



PARAMOUNT

E S T A T E

Site Development Plan Report

SITE	9 Sohland Avenue, Constantia (Sillery), Cape Town
PROPOSAL	Three four-bedroom residences on one erf, sectional title
STATUS	Design development · Issue P5
DATE	15 October 2026

Prepared for the owner as a concept-stage planning document. Not for construction or council submission.

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DOCUMENT CONTROL

ISSUE	DATE	DESCRIPTION
P1	13.10.2026	Concept issue for owner review
P2	13.10.2026	Layout redesign: L-plan homes, terraced platforms, privacy study, wellpoints and tank stations
P3	14.10.2026	Design review: full-length balcony (planted roof removed), larger kitchens and pantries, TV walls, pyjama lounge re-planned
P4	14.10.2026	Homes reduced to 567-584 m²; estate borehole and pump station; one tank per home in a walled service yard with the pool pump; garden gates; turning check; shed options; sunlight and privacy pages; cost plan
P5	15.10.2026	Cost Book C2 (detailed estimate, value engineering to R13 m, specification); heated pool in the base price; sunlight method and area definitions added to the brochure; Paramount wordmark

COMPANION DOCUMENTS

Design development drawing set (A2)	SDP-01 and sheets A/B/C-01 to -06, issue P2, nineteen sheets
Sales brochure (A4 landscape)	The Paramount Estate, issue P2

This report was prepared with AI assistance (Claude) from the owner's brief, a Google Maps area measurement and public data. It is a concept-stage document. Before any application or sale, the design must be developed and signed by registered professionals on the basis of a land survey, the SG diagram, the title deed and a zoning certificate (see section 12).

SECTION 1

Summary

The Paramount Estate replaces the existing house and tennis court at 9 Sohland Avenue with three two-storey, four-bedroom homes — Silverleaf, Olive and Willow — each an L-plan wrapped around its own pool, arranged on terraced platforms around one gated entrance, a private lane and a shared court.

Site area	4 194 m ² (owner's Google Maps measure; survey to confirm)
Dwellings	3 (main dwelling + second + third dwelling)
Ownership	Sectional title: 3 sections, exclusive use gardens, common lane and court
Access	One new gate at the north-east end of the Sohland Avenue frontage; no access from Spaanschemat River Road
Floor space (DMS)	1 281 m ² against a 1 500 m ² maximum
Footprint	876 m ² (20.9% of the site)
Height	7.82 m to the top of the ridge, 5.90 m wall plate, above each home's platform (limits 8.0 m and 6.0 m)
Building lines	6.0 m on all boundaries; minimum provided 6.2 m
Parking	6 garage bays + 2 visitor bays, plus forecourts
Levels	Site falls about 5.5 m from Sohland Avenue to Spaanschemat River Road; platforms at +3.30 (Silverleaf), +1.00 (Willow) and +0.30 (Olive) to the site datum; court +1.55 to +2.35
Water	Estate borehole / wellpoint and pump station at the south-east corner, reticulated to a 5 000 l tank and pressure pump in each home's walled service yard

RESIDENCE	GARDEN (EUA)	HOME AREA
Silverleaf	1 339 m ²	567 m ²
Olive	1 318 m ²	584 m ²
Willow	1 049 m ²	584 m ²
Common property	488 m ²	—
Total	4 194 m ²	

Home area = enclosed area including the garage, store and plant room, plus the covered patio, balcony and entrance canopy or walk.

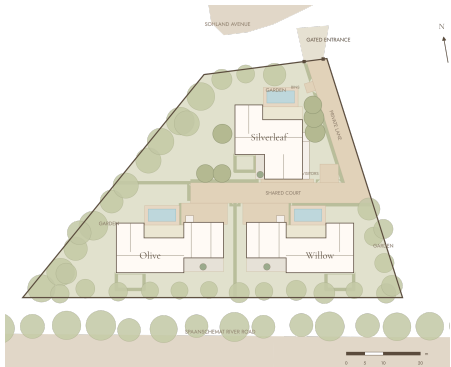


Figure 1 — Recommended layout (illustrative).

KEY ACTIONS BEFORE DESIGN DEVELOPMENT

- Obtain the title deed and SG diagram and check for restrictive title conditions that could limit the number of dwellings. This is the single largest risk to the scheme.
- Commission a land survey with contours; confirm the erf area, beacons and the levels used here (the platform heights, banks

SECTION 2

The site

The erf lies in Sillery, Constantia, on the inside of the bend where Spaanschemat River Road (M42) meets the end of the Sohland Avenue cul-de-sac. It is roughly trapezoidal: a short frontage to Sohland Avenue on the north, a long frontage to Spaanschemat River Road on the south, and two common boundaries with neighbouring residential properties.

The site is currently occupied by a single house with a swimming pool on the northern part, entered from Sohland Avenue, and a tennis court on the southern part. Both are to be demolished. A belt of mature trees lines the Spaanschemat River Road and north-western boundaries and should be retained where healthy; it screens the site from the M42.

No survey was available. Levels in this issue come from a plane fitted to public SRTM elevation samples (about ±0.5 m): the ground falls roughly 5.5 m from the Sohland Avenue frontage down to Spaanschemat River Road, and about 1 m from east to west. The design terraces the homes on three level platforms and must be re-set on a topographical survey. Spaanschemat River Road is a busy arterial; the layout takes all vehicle access from the quiet cul-de-sac and turns the houses' garage and service sides toward the court.

BOUNDARY	LENGTH	BEARING	TYPE
A—B	33.40 m	092°32′	Street (Sohland Ave)
B—C	67.65 m	172°24′	Common (east)
C—D	102.42 m	279°58′	Street (Spaanschemat River Rd)
D—A	77.54 m	049°03′	Common (north-west)
Perimeter	281.0 m	Area 4 194 m ²	

BEACON	APPROX. POSITION (WGS84)
A (north-west)	-34.02955, 18.44151
B (north-east)	-34.02957, 18.44187
C (south-east)	-34.03017, 18.44197
D (south-west)	-34.03001, 18.44088

Lengths, bearings and positions are derived from the owner's Google Maps polygon (4 194.30 m²) fitted to OpenStreetMap; expected accuracy ±2 m. They are not survey data.

