



GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 002/22-23/E3049
Enquiries: Mokutu Nketu
Telephone: 011 240 3389
E-mail: Mokutu.Nketu2@gauteng.gov.za

Litshaba Investments (Pty) Ltd
8 Kameel Street
BRONKHORSTSPRUIT
1020

By Registered Mail

Email: lampies@grootvoet.co.za

Telephone Number: 082 828 5708

Dear Mr Lampies Lamprecht,

ENVIRONMENTAL AUTHORISATION GRANTED: PROPOSED SHOPPING CENTRE AND ASSOCIATED SERVICES ON THE REMAINDER AND ERF 1, 2, 3, 4, 5 AND 6 OF PORTION 22 AND PORTION 26 OF THE FARM EKANGALA 610-JR WITHIN THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

With reference to the above application, please be advised that the Department has decided to grant environmental authorisation. An Environmental Authorisation (EA) and reasons for the decisions are attached herewith.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, as amended, you must notify all registered interested and affected parties, in writing, within 14 days of the date of this EA, of the Department's decision in respect of your application, as well as the provisions that are contained on the Appeal Regulations regarding the submission of appeals. A copy of this EA must also be appended to the letter of notification to the registered interested and affected parties.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014, which prescribes the appeal procedure to be followed. Should any person wish to lodge an appeal against this decision or any aspect of this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest on the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever, is applicable. The appeal(s) must be submitted in writing by any of the following means

Postal Address:

The Appeals Administrator
Department of Agriculture, Rural Development and Environment
P.O. Box 8769
Johannesburg
2000

GDARD
Office of the HOD
75 FEB 2023
000025

Physical Address

The Appeals Administrator
Department of Agriculture, Rural Development and Environment
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

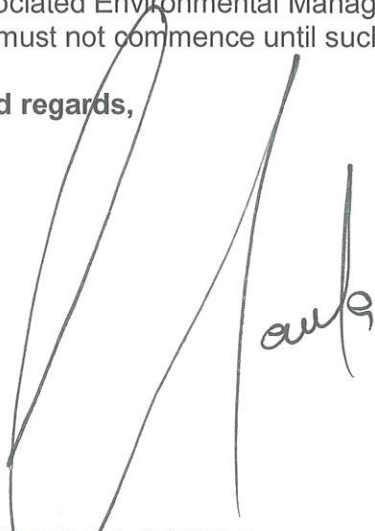
Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere, at telephone number 011 240 3204 or email address tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gauteng.gov.za. Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kindly take note that in terms of Section 43 (7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of appeal suspends environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

Kind regards,



GDARD
Office of the HOD
15 FEB 2023
000025

MS MATILDA GASELA
HEAD OF DEPARTMENT: AGRICULTURE, RURAL DEVELOPMENT AND ENVIRONMENT

DATE: 15 FEBRUARY 2023



GAUTENG PROVINCE
 AGRICULTURE AND RURAL DEVELOPMENT
 REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	GAUT 002/22-23/E3049	
Holder of Authorisation:	Litshaba Investments (Pty) Ltd	
Location of Activity / Activities:	The Remainder and Erf 1, 2, 3, 4, 5, and 6 of Portion 22; and Portion 26 of the Farm Ekangala 610 JR	
Coordinates:	Latitude (S)	Longitude (E)
	25° 49'00.43"	28° 14'20.39"
21 Digit SG Number	T0JR00000000061000001 T0JR00000000061000002 T0JR00000000061000003 T0JR00000000061000004 T0JR00000000061000005 T0JR00000000061000006 T0JR00000000061000022 T0JR00000000061000026	

GDARD
 Office of the HOD
 15 FEB 2023
 000025

1. Decision

The Department is satisfied, based on the information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified below.

