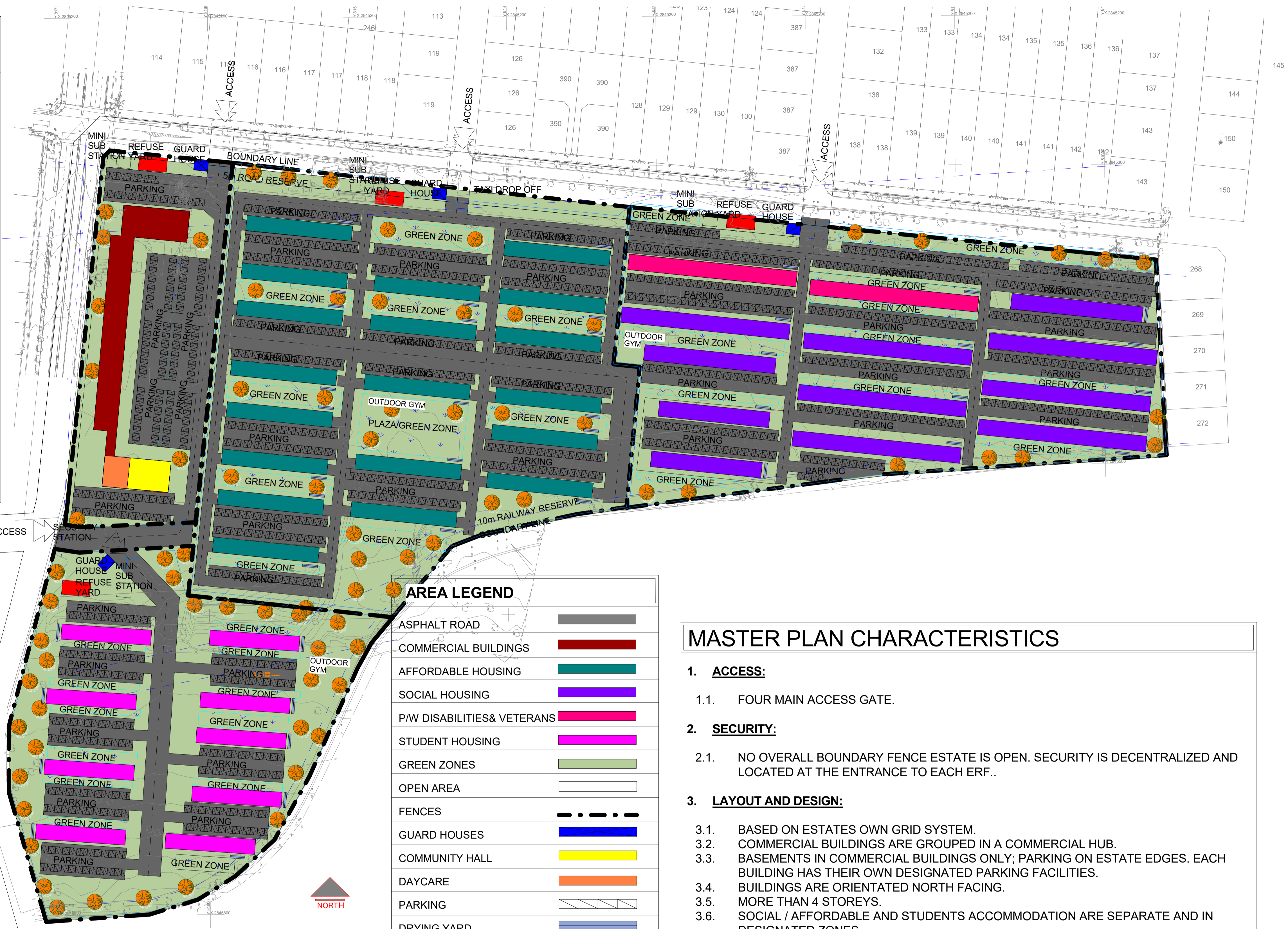


TYPICAL AMENITIES (FOR COMMERCIAL HUB)

- 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

PARKING ALLOCATION	
Student accommodation	378 Bays @ 0.3 Per Unit
Social Housing	358 Bays @ 0.5 Per Unit
Affordable Housing	950 Bays @ 1 Per Unit
Commercial and other	200 Bays @ 4 Per 100m ²
TOTAL BAYS:	1886



AREA LEGEND	
ASPHALT ROAD	
COMMERCIAL BUILDINGS	
AFFORDABLE HOUSING	
SOCIAL HOUSING	
P/W DISABILITIES & VETERANS	
STUDENT HOUSING	
GREEN ZONES	
OPEN AREA	
FENCES	
GUARD HOUSES	
COMMUNITY HALL	
DAYCARE	
PARKING	
DRYING YARD	
REFUSE YARD	

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	180	43%
TYPE 2	2 BED	14 m ²	1080	
SOCIAL HOUSING, INCLUDING PEOPLE WITH DISABILITIES AND MILITARY VETERANS				
TYPE 1	1 BED, 1 BATHROOM	33 m ²	244	25%
TYPE 2	2 BED, 1 BATHROOM	44 m ²	472	
AFFORDABLE HOUSING				
TYPE 1	1 BED, 1 BATHROOM	37 m ²	570	32%
TYPE 2	2 BED, 1 BATHROOM	48 m ²	190	
TYPE 3	2 BED, 2 BATHROOM	55 m ²	190	
TOTAL			2926	100%

MASTER PLAN CHARACTERISTICS

- 1. ACCESS:**
 - 1.1. FOUR MAIN ACCESS GATE.
- 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. BASED ON ESTATES OWN GRID SYSTEM.
 - 3.2. COMMERCIAL BUILDINGS ARE GROUPED IN A COMMERCIAL HUB.
 - 3.3. BASEMENTS IN COMMERCIAL BUILDINGS ONLY; PARKING ON ESTATE EDGES. EACH BUILDING HAS THEIR OWN DESIGNATED PARKING FACILITIES.
 - 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 DECENTRALISED AND SPREAD THROUGHOUT THE ESTATE AND ARE COMMUNAL.

Notes
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All work is to be carried in accordance with SANS 10400 and other relevant SABS standards.
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
01	2018/02/01	AM	Issued to C/S
02	2018/02/09	AM	Issued for revised conditions
03	2018/02/09	AM	Include community hall and daycare
04	2018/05/14	AM	Include parking rates and C/S's

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