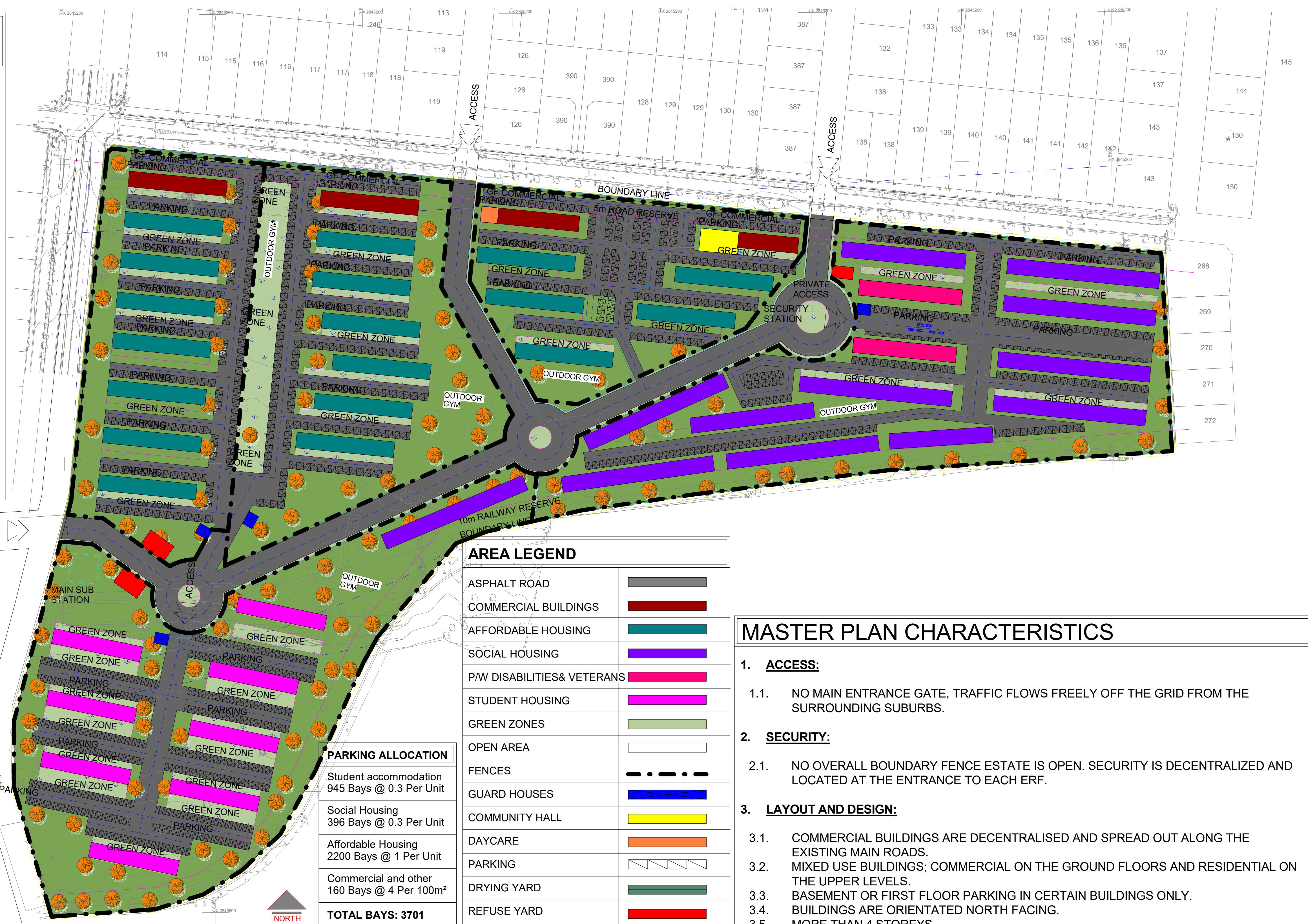


TYPICAL AMENITIES (FOR COMMERCIAL HUB)

- RETAIL AMENITIES:** **TOTAL - 2 708 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



AREA LEGEND

ASPHALT ROAD	[Grey line]
COMMERCIAL BUILDINGS	[Red rectangle]
AFFORDABLE HOUSING	[Teal rectangle]
SOCIAL HOUSING	[Purple rectangle]
P/W DISABILITIES & VETERANS	[Pink rectangle]
STUDENT HOUSING	[Light green rectangle]
GREEN ZONES	[Light green area]
OPEN AREA	[White area]
FENCES	[Dashed line]
GUARD HOUSES	[Blue rectangle]
COMMUNITY HALL	[Yellow rectangle]
DAYCARE	[Orange rectangle]
PARKING	[Hatched area]
DRYING YARD	[Dark green rectangle]
REFUSE YARD	[Red rectangle]

PARKING ALLOCATION

Student accommodation	945 Bays @ 0.3 Per Unit
Social Housing	396 Bays @ 0.3 Per Unit
Affordable Housing	2200 Bays @ 1 Per Unit
Commercial and other	160 Bays @ 4 Per 100m ²
TOTAL BAYS:	3701

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 DECENTRALISED AND SPREAD OUT ALONG THE EXISTING MAIN ROADS.
 - 3.2. MIXED USE BUILDINGS; COMMERCIAL ON THE GROUND FLOORS AND RESIDENTIAL ON THE UPPER LEVELS.
 - 3.3. BASEMENT OR FIRST FLOOR PARKING IN CERTAIN BUILDINGS ONLY.
 - 3.4. BUILDINGS ARE ORIENTATED NORTH FACING.
 - 3.5. MORE THAN 4 STOREYS.
 - 3.6. 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.

SITE AREA LEGEND

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	450	
TYPE 2	2 BED	14 m ²	2700	47%
SOCIAL HOUSING, INCLUDING PEOPLE WITH DISABILITIES AND MILITARY VETERANS				
TYPE 1	1 BED, 1 BATHROOM	33 m ²	448	
TYPE 2	2 BED, 1 BATHROOM	44 m ²	872	20%
AFFORDABLE HOUSING				
TYPE 1	1 BED, 1 BATHROOM	37 m ²	1320	
TYPE 2	2 BED, 1 BATHROOM	48 m ²	440	
TYPE 3	2 BED, 2 BATHROOM	55 m ²	440	33%
TOTAL			6670	100%

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.

Revisions

Rev	Date	Drawn	Description
01	2018/02/23	TKD	Issue to C/S
02	2018/02/23	TKD	Issued for revised costings
03	2018/02/23	TKD	Include community hall and upgrade
04	2018/05/14	TKD	Include parking rates and C/S's

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