2. Activities Authorised

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises-

Litshaba Investments (Pty) Ltd (hereafter referred to as the Applicant)

with the following contact details:

8 Kameel Street
Bronkhorstspuit
 1020

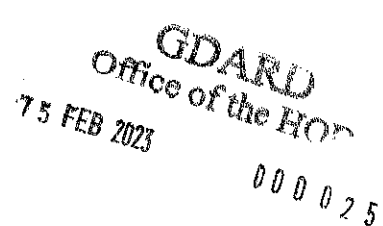
Email: : lampies@grootvoet.co.za

Telephone Number: 082 828 5708

GDARD
 Office of the HOD
 15 FEB 2023
 000 025

to undertake the activity (hereafter referred to as “activity”) listed in the table below

Activity No and description	Description of the development related to the listed activity
<p>Listing Notice 1, Activity 10</p> <p><i>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes –</i></p> <p><i>(i) with an internal diameter of 0,36 metres or more;</i> <i>or</i> <i>(ii) with a peak throughput of 120 litres per second or more;</i></p>	<p>The proposed Shopping Centre will require the construction of a 1.6km sewer pipeline that will connect to the existing sewerage system in Ekangala. The sewer line must cross a wetland area to the northeast of the proposed development in order to connect to the existing sewerage system in Ekangala. The proposed crossing has been selected as it will have a minimal effect on the wetland.</p>
<p>Listing Notice 1, Activity 12</p> <p><i>The development of—</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs—</i></p> <p><i>(a) within a watercourse;</i> <i>(b) in front of a development setback; or</i></p>	<p><i>The proposed development is planned to accommodate a sewer pipeline that will cross a wetland. A Water Use License has been lodged with the Department of Water and Sanitation (DWS) to authorise the crossings.</i></p>

<p><i>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</i></p>	
<p>Listing Notice 1, Activity 19</p> <p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p>	<p><i>The proposed development is planned to accommodate a sewer pipeline that will cross a wetland. A Water Use License has been lodged with the Department of Water and Sanitation (DWS) to authorise the crossings.</i></p>
<p>Listing Notice 1, Activity 27</p> <p><i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</i></p> <p><i>(i) the undertaking of a linear activity; or</i></p> <p><i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</i></p>	<p><i>The total area of the proposed development site is approximately 5.64 hectares in extent.</i></p>
<p>Listing Notice 3, Activity 12</p> <p><i>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</i></p> <p>c. Gauteng</p> <p><i>ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans</i></p>	<p><i>Sections of the land are indicated as both important and ecological support areas. These areas have been investigated as part of the specialist studies.</i></p> <p style="text-align: right;">  </p>
<p>Listing Notice 3, Activity 14</p> <p><i>The development of—</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p><i>(b) in front of a development setback; or</i></p>	<p><i>The proposed development is planned to accommodate a sewer pipeline that will cross a wetland. A Water Use License has been lodged with the Department of Water and Sanitation (DWS) to authorise the crossings.</i></p>

(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;	
---	--

- the proposed shopping centre and associated services on the Remainder and Erf 1, 2, 3, 4, 5 and 6 of Portion 22 and Portion 26 of the Farm Ekangala 610-JR within the City of Tshwane Metropolitan Municipality.

GDARD
Office of the HOD

75 FEB 2023

000025

Scope of Environmental Authorisation.

