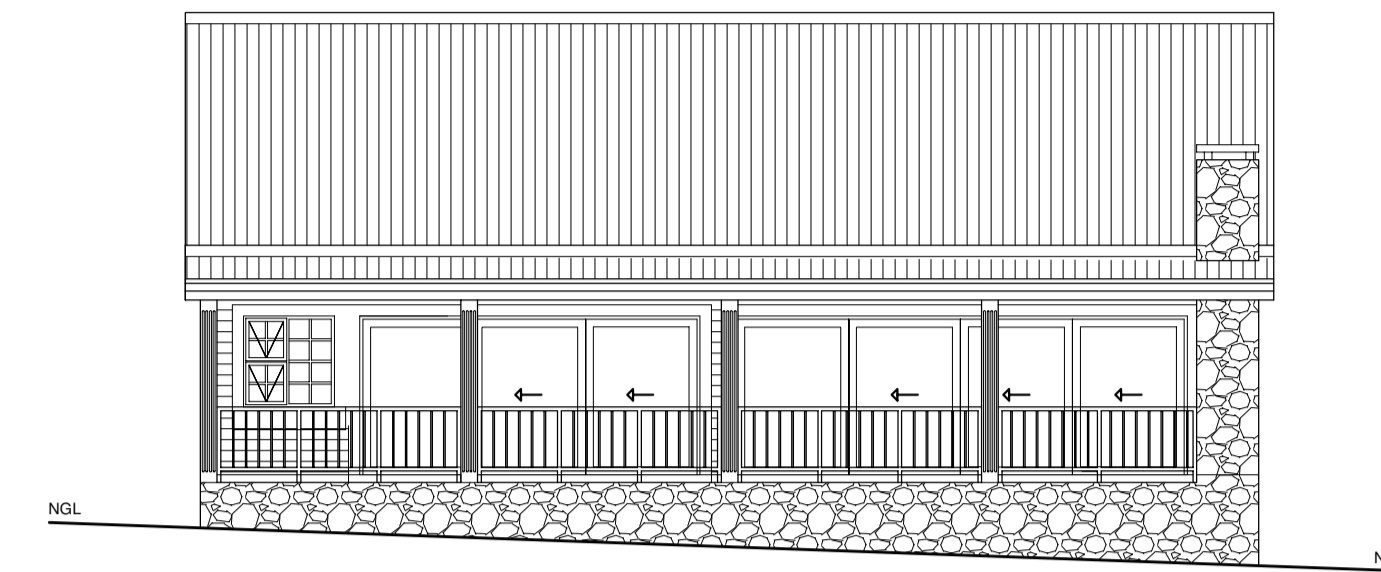
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SEAGULLS BEACH RESORT

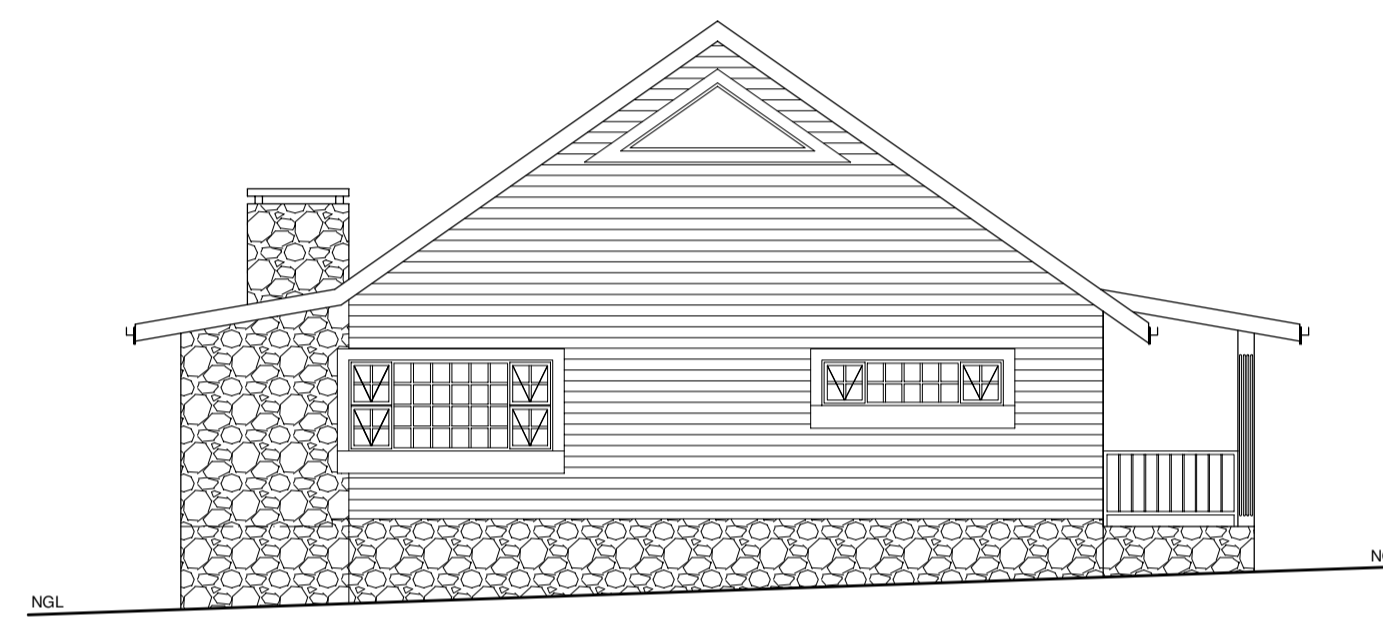
TYPE A (2)