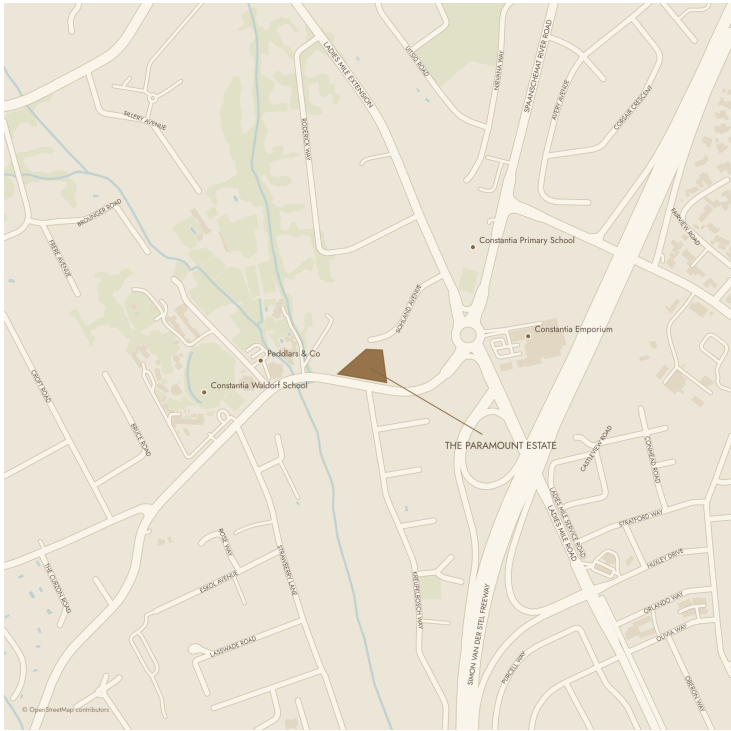


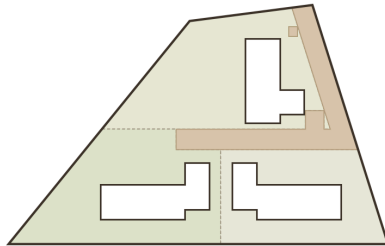
Figure 2 — Locality. Base map © OpenStreetMap contributors (ODbL).

SECTION 3

Layout options and recommendation

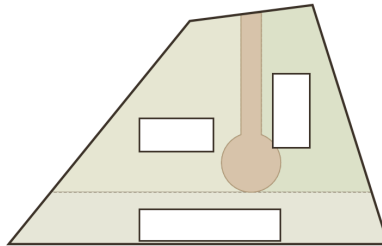
Three access strategies were tested on the measured boundary. The governing aims were the owner's: an easy driveway for every home, the best possible privacy, and full use of the land. Sun and noise were added as tests because the site has a busy road on its sunless (south) side.

1 · East lane + shared court
RECOMMENDED



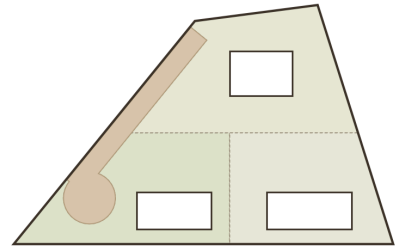
Road & paving: 488 m² (12% of site)
Gardens: 1,339 / 1,318 / 1,049 m²
Gardens face north / west; houses screen the M42
No car passes another home's garden

2 · Central spine from Sohland Ave
REJECTED



Road & paving: ≈379 m² + forecourts
East plot narrow; south plot's garden faces the M42
Spine splits the widest part of the site
Cars pass two gardens

3 · Lane along the north-west boundary
REJECTED



Road & paving: ≈422 m² + forecourts
Uses the existing gate position
Long lane consumes the best (north-west) lawn
Headlights sweep two gardens at night

Schematic comparison drawn on the measured boundary (4 194 m²). Option 1 is the layout developed in the drawings; options 2 and 3 are indicative massing only.

Figure 3 — Options compared (schematic).

WHY OPTION 1

- **One short lane on the edge.** The lane runs straight down the east boundary from the quiet end of the cul-de-sac, then turns into a court between the homes. No car passes another home's garden, and headlights never sweep a lawn.
- **Every garden gets sun.** Olive and Willow sit on the road with their gardens and pools to the north. Silverleaf, the northern home, turns its garage to the court and its living wing, patio and pool north onto the largest lawn on the site.
- **Houses as the noise screen.** Olive and Willow turn their double-storey service sides (scullery, laundry, stairs, guest WC) toward the M42, with the 2.1 m wall and tree belt in front.
- **Privacy by level and by planting.** The pools sit in the inner corner of each L, 1.2–1.3 m below the court behind a planted bank and a 2.4 m hedge; the two-storey parts are 10–15 m apart and the closest buildings (5.0 m) are the single-storey garage blocks of Olive and Willow, separated by a hedge.
- **Full use of the land.** Road and shared paving take 12% of the site, about 488 m², which also provides the visitor parking and turning that options 2 and 3 would need in addition.

Option 2 (a central spine) cuts the widest part of the site in two, leaves a narrow eastern plot, and turns the southern home's garden toward the M42. Option 3 (a lane along the north-west boundary from the existing gate) consumes the best lawn and passes two gardens.

SECTION 4

Site development plan



Figure 4 — Drawing SDP-01, Site development plan (1:250 at A2; not to scale here).

The full-size drawing shows the boundary beacons, 6.0 m building lines, exclusive use areas, common property, the gate and refuse store, dimensions to boundaries, separations between homes, platform, court and gate levels, hedges and screen trees, tank stations and wellpoints.