3. Specific Conditions

- 3.1 The Environmental Authorisation is granted for the proposed shopping centre and associated services on the Remainder and Erf 1, 2, 3, 4, 5 and 6 of Portion 22 and Portion 26 of the Farm Ekangala 610-JR within the City of Tshwane Metropolitan Municipality with the site development plan dated 28 October 2021.
- 3.2 All specialist recommendations must be implemented on the proposed development
- 3.3 Water Use License (in terms of section 21 of the National Water Act) for the activity within the scale of 1:100-year flood line and or riparian area must be obtained from the Department of Water and Sanitation (DWS).
- 3.4 Any plant species within the proposed site must be relocated close to the river buffer to reduce water runoff.
- 3.5 The medicinal plants (*Hypoxi hemerocallidea*) present on site must be relocated to a suitable conservation area such as the conservation area for medicinal plants maintained by GDARDE and the South African National Biodiversity Institute (SANBI) if in situ retention of species is not possible. Relocation must be done by a qualified ecologist.
- 3.6 An email entitled "request for medicinal plant rescue operation" must be sent to gdard_biodiversityinfo2@gauteng.gov.za / Calvin.Jonhasi@gauteng.gov.za a minimum of six weeks prior to site clearance. The following documents must be attached to the email: (1) A scanned version of the Environmental Authorisation, (2) a map clearly showing the location of the site, (3) a plant species list for the site, (4) the site layout plan, clearly indicating which areas are to be retained as natural open space. The email should also indicate (1) the size of the site, (2) the contact details (telephone and email) of the environmental control officer, who must make themselves available during the rescue operations and (3) the contact details (telephone and email) of the project proponent and/or landowner.
- 3.7 The construction area must be clearly demarcated before any construction activity takes place and signage must be displayed on all intersections and adjacent properties during the construction phase to inform the public about potential dangers on the site.
- 3.8 The storm water outlet design must include energy dissipaters at the outlet to regulate water flow velocity.
- 3.9 In a bid to reduce Climate Change impacts and to promote sustainability, the development and all the associated infrastructure must incorporate sustainable development measures such as, the installation of solar geysers, solar panels and LED lightbulbs. **50% of energy usage must be from renewable energy sources.**
- 3.10 **In every 6 parking bays, one (1) indigenous tree must be planted so as to mitigate Climate Change impacts.**
- 3.11 The holder of the Environmental Authorisation must ensure that vehicles used for construction purposes are maintained and are in good condition to minimise noise, vehicle exhaust emissions, and the risk of soil contamination through the leakage of lubricants and hydraulic fluids.
- 3.12 Spills must be actively monitored and cleared immediately to prevent contamination of surrounding and downstream faunal habitats.
- 3.13 If any soil contamination occurs during the construction phase of the proposed activity, the contaminated soil must be removed to a suitable waste disposal facility and the site must be

rehabilitated. The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.

- 3.14 Rehabilitation of all affected areas must take place immediately after construction activities.
 - 3.15 Only indigenous plant species, preferably species that are indigenous to the natural vegetation of the area should be used for landscaping.
 - 3.16 Should any heritage resources of any nature be unearthed during construction, development must stop and the South African Heritage Resources Agency and/ or professional Heritage Specialists must be contacted immediately for investigations.
- On completion of the project, all litter and construction debris must be removed from the site immediately.

4. Commencement and completion of the activities

- 4.1 The development and construction of the authorised activities, including post development/construction monitoring must be concluded within a period of 10 years from the date of signature of this environmental authorisation. If the authorised activity / activities have not been concluded within that period, the authorisation lapses and a new application for environmental authorisation must be made for the activities to be undertaken.
- 4.2 Continuation of the authorised activities after the lapsing period of this EA and where such continuation will meet the threshold of any listed activity or activities, will constitute an offense.
- 4.3 Commencement with one listed activity authorised in terms of this environmental authorisation constitutes commencement with all other authorised activities.

5. Management of the Activities

The Environmental Management Programme ("EMPr") submitted as part of the application for EA is also authorised in terms of the EA and must be implemented. In addition to the submitted EMPr, the following is considered part of the subject EMPr:

- 5.1 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill or waste disposal site must be the last option. **The proof of recyclable waste must be kept on site and made available to the Department upon request.**
- 5.2 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls.
- 5.3 An applicant must submit recommendations to amend the EMPr where the findings of the environmental audit reports indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity or insufficient levels of compliance with the environmental authorisation or the EMPr and where applicable, the closure plan.
- 5.4 The request to amend the EMPr must contain recommendations or mitigation to rectify the shortcomings identified in the environmental audit report.
- 5.5 The recommendation to amend the EMPr must be submitted to the Department for approval together with the environmental audit report in accordance with the regulations. Such updated EMPr must have been subjected to public participation process, which has been agreed to by the competent authority prior submission.
- 5.6 In assessing whether to grant approval of an amended EMPr because of an audit report, the competent authority may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr or closure plan sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
- 5.7 Induction of the contractors, subcontractors, agents and other people working on the site about the contents of the EMPr and its objectives.