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

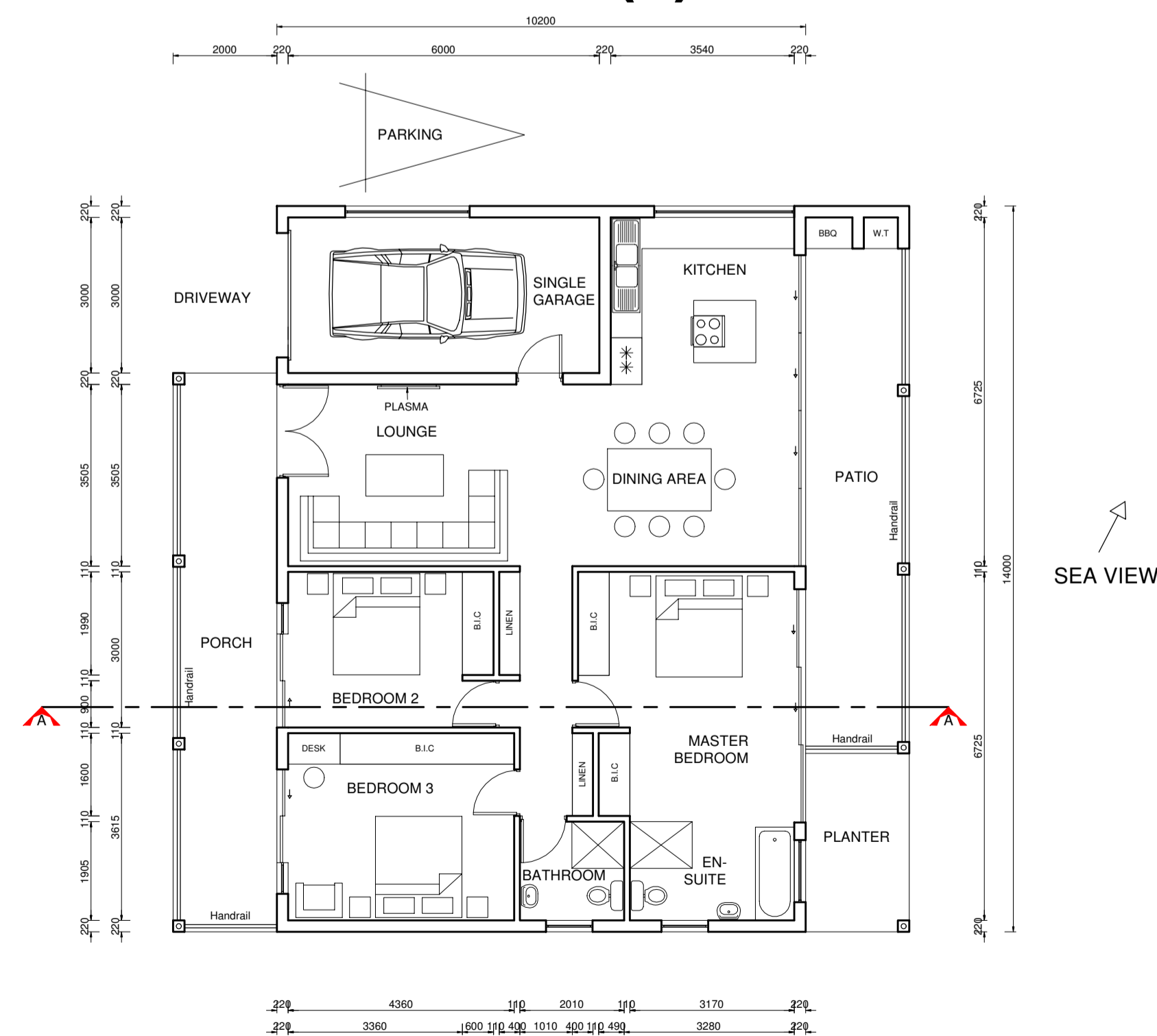


SIDE ELEVATION
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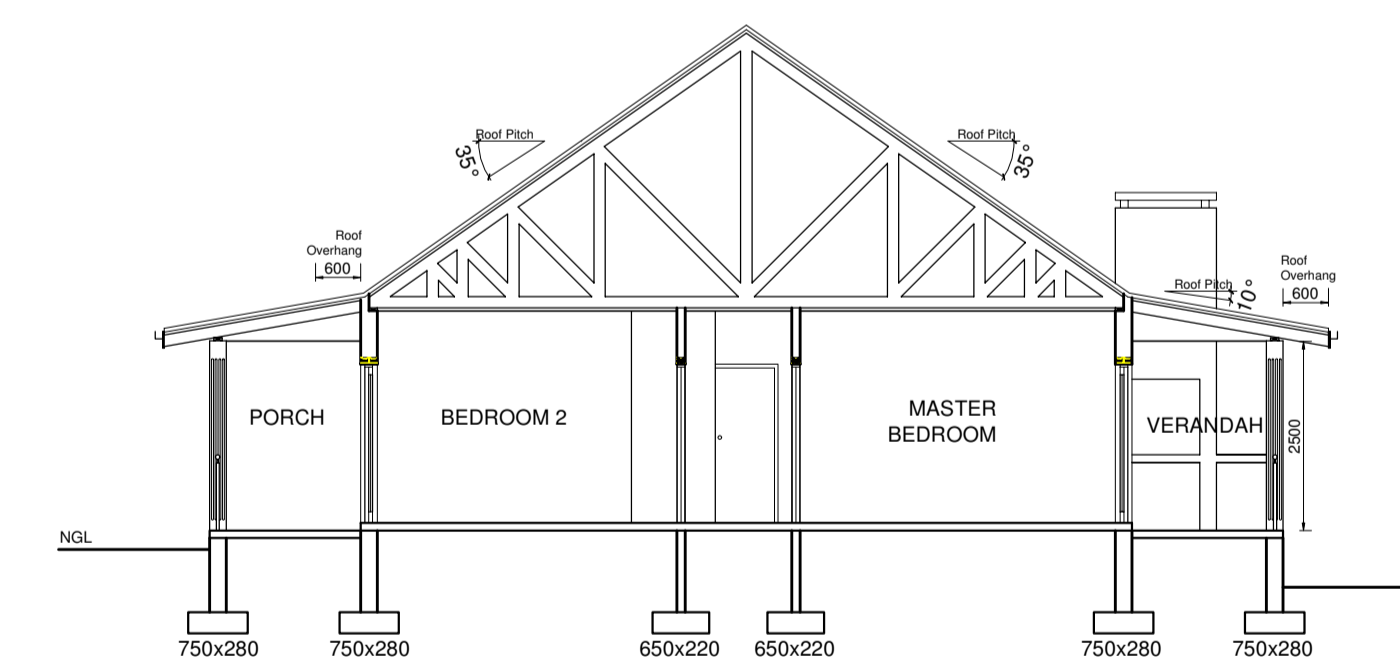


FRONT ELEVATION
SCALE 1:100

(PORTION 14)
TYPE A (2)



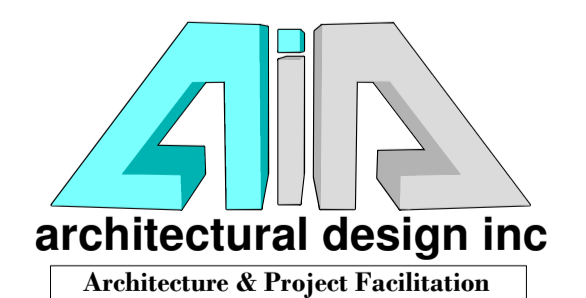
GROUND STOREY
SCALE 1:100



SECTION A - A
SCALE 1:100

AREA : TYPE A (2)
GROUND STOREY : 143 sqm
PORCH : 22 sqm
PATIO : 21 sqm
TOTAL AREA : 186sqm