SECTION 5

Development schedule

Olive and Willow are the same house type (Willow is the mirror image): an 18.2 m bar with a two-storey garden wing, a 3.5 m deep covered patio with a braai and bar under a full-length first-floor balcony with a timber pergola, and a low entrance block and double garage (with the laundry, a store and the plant room) facing the court. Silverleaf is the same bar and wing with its garage, scullery, laundry and plant room in a single-storey block on the court side and its front door in the end gable. Each home has a walled service yard with its water tank, pool pump and drying lines, and a gardener's gate from the court or forecourt. All three have four bedrooms (three upstairs, a guest suite downstairs), a study on the ground floor, a library upstairs and four and a half bathrooms.

AREA SCHEDULE (M²)	SILVERLEAF	OLIVE	WILLOW
Ground floor (incl. garage block)	268.3	303.7	303.7
First floor	201.0	201.0	201.0
Total enclosed	469.2	504.6	504.6
of which garage, laundry, store and plant	67.3	65.3	65.3
Covered patio (4.0 m deep)	37.6	37.6	37.6
First-floor balcony	37.6	37.6	37.6
Covered entrance canopy / walk	22.7	3.8	3.8
Home area	567.0	583.5	583.5
DMS floor space*	401.9	439.4	439.4
Coverage (footprint + covered patio)	324.2	341.2	341.2
Pool / pool deck	24.4	24.4	24.4
Garden (exclusive use area)	1 339.3	1 318.2	1 049.1

*DMS floor space here = enclosed area less the garage block (parking, store and plant). The 4 m deep covered patio is open on two sides; whether it counts as floor space under the current DMS definition is for the town planner to confirm (if it does, add 38 m² per home). Areas are measured to the outside face of external walls.

ACCOMMODATION (NET ROOM AREAS, M²)

GROUND FLOOR	SILVERLEAF	OLIVE / WILLOW	FIRST FLOOR	SILVERLEAF	OLIVE / WILLOW
Living	64.7	64.7	Main Bedroom	28.1	28.1
Dining	23.9	23.9	Dressing	16.9	16.9
Study	9.7	9.7	Main En-suite	19.0	19.0
Link	4.1	4.1	Library	19.9	19.9
Kitchen	20.4	20.4	Lobby	5.2	5.2
Scullery	11.0	6.7	Passage	9.3	9.3
Pantry	6.7	5.5	Bedroom 2	19.5	19.5
Store	9.9	5.6	En-suite 2	5.2	5.2
Guest Bedroom	13.3	13.3	Bedroom 3	24.4	24.4
En-suite	6.6	6.6	En-suite 3	5.3	5.3
Lobby	4.7	4.7			
Stair Hall	13.9	13.9			
Entrance Hall	—	16.7			
Gallery	—	13.0			
Guest WC	—	2.3			
Double Garage	37.2	40.4			

SECTION 6

Planning and regulatory compliance

The erf is understood to be zoned for single residential use. In 2025 the City of Cape Town renamed the Single Residential zoning to Residential Zoning 1 (R1) and changed several development rules, including replacing separate wall-plate and roof limits with a single "top of building" height. The full amended tables could not be obtained for this report. The schedule below therefore tests the design against the published pre-2025 Single Residential 1 (SR1) parameters for land units over 2 000 m², and the design adopts the stricter limits wherever the rules are uncertain. A town planner must confirm the current figures.

PARAMETER	REQUIREMENT (SOURCE)	PROVIDED	STATUS
Number of dwellings	Dwelling house plus second and third dwelling as additional use rights (SR1, 2019 amendments)	3 dwellings	Complies*
Second / third dwelling size	May not exceed the main dwelling's floor space without City approval (items 25A, 25B)	Enclosed less garage block: Olive 439 m ² ; Willow 439 m ² ; Silverleaf 402 m ²	Complies
Height	Separate 2nd/3rd dwelling: 6.0 m wall plate, 8.0 m top of roof. Main dwelling: 9.0 m / 11.0 m	5.90 m wall plate; 7.82 m top of ridge; chimney 7.90 m, measured from each home's platform (natural ground level to be confirmed by survey)	Complies*
Street building line	6.0 m (land unit > 2 000 m ²)	6.7 m (Spaanschemat, Olive and Willow); 8.2 m (Sohland, Silverleaf)	Complies
Common building line	6.0 m (land unit > 2 000 m ²)	6.2 m (east, Willow); 6.3 m (north-west, Olive)	Complies
Floor space	Maximum 1 500 m ² (land unit > 650 m ²)	1 281 m ²	Complies
Coverage	No maximum for land units > 650 m ²	876 m ² (20.9%)	n/a
Parking	On-site parking per the DMS parking item (figure to be confirmed)	2 garage bays per home + 2 visitor bays	Confirm
Eaves	Projection into building lines (DMS encroachment item, to be confirmed)	450 mm eaves; all walls ≥ 6.2 m from boundaries	Confirm
Swimming pools	Enclosure at least 1.2 m high, self-closing gates (SANS 10400 / SANS 10134)	Bank, hedge and 1.2 m pool fence to be detailed; pools ≥ 6.0 m from boundaries	Detail
Earthworks and retaining	Cut and fill, retaining walls and banks per the engineer; neighbour consent where retaining is on a boundary	Terraces of 0.7–2.3 m formed as planted banks within the site; no boundary retaining	Engineer
Boreholes / wellpoints	Registration with the City of Cape Town; signage; no cross-connection with the municipal supply	One estate borehole / wellpoint and one 5 000 l tank per home per home, in a walled yard	Register
Energy efficiency	SANS 10400-XA	To be demonstrated at plan stage (insulation, glazing, heat pumps)	Plan stage

*Subject to the title deed (no restrictive conditions limiting the number of dwellings), the confirmed zoning, any overlay zones, and services capacity certification (item 25B(e)). The existence of a third dwelling is not in itself a reason for the City to approve a subdivision (item 25B(d)), which is why sectional title is proposed. Building plans are always required.

HERITAGE AND OVERLAYS

Constantia contains heritage protection overlay zones and scenic routes. Check the City Map Viewer for any overlay affecting the erf. Separately, under section 34 of the National Heritage Resources Act, demolishing any structure older than 60 years requires a permit from Heritage Western Cape. Establish the age of the existing house early.