6. Monitoring and Reporting

- 6.1 This Department (GDARD) must be informed of any environmental and pollution incidents relating to the proposed activities within twenty-four (24) hours of such incidents occurring.

75 FEB 2023

GDARD
Office of the HOD

000025

- 6.2 An independent Environmental Control Officer (ECO) must be appointed to oversee the development activities and provide advice in terms of compliance with the conditions of this authorisation. An Environmental Control Officer (ECO) must submit compliance report if requested by the Department.
- 6.3 An ECO must be appointed prior to any commencement of the authorised activity or activities.
- 6.4 Once appointed, the name and contact details of the ECO must be submitted to the Department's Compliance Monitoring Section in the Department; documentation such as audit/monitoring/compliance reports and notifications, required to be submitted, must be submitted thereto.
- 6.5 The applicant/ECO must keep record of all activities on the site, problems identified, transgressions identified / noted, and a task schedule of the functions undertaken by the ECO.
- 6.6 The environmental audit report must be compiled in accordance with appendix 7 of the EIA Regulations, 2014 and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.
- 6.7 Records relating to monitoring and auditing must be kept on the site and made available to any authorised person(s) acting on behalf of the relevant competent authority in respect of the development.

7. Notification of commencement of activities

- 7.1 A written notification of commencement of the activities, including site preparation, must be given to the Department 14 days prior to commencement of the activity on the site. The notice must include the date on which it is anticipated that the activity will commence as well as the EA reference number and be submitted to Director: Compliance Monitoring Ms. Sasa Sekhotha, the official of the Department at the email address: Sasa.Sekhotha@gauteng.gov.za

GDARD
Office of the HOD

75 FEB 2023

8. General Conditions

- 8.1 The conditions of this EA are binding on the holder of the EA ("The Holder"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the holder of the EA.
- 8.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 8.3 Any changes to, or deviation from, the activity or activities description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of EA to apply for further authorisation in terms of the Regulations.
- 8.4 Where any of the applicant's contact details changes, including the name of the holder of the EA, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 8.5 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 8.6 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 8.7 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.

8.8 If the Department has reason to believe that the EA was obtained through, fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorizations:

Handwritten signature
15 FEBRUARY 2023

GDARD
Office of the HO
15 FEB 2023
000025

ANNEXURE 1: REASON FOR DECISION

1. Background

The applicant, **Litshaba Investments (Pty) Ltd**, applied for EA to undertake the activities listed as Activities 10,12,19 and 27 of Listing Notice 1 and Activities 12 and 14 of Listing Notice 3 of the Environmental Impact Assessment Regulations, promulgated in terms of the National Environmental Management Act, 1998, (Act No. 107 of 1998) (as amended) for the proposed shopping centre and associated services on the Remainder and Erf 1, 2, 3, 4, 5 and 6 of Portion 22 and Portion 26 of the Farm Ekangala 610-JR within the City of Tshwane Metropolitan Municipality.

The applicant appointed **LEAP** to undertake a Basic Assessment process.

