SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf / Portion	UNREGISTERED ERF 28773 - 'DE POORT'	Site Area	49 372 m²
Township	PAARL	Title Deed No	NOT APPLICABLE

ZONING INFORMATION

Town Planning Scheme	DRAKENSTEIN MUNICIPALITY: ZONING SCHEME BY-LAW, 2018	Amendment Scheme No.	_____ / _____
Use Zone	MIXED USE ZONE	Annexe No.	

DEVELOPMENT CONTROL MEASURES

Permissible	Control	Actual
20 METER	Height of buildings	12 METER
100%	Coverage	23.3%
NOT APPLICABLE	Gross Lettable Area	11 489 m²
NOT APPLICABLE	Density (Dwelling Units per hectare)	NOT APPLICABLE
NOT APPLICABLE	No of Dwelling Units on the erf	120 UNITS

PARKING CALCULATIONS

REQUIRED AS PER DRAKENSTEIN MUNICIPALITY ZONING SCHEME BY-LAW

LAND USE		EXTENT		REQUIRED PARKING RATE	TOTAL BAYS - REQUIRED	TOTAL BAYS - PROVIDED
RETAIL	GROSS	5 700 m²	1 000 m²	4 BAYS PER 100M² GLA	227	227
			1 000m²	4 BAYS PER 100M² GLA - UP TO 1 000m²	40	40
			1 200 m²	5 BAYS PER 100M² GLA - ABOVE 1 000m²	29	29
OFFICE		1 600 m²		4 BAYS PER 100M² GLA	64	64
RESTAURANTS		700 m²		5 BAYS PER 100M² GLA	35	35
CONSULTING ROOM TYPE OFFICE		50 m²		4 BAYS PER 100M² GLA	1	1
TOURISM MUSEUM		400 m²		5 BAYS PER 100M² GLA	5	5
PADEL TOURNAMENT		200 m²		6 BAYS PER 100M² GLA	12	12
COMMUNITY USE		AVAILABLE ON PARKING BAYS		1 BAY PER 10 COMMUNITY	30	30
TOTAL					616	616

* PARKING DEPARTURE APPLIED FOR

PARKING PROVIDED

PLEASE REFER TO QUANTITIES IN SCHEDULE BELOW

LOCATION AREA	TOTAL BAYS PROVIDED
ON-STREET PARKING EAST	471
ON-STREET LINEAR PARKING BAYS	31
30 OFF-STREET OF FORMOSA BAYS ALL PARKING BAYS OF 1	4
30 OFF-STREET PARKING BAYS ALL PARKING BAYS OF 1	7
ON-STREET PARKING BAYS ON TURK STREET	14
ON-STREET PARKING BAYS ON TURK STREET	14
TOTAL	616

PROVIDED PARKING

Comment	Type	COUNT
[illegible] BAYS		
[illegible] BAYS	2500 x 600	42
		42
MOTORCYCLE BAYS		
MOTORCYCLE BAYS	2200 x 1 [illegible]	34
		34
[illegible] PARKING		
[illegible] PARKING	5000 x 2500	440
[illegible] PARKING	5000 x 2500	11
		451
[illegible] STAFF PARKING		
[illegible] STAFF PARKING	5000 x 2500	11
		11
[illegible] STREET		
PAARL STREET	6500 x 2400	13
		13
TURK STREET		
TURK STREET	6600 x 2400	13
		13

REFUSE AREA CALCULATION

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

NOTES

[illegible]

