



Area Schedule (GLA)

Area	Name	Number
Anchor		
1252 m²	WOOLWORTHS	09
2226 m²	CHECKERS SUPERMARKET	19
3477 m²		
Bank		
5 m²	ABSA	07A
5 m²		
Existing		
36 m²	WALLY'S	08
103 m²	SHAH JHAN	02
197 m²	LUCY'S PIZZA	01
336 m²		
Food		
107 m²	F.FOOD	27
113 m²	F.FOOD	28
113 m²	F.FOOD	26
145 m²	RESTAURANT	20
145 m²	RESTAURANT	20A
150 m²	BOOTLEGGERS	18B
772 m²		
Line Shop		
60 m²	SHOP	01a
75 m²	FISH & CHIPS	06
75 m²	POSTNET	05

Area Schedule (GLA)

Area	Name	Number
85 m²	SHOP	098
98 m²	FIXTEC	23
98 m²	SHOP	24
98 m²	SHOP	25A
101 m²	SHOP	18
128 m²	SHOP	17
200 m²	MILADY'S	13
209 m²	CRAZY STORE	03
222 m²	CHECKERS LIQUOR	21
226 m²	RNA	11
245 m²	SHOP	07
273 m²	SHOP	04
2211 m²		
Sub Anchor		
350 m²	MR PRICE HOME	14
1000 m²	DISCHEM	15
1239 m²	GYM	35
2589 m²		
9590 m²		

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By René Westcott at 9:28 am, Sep 06, 2021

Area Schedule (Other)

Area	Name
Ancillary	
25 m²	ABLUTIONS
13 m²	REFUSE
101 m²	DELIVERY
74 m²	ABLUTIONS
40 m²	ELEC
30 m²	ELEC
54 m²	HVAC
29 m²	SEATING
14 m²	SEATING
98 m²	SHOP
96 m²	SHOP
145 m²	SHOP
56 m²	SHOP
775 m²	
Existing	
197 m²	LUCY'S PIZZA
36 m²	WALLY'S
103 m²	SHAH JHAN
336 m²	
outside seating	
27 m²	SEATING
16 m²	SEATING
70 m²	SEATING
14 m²	SEATING
127 m²	
1238 m²	

DEVELOPMENT DATA

Area Calculations
 Lower Ground Floor: FAR = 4 071.827m²
 Upper Ground Floor: FAR = 5907.393m²
 First Floor: FAR = 1 289.465m²
 TOTAL FAR = 11 268.69m²
 - 10% as per scheme
 Final FAR: 10 141.89m²

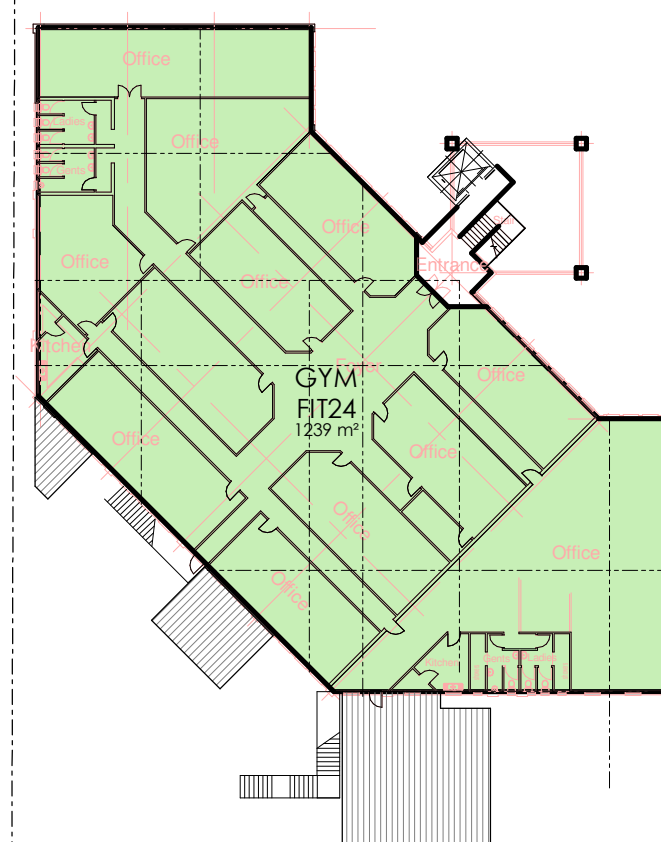
Parking Calculations
 RETAIL CENTRE @ 4 bays/100m² > 10 000m² FAR
 TOTAL BAYS REQUIRED = 10 141m² FAR @ 4 BAYS/100m² = 405 BAYS
 TOTAL BAYS PROVIDED = 365 BAYS
 5 TAXI BAYS @ 8 per TAXI = (40 BAYS)

Parking calculations according to City of Johannesburg Land Use Scheme 2018

DEVELOPMENT RIGHTS

USE ZONE BUSINESS - SHOPS, OFFICES (SHOPPING CENTRES > 10 000m²)
 SITE AREA 21 735m²
 BUILDING LINES 3M
 PARKING RATIO 4bays/100m² Shopping Centres > 10 000m² GFA
 4bays/100m² Offices
 1bay/100m² Storage
 COVERAGE 60%
 F.A.R. 45.643m² (2.1)
 HEIGHT ZONE 2 storeys

- ACCEPTED
- HOA
- OFFER RECEIVED
- VACANT



FIRST FLOOR PLAN

This design and layout is intended and attached for illustrative purposes only and should not be regarded as a final design or layout. This design and layout is therefore subject to change at the discretion of the landlord.