2. Information Considered in Making the Decision

In reaching its decision, the Department took, *inter alia*, the following into consideration:

- 2.1 The information contained in the Basic Assessment Report received by the Department on 15 December 2022 including:
 - 2.1.1 Wetland Assessment Report.
 - 2.1.2 Geohydrology Impact Assessment Report.
 - 2.1.3 Vertebrate Habitat Assessment Report.
 - 2.1.4 Vegetation Ecology Study Report.
 - 2.1.5 Heritage Impact Report.
 - 2.1.6 Bulk Service Report.
 - 2.1.7 Traffic Impact Study Report.
 - 2.1.8 Rehabilitation Plan Report.
 - 2.1.9 Market Retail Study Report.
 - 2.1.10 Environmental Management Programme.
- 2.2 The comments received from Interested and Affected Parties as included in the Basic Assessment Report.
- 2.3 The relevant information contained in the Departmental information base including the Geographical Information System (GIS), Gauteng Conservation Plan Version 3.3 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2015.
- 2.4 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- 2.5 The Screening Tool Report prepared by **LEAP** dated 13 October 2021.
- 2.6 The findings of the site inspection undertaken by **Chauke Emmanuel**, the official of the Department on the 01 February 2022.

GDARD
Office of the HOD
75 FEB 2023
000025

3. Key Factors Considered in Making the Decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- 3.1 Nature and the sensitive environmental features associated with the proposed site, and potential negative impacts of the proposed construction activities including dust and noise.
- 3.2 Compatibility of the activities with the surrounding land uses in the area.
- 3.3 The specialist studies contained in the report.
- 3.4 Public participation process undertaken for the proposed development.
- 3.5 The Gauteng Provincial Environmental Management Framework 2015.