SECTION 7

Access, parking, refuse and fire

Entrance	New motorised sliding gate of slim steel bars (about 4.4 m clear) between plastered pillars at the north-east end of the Sohland Avenue frontage, facing the cul-de-sac head. Intercom and post boxes are built into the pillars. Cars wait on the cul-de-sac head, not on a through road. The leaf runs back west behind the frontage wall, so a 5 m strip along the inside of that wall is kept clear of planting.
Private lane	5.5 m wide, about 33 m long, along the east boundary; clay brick pavers on a 1:50 crossfall to a channel drain.
Shared court	5.5 m deep, running east–west between the homes; serves all three garages and forecourts and provides turning.
Garages	Each home has a double garage (6.5 × 6.2 m clear, about 40 m ²) with the laundry, a storeroom and a plant room for the inverter, batteries and distribution board in the same block. Olive's and Willow's garages open onto private forecourts off the court and connect to the entrance hall; Silverleaf's opens directly onto the court and connects to the scullery. Turning was checked for a 12.5 m turning-circle SUV: a three-point turn in either forecourt and a reverse-in hammerhead at the west end of the court, with 1.5 m kerb fillets at the lane / court corner.
Visitor parking	Two bays (2.5 × 5.0 m) in clay brick pavers, marked out in a darker brick, beside Silverleaf's garage and open to the court, held as common property.
Refuse	Walled store (about 2.4 × 2.6 m) set into the hedge about 6 m inside the gate, with a steel bar gate opening onto the lane, for three sets of wheelie bins and recycling. Bins are wheeled to Sohland Avenue on collection day.
Pedestrians	Through the gate (a separate pedestrian gate in the frontage wall is an option at design development).
Fire and emergency	The 5.5 m lane and court allow emergency vehicle access to within about 25 m of every front door. Fire appliance access, hydrant coverage and gate override to be confirmed with City Fire and Rescue Services (SANS 10400-T).
Spaanschemat River Road	No vehicle access proposed. The 2.1 m boundary wall and the tree belt along the road verge are retained.

STREET FRONTAGES

From Spaanschemat River Road the estate reads as the 2.1 m boundary wall and the retained tree belt, with the two-storey backs of Olive and Willow behind: plain gables, small high-level windows upstairs and the kitchen, scullery and guest-suite windows at ground level, all screened by the tree belt. From Sohland Avenue only the gate, the frontage wall and the roof of Silverleaf are visible; Silverleaf's pool garden lies behind the frontage wall and its north boundary hedge.



Figure 5 — Olive, south (street) elevation (extract from sheet B-04; not to scale here).

SECTION 8

Privacy, landscape and sunlight

PRIVACY

The owner's requirement was that no one on the upper floor of one home should be able to see into another home's pool, and that this should be achieved with levels and planting rather than walls. The layout does three things: each pool sits in the inner corner of its L, in front of the covered patio, so the house itself screens it on two sides; Olive's and Willow's platforms are set 1.2–1.3 m below the shared court, with the pool deck behind a planted bank and a 2.4 m clipped hedge on the boundary; and Silverleaf is turned to face north, with its garage block toward the court and its court-facing upstairs windows (library, passage, pyjama lounge) as clerestories with 1.7 m sills. Five dense evergreen screen trees close the remaining gaps.

The result was tested on the 3D model by ray-casting: 97 standing eye points inside every upstairs window and along every balcony of each home, against grids of points on the other homes' pools (at water level), pool edges, pool decks, patios and gardens, through the terraced ground, banks, hedges, boundary walls, trees and the houses with their actual openings. A cell reads "points seen / points tested".

FROM THE UPPER FLOOR OF → INTO	POOL	POOL EDGE	POOL DECK	PATIO	GARDEN
Silverleaf → Olive	0 / 105	0 / 39	0 / 36	0 / 33	0 / 127
Silverleaf → Willow	0 / 105	0 / 39	0 / 32	0 / 33	0 / 78
Olive → Silverleaf	0 / 105	0 / 39	0 / 44	0 / 33	63 / 133
Olive → Willow	0 / 105	0 / 39	0 / 32	0 / 33	4 / 78
Willow → Silverleaf	0 / 105	0 / 39	0 / 44	0 / 33	43 / 133
Willow → Olive	0 / 105	0 / 39	0 / 36	0 / 33	11 / 127

The remaining "garden" counts are open lawn, mostly the arrival side of Silverleaf; no pool, pool edge, pool deck or patio is seen from anywhere. Detailed planting and the final hedge heights to be confirmed by the landscape architect once the survey levels are known.