CONCEPT DRAWINGS

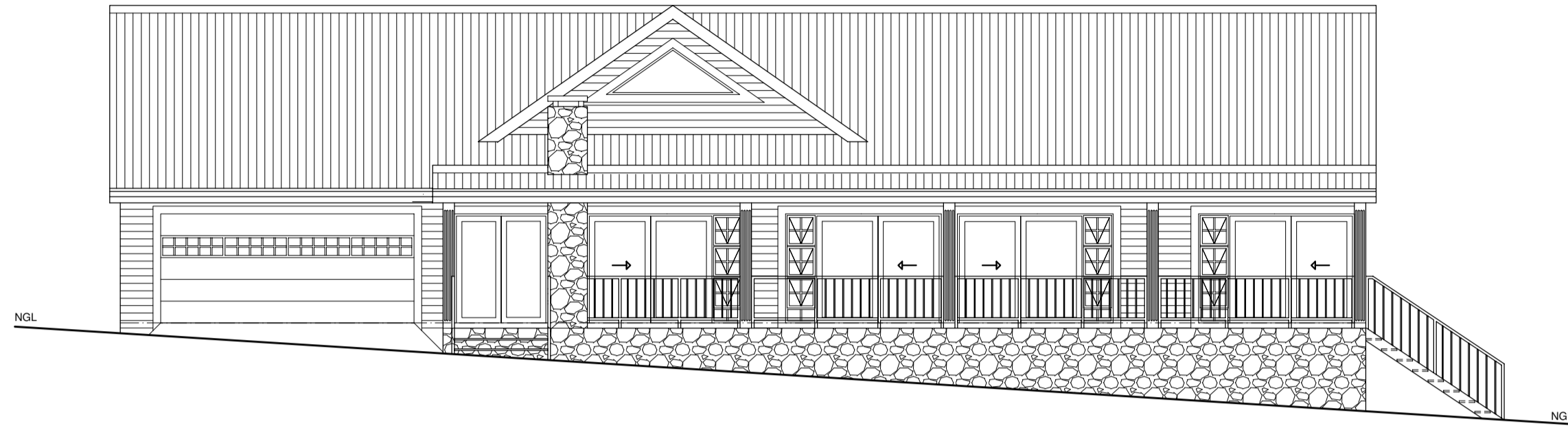


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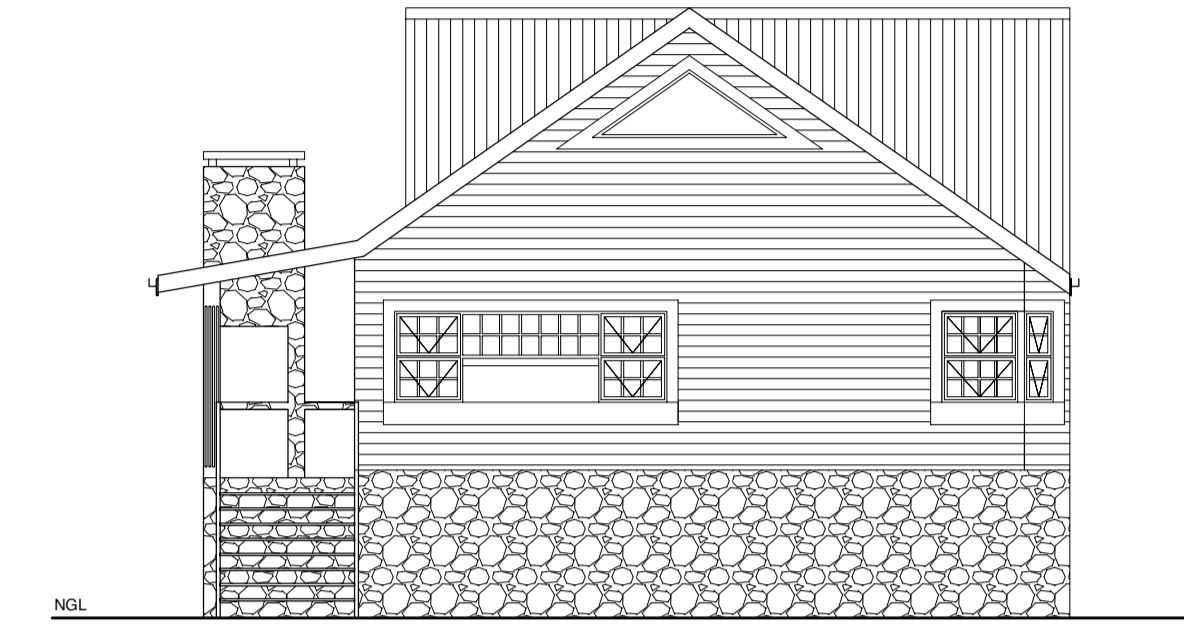
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SEAGULLS BEACH RESORT

