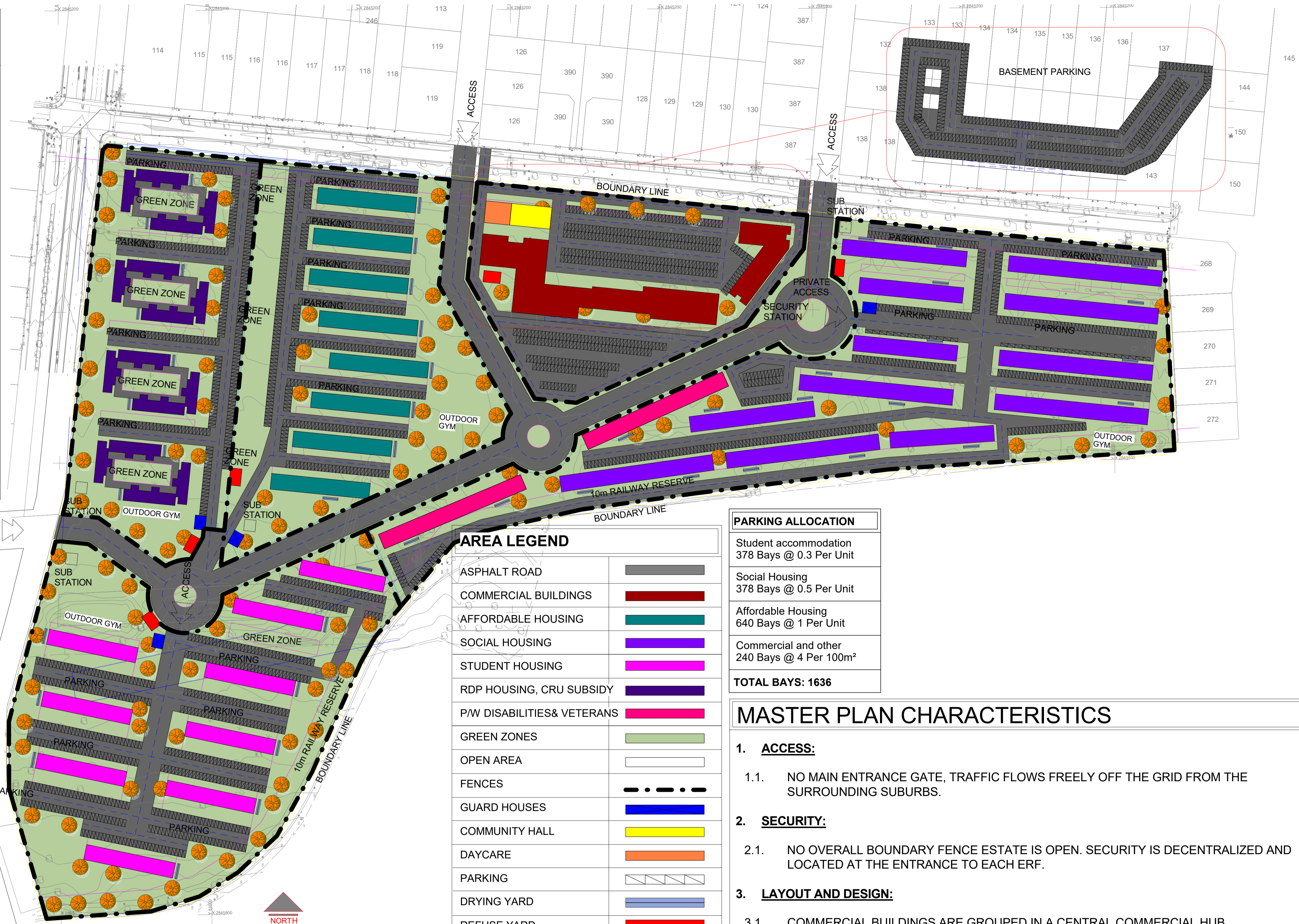


TYPICAL AMENITIES (FOR COMMERCIAL HUB)

- RETAIL AMENITIES: TOTAL - 10 540 m²**
- ANCHOR TENANTS**
- 1.1. CHECKERS
 - 1.2. WOOLWORTHS
 - 1.3. DISCHEM
 - 1.4. BANKING SERVICES
- GENERAL RETAIL TENNANT**
- 1.5. Mr. PRICE
 - 1.6. SHOE CITY
 - 1.7. FAST FOODS-
 - 1.7.1. STEERS
 - 1.7.2. WIMPY
 - 1.7.3. DEBONARES
 - 1.7.4. KFC
 - 1.8. DRY CLEANER
 - 1.9. PAINT / HARDWARE SHOP
 - 1.10. DVD STORE
 - 1.11. AUDIO VISUAL STORE
 - 1.12. CELL PHONE SHOP
 - 1.13. HAIR / BEAUTY SALON
 - 1.14. POST NET
- COMMUNITY AMENITIES:**
- 1.15. MEDICAL / DENTAL FACILITY
 - 1.16. DAY CARE CENTRE
 - 1.17. COMMUNITY HALL
 - 1.18. SUB BRANCH POLICE STATION
 - 1.19. POST OFFICE
- COMMERCIAL AMENITIES:**
- 1.20. OFFICE SPACE TO LET
 - 1.21. PRIVATE MEDICAL SUITES
 - 1.22. ESTATE AGENTS
 - 1.23. ESTATE MANAGEMENT OFFICE