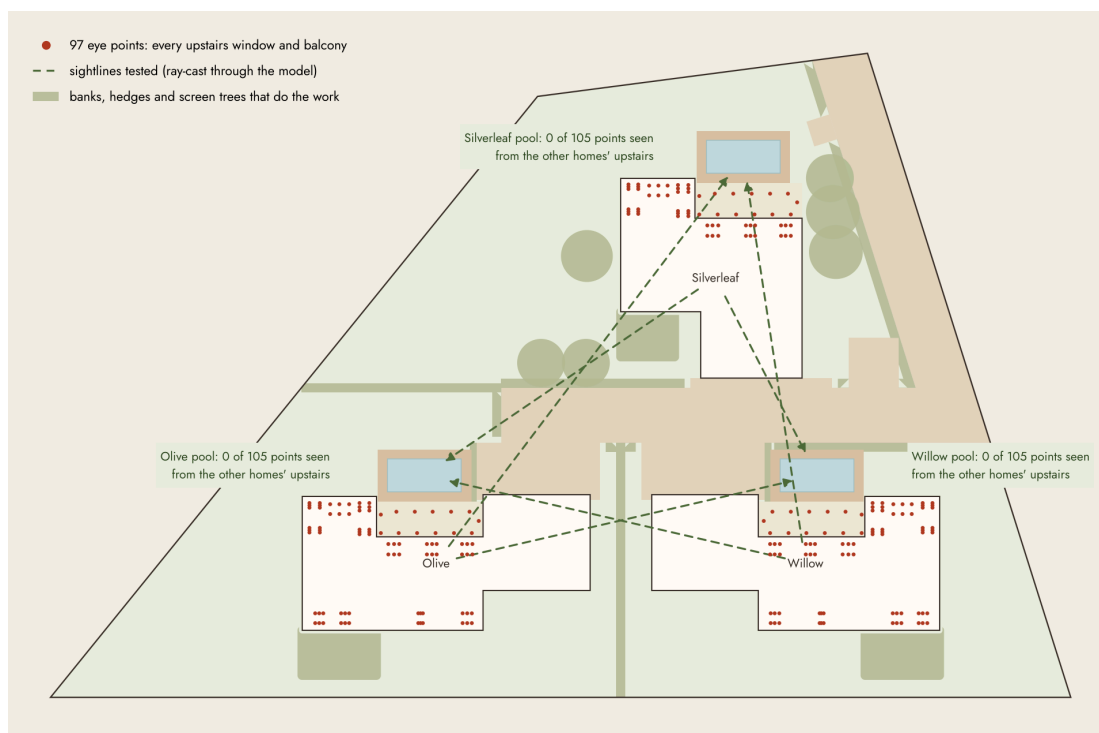


Figure 6 — Sightline study on the plan: the 97 upstairs eye points, the sightlines tested and the banks, hedges and screen trees that do the screening (brochure privacy page).

SECTION 8

Privacy, landscape and sunlight (continued)

SUNLIGHT

All three gardens, patios and pools face north. A sun study was run on the model at 15-minute steps on 21 June, 21 March and 21 December (solar position for 34.03° S; shadows ray-cast against the houses, banks, hedges and trees). Hours of direct sun on the water: Silverleaf 4.3 / 5.0 / 8.2, Olive 3.6 / 7.0 / 8.6, Willow 3.0 / 8.3 / 8.7 for the three dates (day lengths 9.2 / 11.5 / 13.8 h): every pool is in sun through the middle of the day in midwinter and from mid-morning to late afternoon otherwise. The hedge on the bank above Willow's pool is a 1.0 m clipped box hedge (the others 1.9–2.4 m) so that the low winter sun reaches the water; the privacy study was re-run with it and the pool remains unseen. To be rerun on the surveyed levels at design development.

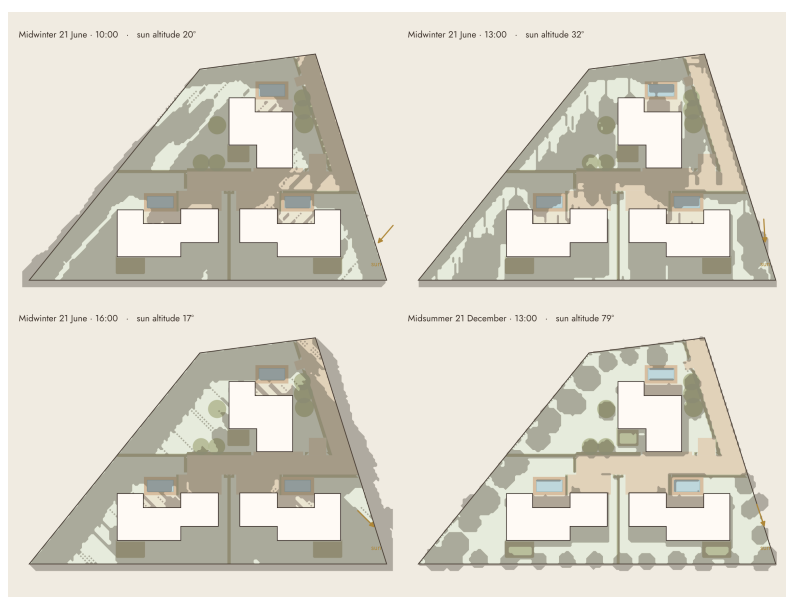


Figure 7 — Shadow plans at 10:00, 13:00 and 16:00 on 21 June and at 13:00 on 21 December.

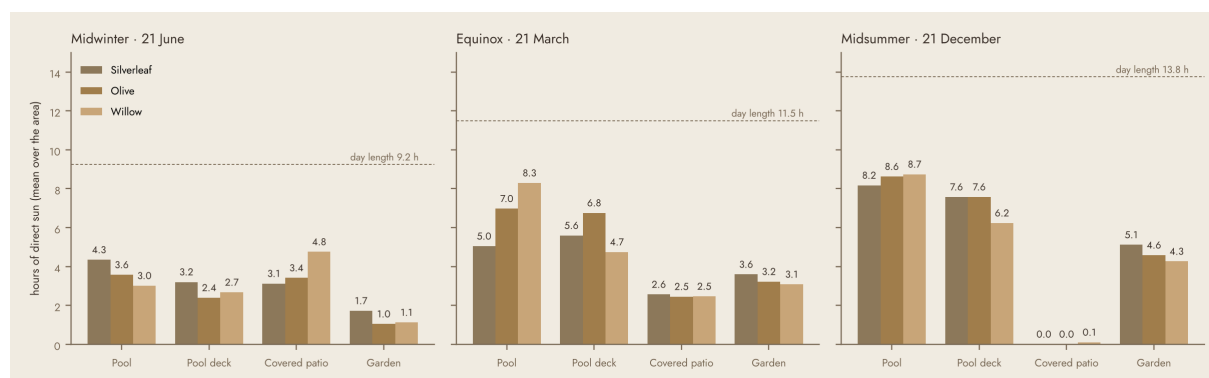


Figure 8 — Hours of direct sun on each pool, pool deck, covered patio and lawn by season (model study; brochure sunlight page).