TYPE B



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

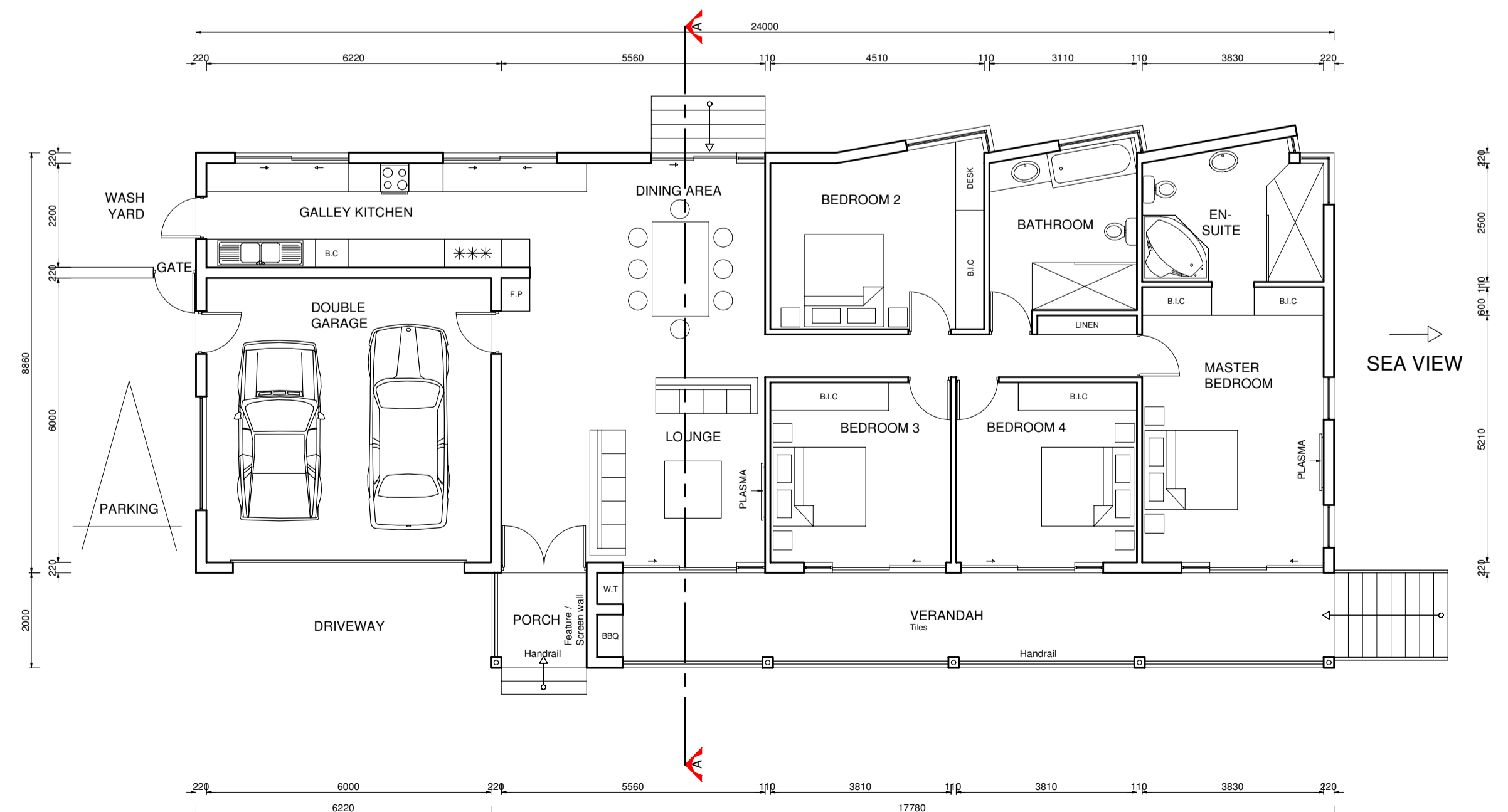


REAR ELEVATION
SCALE 1:100

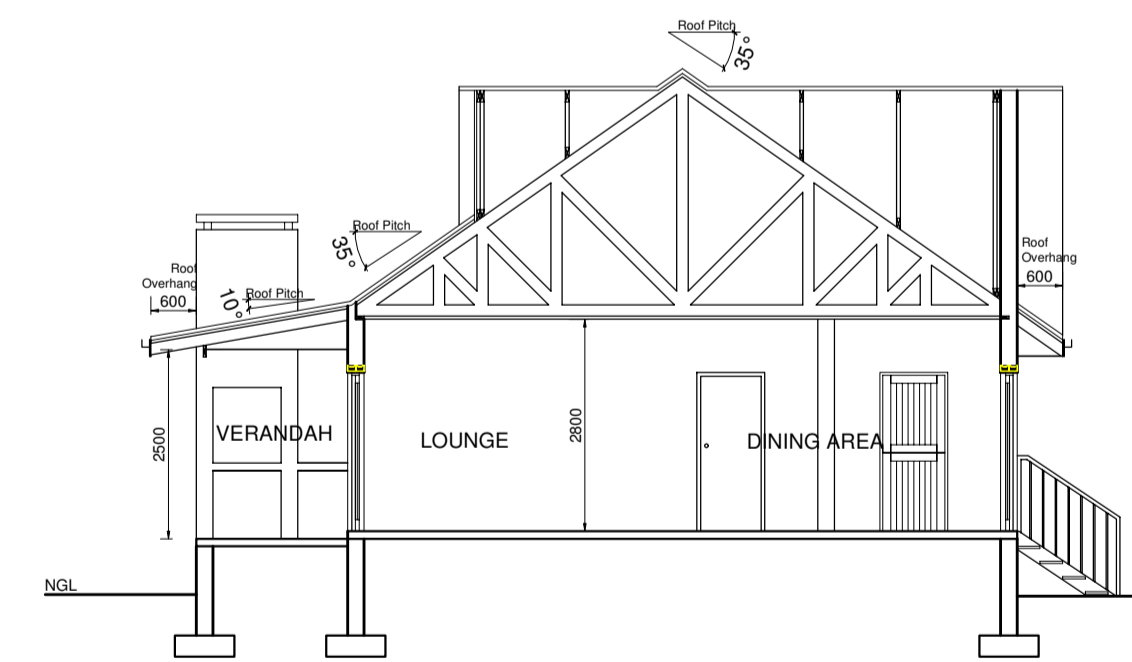


SIDE ELEVATION
SCALE 1:100

(PORTION 3)
TYPE B



GROUND STOREY
SCALE 1:100



SECTION A - A
SCALE 1:100

AREA : TYPE B
GROUND STOREY : 216 sqm
PORCH : 4 sqm
VERANDAH : 31 sqm
BALCONY : 1sqm
TOTAL AREA: 252sqm