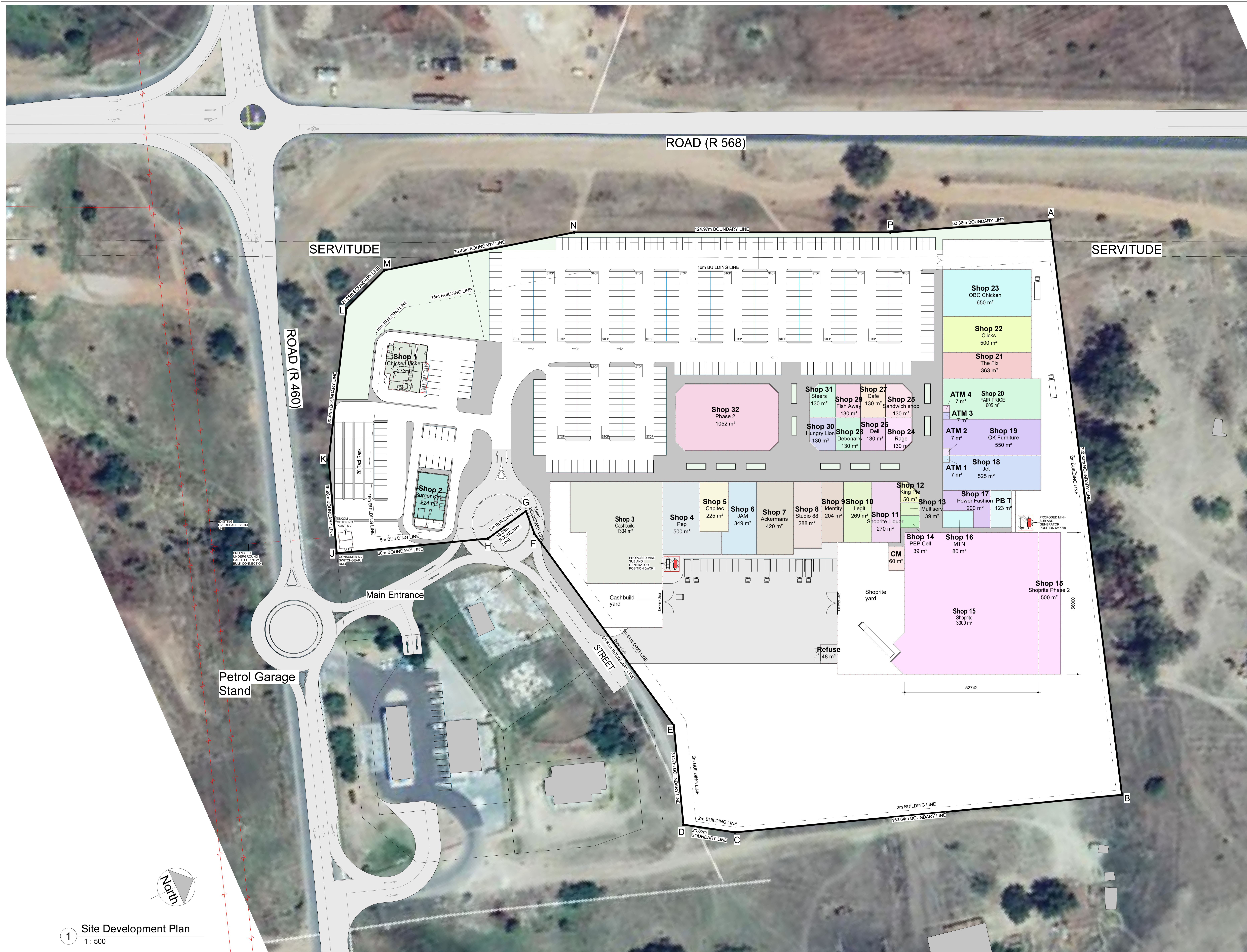
4. Findings

After consideration of the information and factors listed above, the Department made the following findings:

- 4.1 The proposed site is currently undeveloped and falls under a Critical Biodiversity Area (CBA) as well as an Ecological Support Area (ESA). The site has a High Agricultural Potential soil and contains Primary Vegetation (Moot Plains Bushveld). There are no wetlands or rivers within 32 metres but, the proposed pipeline will traverse a wetland area. However, the mitigation measures proposed will reduce the high anthropogenic impacts to moderate while maintaining the ecological conditions of the wetland.
- 4.2 The proposed shopping Centre will be outside the 32-metre buffer of the wetland.
- 4.3 The specialist reports attached with the application supports the proposed development and some of the plant species found within the proposed site will be relocated close to the river buffer to reduce water runoff as the slope is steep towards the wetland.
- 4.4 The public participation process was undertaken in accordance with the requirements of the EIA Regulations, 2014 as the proposed development was advertisement on the Citizen 08 October 2021, the site notices were placed on various conspicuous places on site and written notices were sent to various stakeholders and comments were provided
- 4.5 According to GPEMF 2015, The proposed site falls within Zone 3 High Control Zone Outside Urban Development Zone and Zone 4 Normal Control Zone in terms of Gauteng Provincial Environmental Management Framework 2015, (GPEMF, 2015).

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation **is accordingly granted.**