LANDSCAPE

Retain the mature trees on the Spaanschemat and north-western boundaries; an arborist should survey them before demolition. New planting: 2.4 m clipped hedges on the banks above the pools and on the central boundary, 1.9 m hedges along the court and lane (a 1.0 m box hedge on the bank above Willow's pool, for winter sun), 1.8 m hedges around the guest courtyards and along the forecourts, evergreen screen trees (*Syzygium*, *Olea*, *Searsia*) where the privacy study places them, specimen trees in each garden, waterwise beds (*agapanthus*, lavender, wild rosemary, fynbos) and potted olive trees on the patios. Paving: clay brick pavers in herringbone for the lane, court, forecourts and visitor bays; honed natural stone to patios; hardwood pool decks.

SECTION 9

Services and infrastructure (indicative)

Service connections, capacities and positions must be confirmed with the City and designed by the engineers. Construction of second and third dwellings requires certification that services capacity is available (DMS item 25B(e)).

Water	A single bulk municipal connection and meter at the Sohland Avenue frontage, with a sub-meter for each home (sectional title). The existing water point at the south-east corner becomes the estate borehole / wellpoint and pump station (yield and depth to be confirmed by the driller; registered with the City, signage at the street boundary, no cross-connection with the municipal supply), reticulated in 50 mm HDPE along the south and east boundaries and under the court to a 5 000 l tank and pressure pump in each home's walled service yard, for irrigation and pool top-up. Fire supply to be confirmed.
Sewer	Connect to the municipal sewer in Sohland Avenue or Spaanschemat River Road, whichever is lower and has capacity. A survey with invert levels is required. Internal reticulation runs under the lane and court.
Stormwater	Roofs (about 1 000 m ²) and paving (about 600 m ²) drain to rainwater harvesting tanks and on-site attenuation and soakaways, with an overflow to the municipal system as approved. Pool backwash goes to sewer, not to the street.
Electricity	A municipal supply and kiosk at the frontage, with individual metering per home. Each garage block has a ventilated plant room for the inverter, battery bank and distribution board, with an external louvred door; provision for rooftop solar PV; heat pumps for hot water and pool heating.
Telecoms and security	Fibre duct from Sohland Avenue to each home. Gate automation, intercom, CCTV and perimeter detection on the boundary wall, linked to an armed-response provider.
Lighting	Low-level bollard and wall-wash lighting to the lane and court; downward-facing fittings only, to protect the neighbours and the night sky.
Existing services	Disconnect, cap and record all services to the existing house and tennis court before demolition.

SECTION 10

Ownership structure and approvals pathway

Three homes on one erf can be sold separately through a **sectional title scheme**. Each home becomes a section. Its garden is an exclusive use area. The lane, court, visitor bays, refuse store, gate and boundary walls are common property managed by a body corporate. Sectional title avoids a subdivision, which in Constantia would need to meet minimum erf sizes and is not justified by the existence of a third dwelling alone. A town planner and conveyancer should confirm this route before marketing.

#	STEP	WHO
1	Title deed, SG diagram and zoning certificate; check for restrictive title conditions and overlay zones	Conveyancer, town planner
2	Land survey with contours, an arborist's tree survey and a geotechnical investigation	Land surveyor, arborist, geotechnical engineer
3	Heritage check: section 34 permit if the existing house is older than 60 years	Heritage practitioner, Heritage Western Cape
4	Design development; SANS 10400-XA energy report; services capacity confirmation	Architect, engineers
5	Land-use application only if a departure or title-condition removal is needed	Town planner, City of Cape Town
6	Building plan submission and approval (NBR)	Architect, City of Cape Town
7	Demolition, then construction; occupancy certificates on completion	Contractor, engineers, City
8	Draft sectional plan, Surveyor-General approval, opening of the sectional title register at the Deeds Office, and the body corporate's management and conduct rules	Land surveyor, conveyancer
9	Transfer of sections to buyers	Conveyancer

Durations and fees depend on the City's workload and the professionals appointed; none are assumed here.

SECTION 11

Professional team

ROLE	REGISTRATION	SCOPE
Architect	SACAP	Design development, building plans, contract administration
Town planner	SACPLAN	Zoning, title conditions, overlays, any land-use application
Land surveyor	PLATO	Boundary and topographical survey; sectional plan
Conveyancer	LPC	Title deed review; sectional title register; transfers
Civil and structural engineer	ECSA	Foundations, slabs, roads, stormwater, sewer, water
Electrical engineer	ECSA	Supply, metering, solar PV, lighting, gate and security power
Landscape architect	SACLAP	Planting, paving, hedges, tree retention, pool fencing
Quantity surveyor	SACQSP	Cost plan and feasibility — a concept-stage elemental cost plan, price list and finishes guide accompanies this report (issue C1, 14.10.2026): Cost Book C2 (15.10.2026) measures each home in 163 lines: as drawn R16.3–16.9 m incl. VAT; the same specification bought well R13.6–14.1 m; with a trim to about 500 m ² under roof R12.5–13.0 m against the owner's target of R13 m, plus R4.0 m of estate works
Energy consultant	—	SANS 10400-XA compliance
Heritage practitioner	—	Only if the existing house is older than 60 years or an overlay applies

SECTION 12

Information required, assumptions and risks

INFORMATION REQUIRED FROM THE OWNER

- Erf number, title deed and SG diagram
- Zoning certificate (City of Cape Town)
- Any existing approved building plans
- Age of the existing house
- Developer's name, branding, pricing and timeline for marketing

ASSUMPTIONS

- Boundary and area from the owner's Google Maps measure (4 194.30 m²), accurate to about ±2 m
- Level site, ground at NGL ±0.000
- Pre-2025 SR1 parameters, with the stricter limits applied
- Sectional title ownership

PRINCIPAL RISKS

- **Restrictive title conditions** (for example "one dwelling only") would require removal before three dwellings can be built.
- **Survey differences.** A smaller erf or different beacons would change setbacks and garden areas.
- **2025 DMS changes** to R1 building lines, height or parking.
- **Heritage.** A section 34 permit, or an overlay zone, could affect demolition or design.
- **Services capacity** for three dwellings.
- **Trees.** Protected or significant trees may constrain the layout near the boundaries.