CONCEPT DRAWINGS



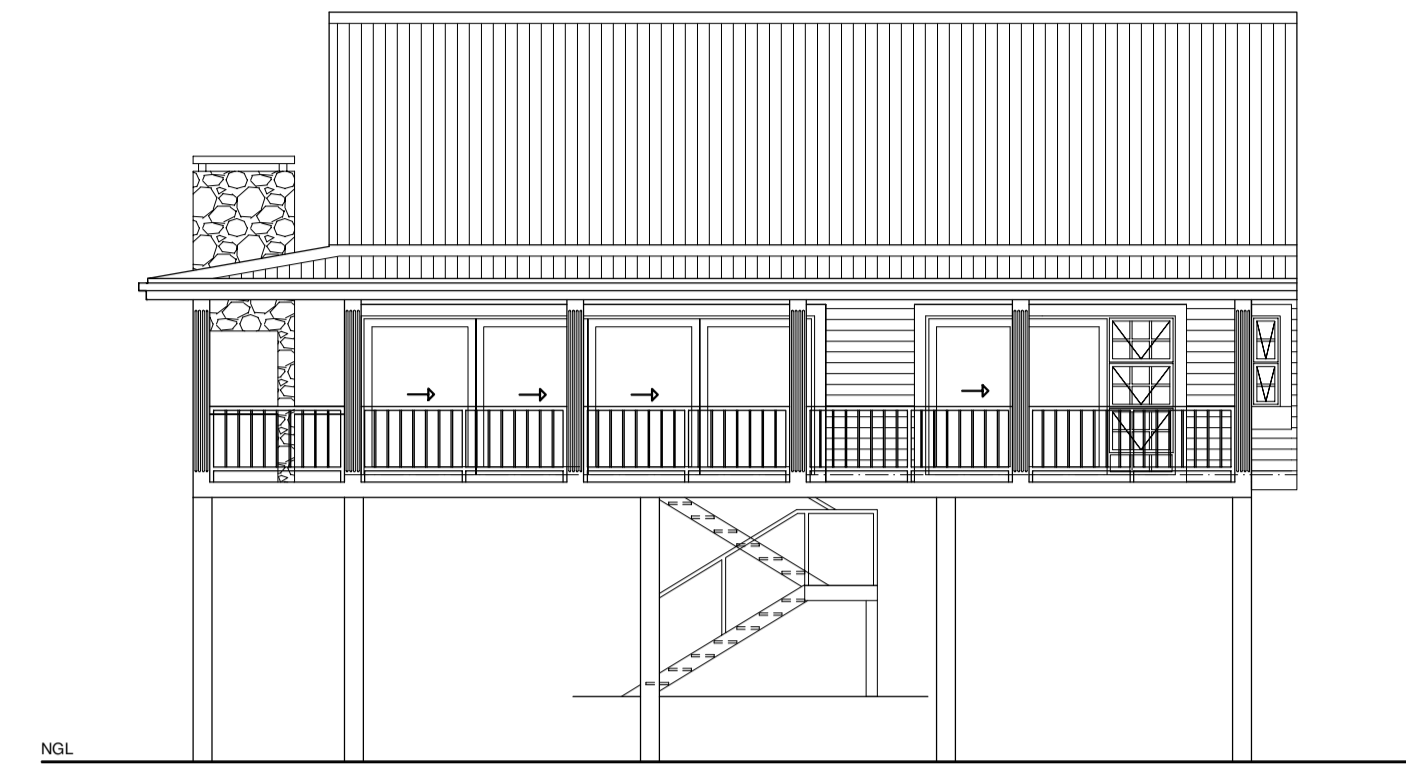
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SEAGULLS BEACH RESORT