GDARD
Office of the Hon
17 5 FEB 2023
000 075



GROSS LETTABLE AREA				
Name	Occupancy	Storage	Shop	Retail Area
ATM 1		1 m²	6 m²	7 m²
ATM 2		1 m²	6 m²	7 m²
ATM 3	ATM	1 m²	6 m²	7 m²
ATM 4	ATM	1 m²	6 m²	7 m²
CM	CM	9 m²	51 m²	60 m²
PB T	Public Toilets	18 m²	104 m²	123 m²
Shop 1	Chickent Licken	41 m²	232 m²	273 m²
Shop 2	Burger King	34 m²	191 m²	224 m²
Shop 3	Cashbuild	200 m²	1134 m²	1334 m²
Shop 4	Pep	75 m²	425 m²	500 m²
Shop 5	Capitec	34 m²	191 m²	225 m²
Shop 6	JAM	52 m²	296 m²	349 m²
Shop 7	Ackermans	63 m²	357 m²	420 m²
Shop 8	Studio 88	43 m²	245 m²	288 m²
Shop 9	Identity	31 m²	173 m²	204 m²
Shop 10	Legit	40 m²	229 m²	269 m²
Shop 11	Shoprite Liquor	41 m²	230 m²	270 m²
Shop 12	King Pie	8 m²	43 m²	50 m²
Shop 13	Multiserv	6 m²	33 m²	39 m²
Shop 14	PEP Cell	6 m²	33 m²	39 m²
Shop 15	Shoprite	450 m²	2550 m²	3000 m²
Shop 15	Shoprite Phase 2	75 m²	425 m²	500 m²
Shop 16	MTN	12 m²	68 m²	80 m²
Shop 17	Power Fashion	30 m²	170 m²	200 m²
Shop 18	Jet	79 m²	446 m²	525 m²
Shop 19	OK Furniture	82 m²	467 m²	550 m²
Shop 20	FAIR PRICE	91 m²	514 m²	605 m²
Shop 21	The Fix	55 m²	309 m²	363 m²
Shop 22	Clicks	75 m²	425 m²	500 m²
Shop 23	OBC Chicken	97 m²	552 m²	650 m²
Shop 24	Rage	20 m²	111 m²	130 m²
Shop 25	Sandwich shop	20 m²	111 m²	130 m²
Shop 26	Deli	20 m²	111 m²	130 m²
Shop 27	Cafe	20 m²	111 m²	130 m²
Shop 28	Debonairs	20 m²	111 m²	130 m²
Shop 29	Fish Away	20 m²	111 m²	130 m²
Shop 30	Hungry Lion	20 m²	111 m²	130 m²
Shop 31	Steers	20 m²	111 m²	130 m²
Shop 32	Phase 2	158 m²	894 m²	1052 m²
Grand total:	39	2065 m²	11699 m²	13764 m²

SCHEDULE OF RIGHTS				
PROPERTY DESCRIPTION				
Erf : Portion 26 of the Farm Ekangala No. 610	Site area: 5.5015 Ha			
	S.G No. 13771/1995			
AREA CALCULATIONS				
Gross Floor Area (GFA) 13764m²				
Shop Area	11700m²			
Store Rooms	2065m²			
Total Floor Area (TFA) 15999m²				
Retail	13773m²			
Covered Walkways	2021m²			
Public Toilets	123m²			
MV Room	34m²			
Refuse Yards	48m²			
BUILDING CLASSIFICATION				
A1, F1, F2, G1				
DEVELOPMENT CONTROL MEASURES				
Permissible	Control	Actual		
	Height of Buildings	2 Storey		
	Coverage	29.1%		
	FAR	0.25		
Parking Bays				
Classification	Ratio	Area	Required	Provided
GLFA	4 per 100m² GLFA	13764m²	551 bays	466 bays
Taxi Bays (20 X 6)				120 bays
Total			551 bays	586 bays
Total Parking Bays in hand				35 bays

1 Site Development Plan
1 : 500

LEGAL NOTE :
THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JRC) AND MODEL PREAMBLES FOR TRADES (2008-ASQS) AND WERE APPLICABLE. PROJECT SPECIFICATIONS.

BLUNT ARCHITECTS
INSPIRED DESIGN
PIETER STEYN, BS(Arch), March(Prof), SACAP: 7732
72 Lizaan Avenue, 45 Gift Acres Estate,
Lynnwood Ridge X 12, Pretoria
Call: 072 225 4793 - Fax: (086) 660 7222
E-mail - pieter@bluntarchitects.co.za

PROJECT ARCHITECT:
PIETER STEYN
Pr Arch 7732

ARCHITECT SIGNATURE:
[Signature]

CLIENT APPROVAL:
[Signature]

SHEET NAME:
Site Development Plan

PROJECT STATUS:
Project Status

DATE ISSUED:
2021/10/28
16:59:27

REVISION:
AD LANDSCAPE

PROJECT NAME:
Ekangala Shopping Center

CLIENT:
Lishaba Investments Pty Ltd

PROJECT ADDRESS:
Proposed Portion 26 of the Farm Ekangala No. 610

01