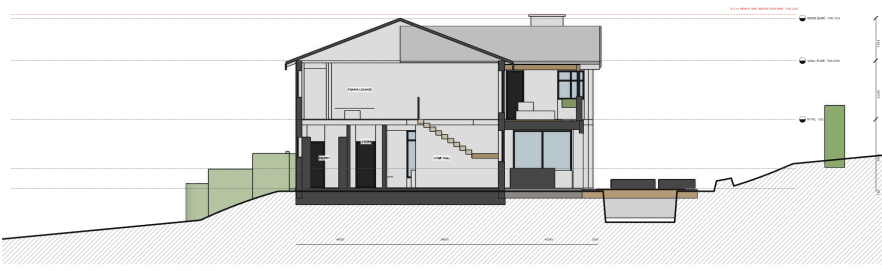
SECTION A

Appendix A — Drawing extracts

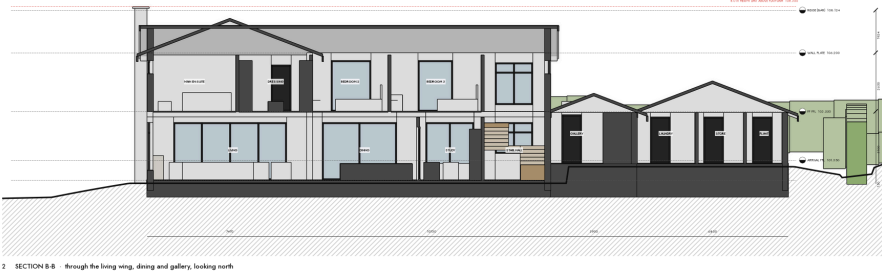
SHEET	TITLE	SCALE (A2)
SDP-01	Site development plan	1:250
A-01 to A-06	Silverleaf — ground storey, first storey, roof plan, north & south elevations, east & west elevations, sections A-A and B-B	1:100
B-01 to B-06	Olive — as above	1:100
C-01 to C-06	Willow — as above	1:100

The sheets are issued separately as PDFs (drawings_v2). The extracts below are reduced and not to scale.

1 SECTION A-A - through the stair hall, covered patio and pool, looking west



2 SECTION B-B - through the living wing, dining and gallery, looking north



AREAS & COVERAGE

Plot area (m²): 4,786.24m²
Building area (m²): 1,538.24m²

HEIGHTS (above platform)

ground floor FFL	+0.10 m
first floor FFL	+1.10 m
roof level	+1.10 m
pool level	+0.10 m
pool wall top (max)	+1.10 m
pool wall base (min)	+0.10 m

STRUCTURE (indicated)

200 mm concrete floor slab 100 mm reinforced brick walls, external render and plaster, internal plaster, plasterboard and paint, ceiling plaster and paint, roof tiles, roof trusses, standing seam metal cladding.

THE PARAMOUNT ESTATE

DESIGN STUDIO

PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

Portion of the Paramount Estate (2 units)