TYPE C



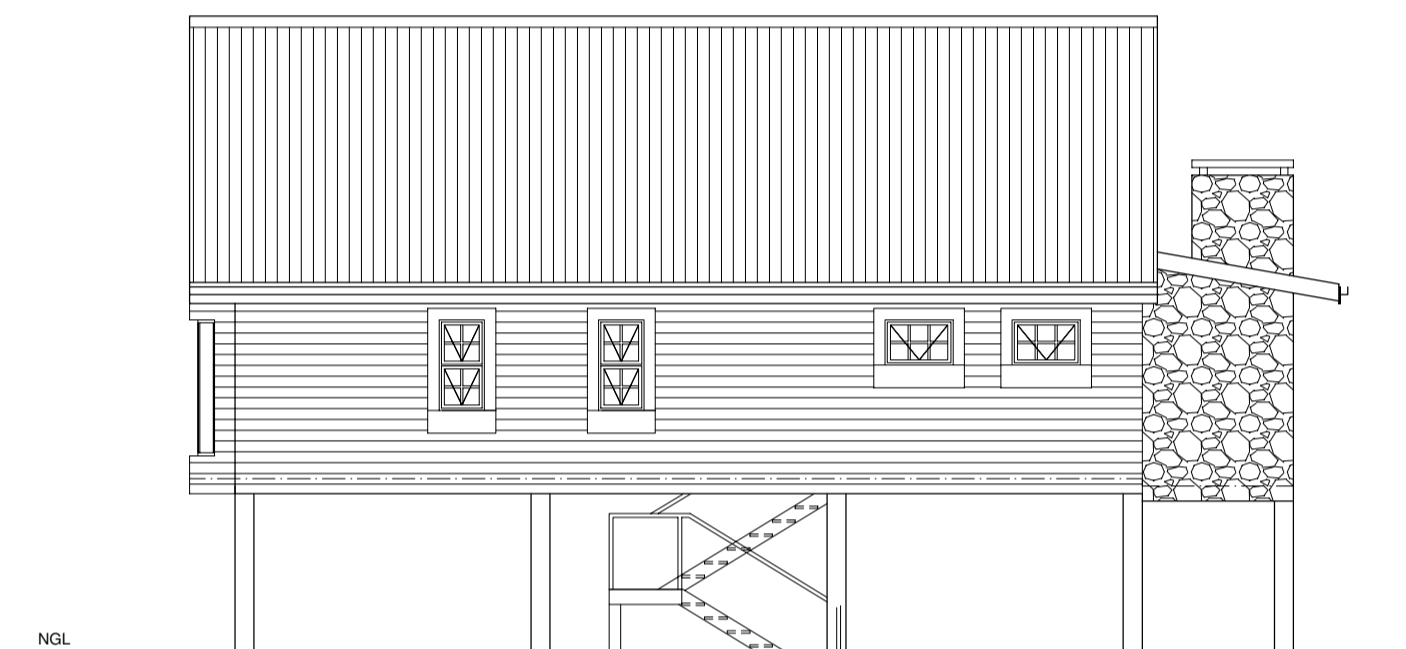
SIDE ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