ASPHALT ROAD	[Grey Swatch]
COMMERCIAL BUILDINGS	[Red Swatch]
AFFORDABLE HOUSING	[Teal Swatch]
SOCIAL HOUSING	[Purple Swatch]
STUDENT HOUSING	[Magenta Swatch]
RDP HOUSING, CRU SUBSIDY	[Dark Purple Swatch]
P/W DISABILITIES & VETERANS	[Pink Swatch]
GREEN ZONES	[Light Green Swatch]
OPEN AREA	[White Swatch]
FENCES	[Dashed Line Swatch]
GUARD HOUSES	[Blue Swatch]
COMMUNITY HALL	[Yellow Swatch]
DAYCARE	[Orange Swatch]
PARKING	[Hatched Swatch]
DRYING YARD	[Light Blue Swatch]
REFUSE YARD	[Red Swatch]

Student accommodation	378 Bays @ 0.3 Per Unit
Social Housing	378 Bays @ 0.5 Per Unit
Affordable Housing	640 Bays @ 1 Per Unit
Commercial and other	240 Bays @ 4 Per 100m ²
TOTAL BAYS: 1636	

MASTER PLAN CHARACTERISTICS

- 1. ACCESS:**
 - 1.1. NO MAIN ENTRANCE GATE, TRAFFIC FLOWS FREELY OFF THE GRID FROM THE SURROUNDING SUBURBS.
- 2. SECURITY:**
 - 2.1. NO OVERALL BOUNDARY FENCE ESTATE IS OPEN. SECURITY IS DECENTRALIZED AND LOCATED AT THE ENTRANCE TO EACH ERF.
- 3. LAYOUT AND DESIGN:**
 - 3.1. COMMERCIAL BUILDINGS ARE GROUPED IN A CENTRAL COMMERCIAL HUB.
 - 3.2. NO MIXED USE BUILDINGS.
 - 3.3. BASEMENT OR FIRST FLOOR PARKING IN COMMERCIAL AND SPECIFIC BUILDINGS ONLY.
 - 3.4. BUILDINGS ARE ORIENTATED NORTH FACING.
 - 3.5. MORE THAN 4 STOREYS.
 - 3.6. COMMERCIAL, SOCIAL, AFFORDABLE AND STUDENTS ACCOMMODATION ARE SEPARATE AND IN DESIGNATED ZONES.
- 4. OWNERSHIP**
 - 4.1. SECTIONAL TITLE DEEDS - SITE DIVIDED INTO SEPARATE ERFs.
 - 4.2. EACH ESTATE HAS ITS OWN OWNER OR OWNERSHIP IS DIVIDED INTO PORTIONS OF THE ESTATE.
- 5. GREEN ZONES:**
 - 5.1. GREEN ZONES ARE SPREAD OUT THROUGHOUT THE COMPLEX , DECENTRALISED ON EACH ESTATE.
 - 5.2. GREEN ZONES IN EACH ESTATE HAS INDIVIDUAL CHARACTER.

AREA OF STAND	193 595 m ²
PERIMETER OF STAND (FENCE)	2 379.29 m

RESIDENTIAL TYPOLOGY	BUILDING CONFIGURATION	UNIT CONFIGURATION	total UNITS	RATIOS
STUDENT ACCOMMODATION				
TYPE 1	1 BED	9 m ²	180	
TYPE 2	2 BED	14 m ²	1080	42%
SOCIAL HOUSING, INCLUDING PEOPLE WITH DISABILITIES AND MILITARY VETERANS				
TYPE 1	1 BED, 1 BATHROOM	33 m ²	260	
TYPE 2	2 BED, 1 BATHROOM	44 m ²	496	25%
AFFORDABLE HOUSING				
TYPE 1	1 BED, 1 BATHROOM	37 m ²	384	
TYPE 2	2 BED, 1 BATHROOM	48 m ²	128	
TYPE 3	2 BED, 2 BATHROOM	55 m ²	128	22%
RDP INCLUDING CRC FULLY SUBSIDY				
TYPE 1	2 BED, 1 BATHROOM	40 m ²	320	11%
TOTAL			2976	100%

PROPOSAL2
Lvl 1 - Ground Floor
1 : 1500

Notes
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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) as well as the Construction Regulations, 2014, as promulgated by the Department of Labour.
All contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.
This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated.
All levels and dimensions to be checked on-site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to this project.

Rev	Date	Drawn	Description
1	2018/02/23	AM	Issue to C/S
2	2018/02/29	AM	Issued for revised costings
3	2018/02/29	AM	Issue to client for final and complete
4	2018/03/14	AM	Include parking rates and C/S's

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FOR					
SITE LAYOUT PLAN					
PROPOSAL 2					
17-P27/ELF/AR -	001 REV 4				
SCALE	DATE	DESIGNED	DRAWN	CHECKED	STAGE
1:1500	02/26/18				CD