9 SOHLAND AVENUE, CONSTATIA, HOUSE 5 "OLIVE"

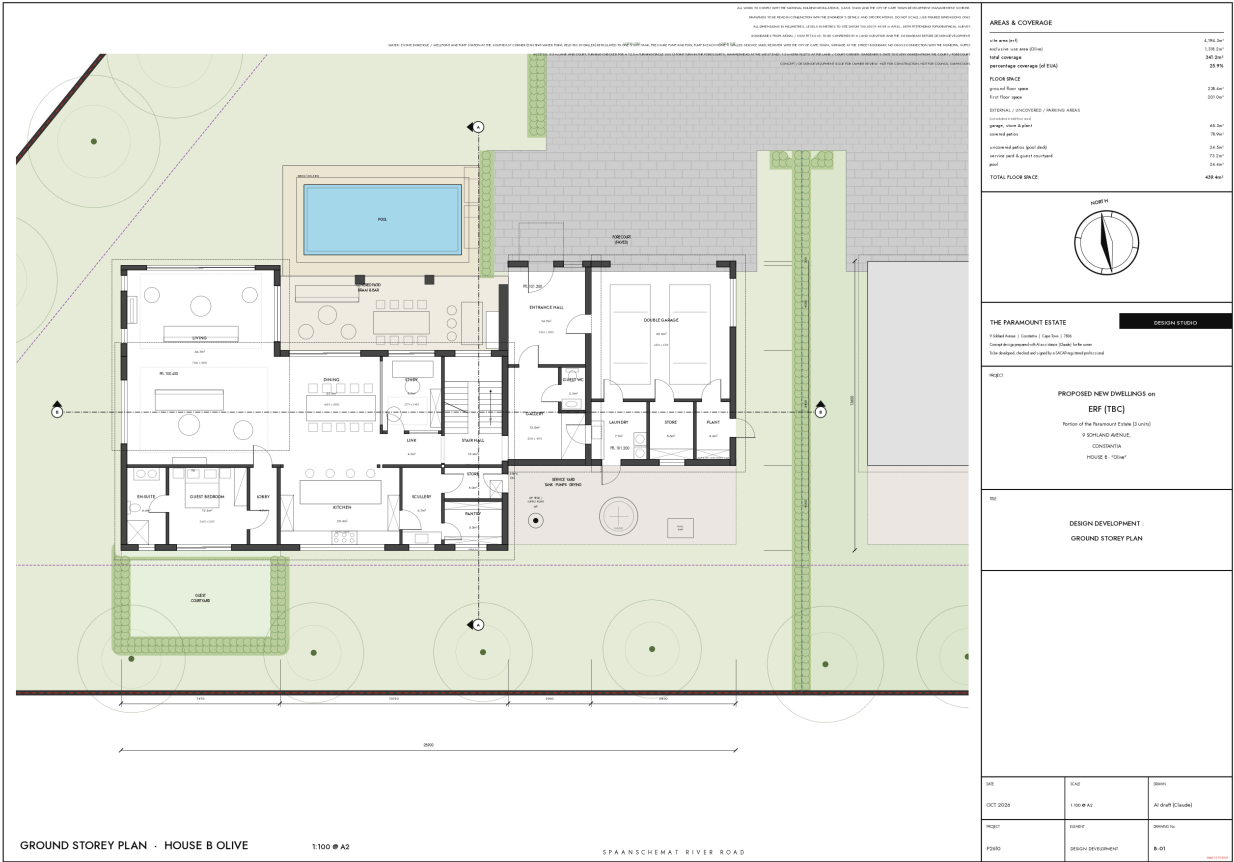
NO

DESIGN DEVELOPMENT : SECTIONS A-A & B-B

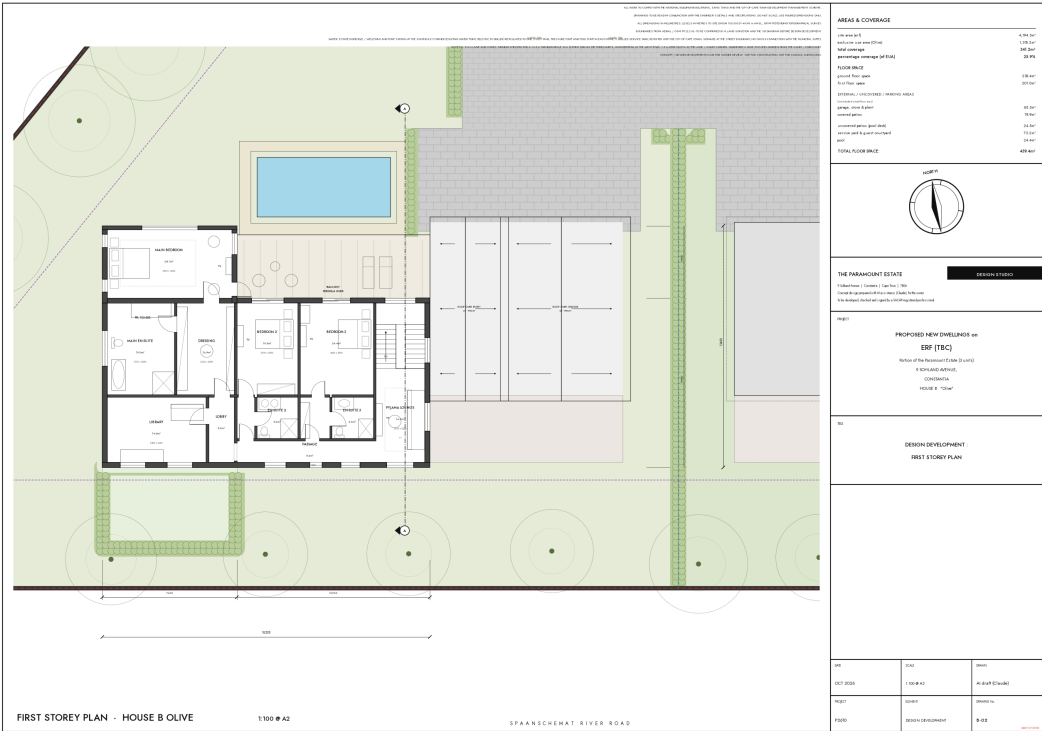
DATE	SCALE	DATE
OCT 2024	1:100 @ A2	AI: d&f (Claude)
PROJECT	ISSUES	ISSUED NO.
P550	DESIGN DEVELOPMENT	B-06

Olive — sections A-A (through the stair hall, patio and pool, with the bank and hedge beyond) and B-B (through the living wing, dining, study and gallery).

Olive (Willow is the mirror image) — floor plans



Ground storey plan (sheet B-01).



First storey plan (sheet B-02).

GROUND STOREY PLAN · HOUSE A SILVERLEAF

1:100 @ A2

THE PARAMOUNT ESTATE

DESIGN STUDIO

PROPOSED NEW DWELLINGS ON

ERF (TBC)

Porter of the Paramount Estate (Pty Ltd)

9 EDWARD AVENUE,

CEDARBURG,

P.O. BOX 1000

7600

DESIGN DEVELOPMENT

GROUND STOREY PLAN

DWG	S/CAT	Status
OCT 2024	1:100 @ A2	As draft [Final]

PROJECT	CLIENT	DESIGNED BY
PARAMOUNT ESTATE	DESIGN DEVELOPMENT	AJOS

[illegible]

17

[illegible][illegible]

SECTION B

Appendix B — Sources

1. City of Cape Town, *Municipal Planning By-law, 2015 — 2019 Amendment Guide* (SR1 development rules table; items 25A and 25B, second and third dwellings). Copy at emfsa.co.za/wp-content/uploads/2019/12/MPBL_2019_Amendment_Guide.pdf
2. City of Cape Town, *Draft Municipal Planning Amendment By-law, 2019*, Annexure A (definition of floor space; item 25B). Copy at phoa.co.za and sfb.org.za
3. City of Cape Town, *Zoning Scheme Regulations* (2012), Single Residential Zone 1 table. Copy at councilsolutions.co.za
4. City of Cape Town, *Additional information on the Municipal Planning Amendment By-law, 2025*: renaming of Single Residential to R1, "top of building" height. resource.capetown.gov.za
5. City of Cape Town, *Municipal Planning Amendment By-law, 2025*, Provincial Gazette Extraordinary 9117 (8 August 2025). resource.capetown.gov.za
6. IOL, "How Cape Town is addressing the housing crisis with new planning regulations" (17 July 2025).
7. STBB, "All about property: swimming pools and the law" (pool enclosure at least 1.2 m; SANS 10400 / SANS 10134).
8. National Heritage Resources Act 25 of 1999, section 34 (structures older than 60 years).
9. OpenStreetMap contributors (ODbL): road network, locality data and geocoding (Nominatim). Driving distances from OSRM, off-peak estimates.
10. Sun positions: NOAA solar position equations, site latitude -34.030° , longitude 18.442° .

Disclaimer. This is a concept-stage document prepared for the owner. Figures are indicative and depend on survey, title deed, zoning and professional verification. It is not legal, planning or engineering advice and may not be relied on for council submissions, construction or sales contracts.