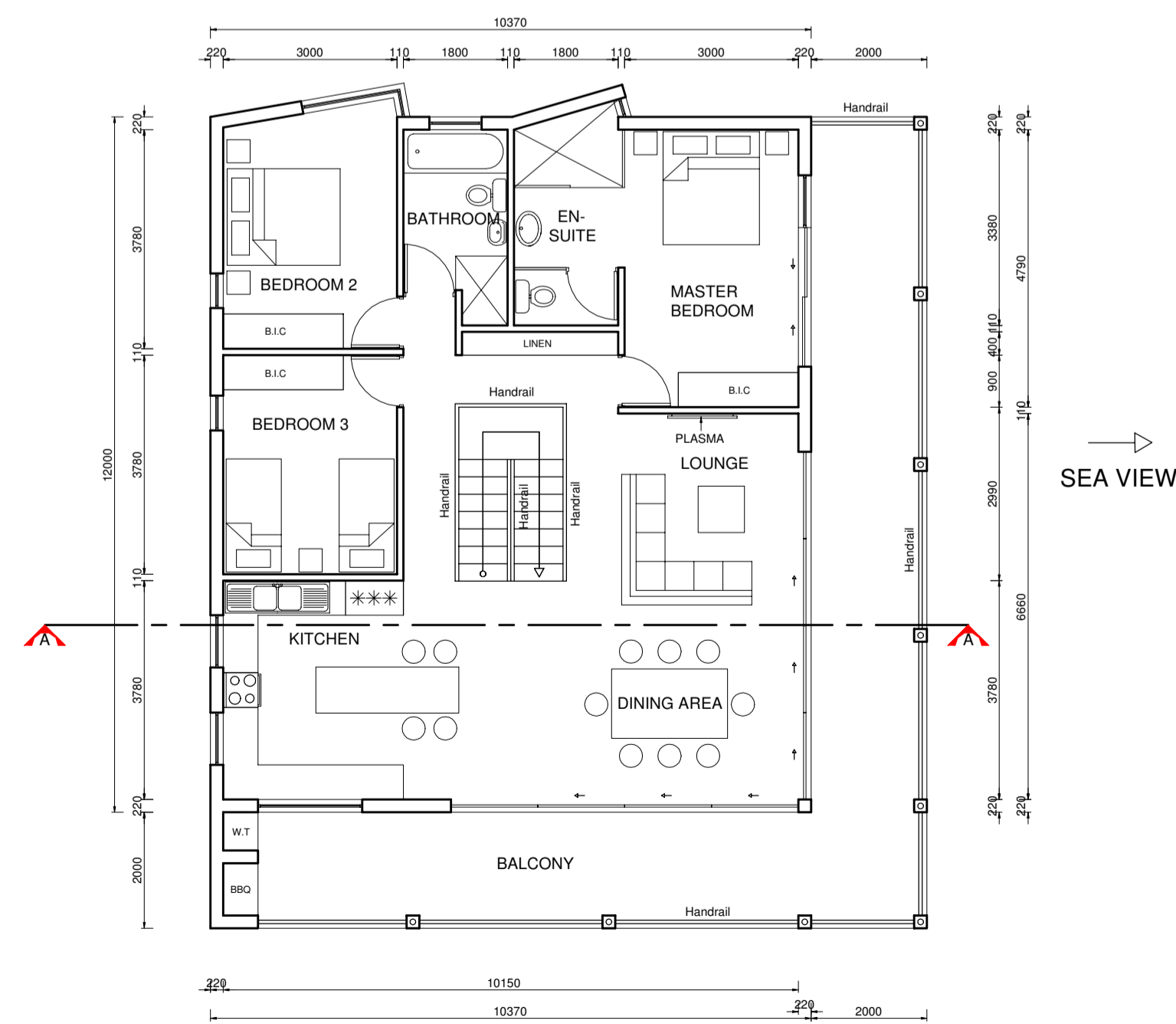


SIDE ELEVATION
SCALE 1:100

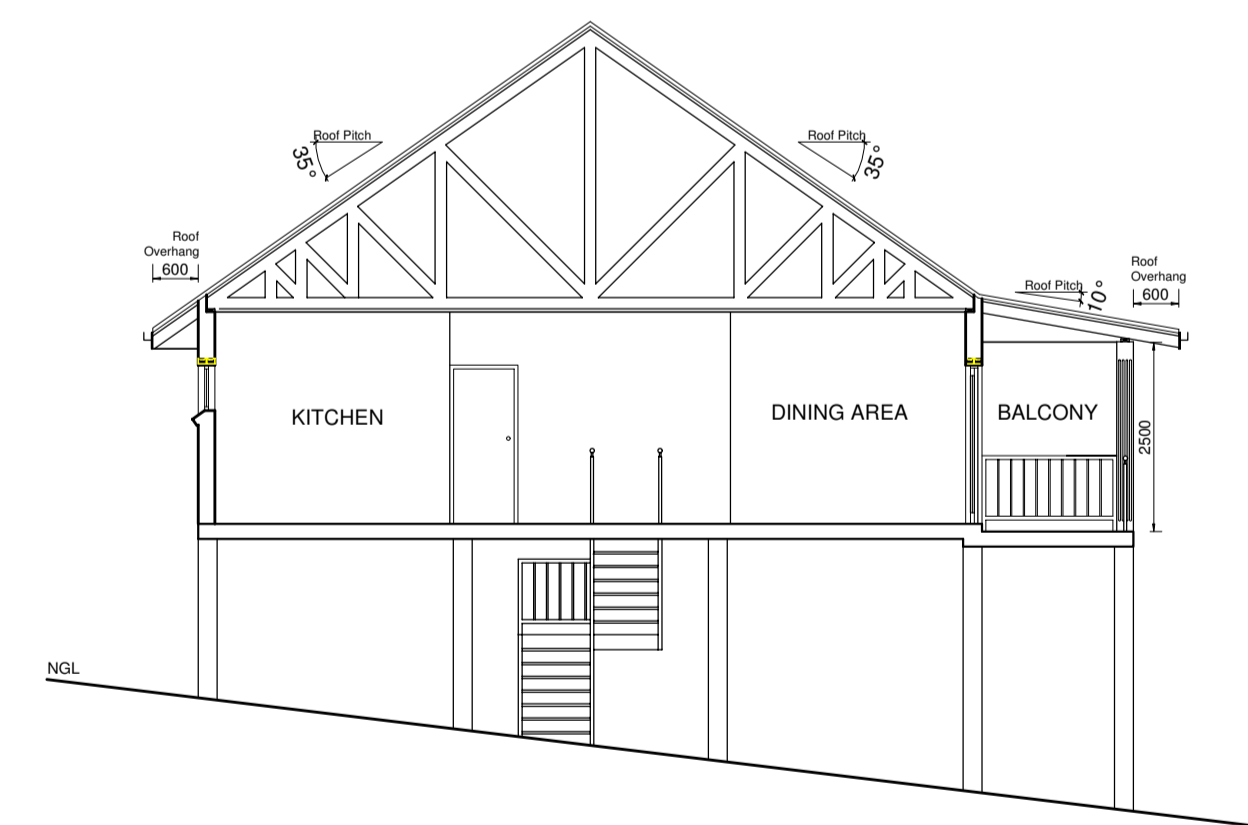


REAR ELEVATION
SCALE 1:100

TYPE C
2 STOREY (PORTION 22)



GROUND STOREY
SCALE 1:100



SECTION A - A
SCALE 1:100

AREA : TYPE C
GROUND STOREY : 126 sqm
BALCONY : 49 sqm
TOTAL AREA: 175sqm

CONCEPT DRAWINGS



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