SDP - NEW GLA

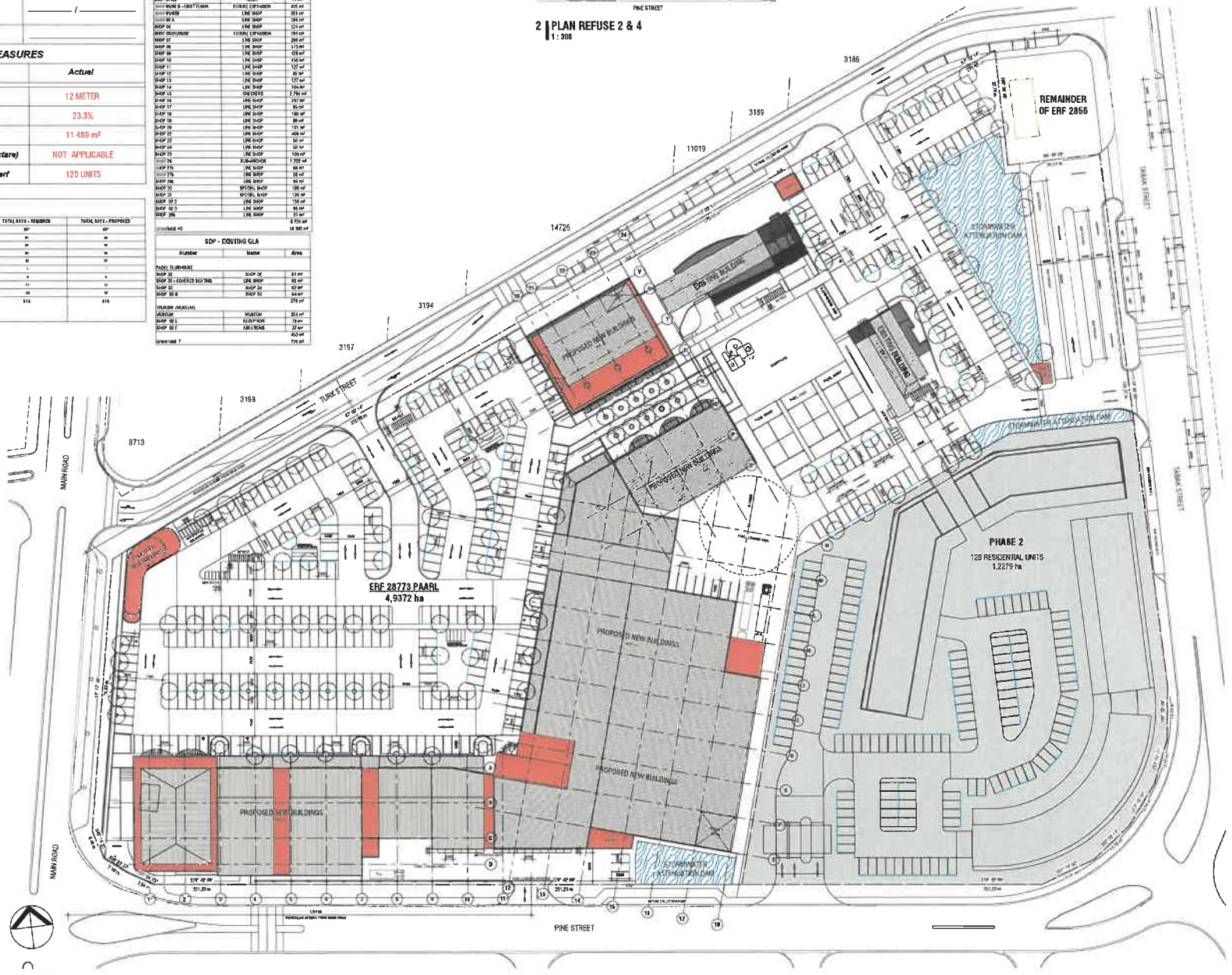
Number	Name	Area
OFFICE		
SHOP 29	CO-WORK	153 m²
SHOP 29	CO-WORK 02	885 m²
SHOP 29 - COVERED	CO-WORK - BALCONY	62 m²
		949 m²
OTHER		
BUS TICKET OFFICE	BUS TICKET OFFICE	25 m²
		25 m²
RESTAURANT		
SHOP 03	RESTAURANT	360 m²
SHOP 04	RESTAURANT	61 m²
SHOP 05	RESTAURANT	223 m²
		667 m²
RETAIL		
SHOP 01-02	KIOSK	11 m²
SHOP 05/06 B - FIRST FLOOR	FUTURE EXPANSION	425 m²
SHOP 05/06 B	LINE SHOP	253 m²
SHOP 02 A	LINE SHOP	194 m²
SHOP 06	LINE SHOP	221 m²
SHOP 05/01/05/02	FUTURE EXPANSION	195 m²
SHOP 07	LINE SHOP	296 m²
SHOP 08	LINE SHOP	173 m²
SHOP 09	LINE SHOP	175 m²
SHOP 10	LINE SHOP	158 m²
SHOP 11	LINE SHOP	127 m²
SHOP 12	LINE SHOP	65 m²
SHOP 13	LINE SHOP	171 m²
SHOP 14	LINE SHOP	104 m²
SHOP 15	CHEMISTS	1 796 m²
SHOP 16	LINE SHOP	257 m²
SHOP 17	LINE SHOP	85 m²
SHOP 18	LINE SHOP	188 m²
SHOP 19	LINE SHOP	89 m²
SHOP 20	LINE SHOP	101 m²
SHOP 22	LINE SHOP	408 m²
SHOP 23	LINE SHOP	50 m²
SHOP 24	LINE SHOP	50 m²
SHOP 25	LINE SHOP	100 m²
SHOP 26	SUB-ANCHOR	1 202 m²
SHOP 27b	LINE SHOP	88 m²
SHOP 27b	LINE SHOP	32 m²
SHOP 28b	LINE SHOP	93 m²
SHOP 30	SPECIAL SHOP	130 m²
SHOP 31	SPECIAL SHOP	130 m²
SHOP 32 C	LINE SHOP	130 m²
SHOP 32 D	LINE SHOP	96 m²
SHOP 28b	LINE SHOP	37 m²
		6 726 m²
Grand total: 43		10 360 m²

SDP - EXISTING GLA

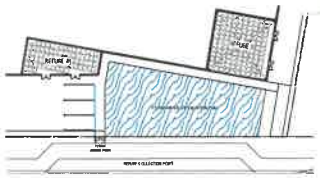
Number	Name	Area
PADEL CLUBHOUSE		
SHOP 32	SHOP 32	67 m²
SHOP 32 - COVERED SEATING	LINE SHOP	62 m²
SHOP 33	SHOP 33	67 m²
SHOP 32 B	SHOP 32	64 m²
		270 m²
TOURISM (MUSEUM)		
MUSEUM	MUSEUM	324 m²
SHOP 02 L	RECEPTION	73 m²
SHOP 02 F	ABLUTIONS	37 m²
		434 m²
Grand total: 7		704 m²

SDP - TOTAL GLA

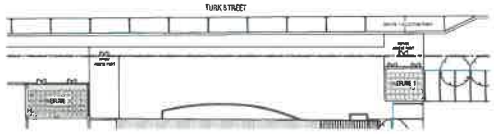
EXISTING / NEW	AREA
EXISTING	704 m²
NEW	10 360 m²
	10 360 m²
Grand total: 47	11 064 m²



1 | SITE PLAN
1 : 400



2 | PLAN REFUSE 2 & 4
1 : 300



3 | PLAN REFUSE 1 & 3
1 : 300

nuvorm

architecture | urban design | landscape architecture | interior design

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REVISIONS

REV	DATE	DRAWN	DESCRIPTION
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

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ANNEXURE D

DE POORT

KINESIS / MOOLMAN GROUP

ERF 28773
MAIN ROAD, PAARL

DRAKENSTEIN

SDP - SITE PLAN

YEAR	PHASE	DISCIPLINE	NUMBER	REV
23AF	01	AR	S001	H

COUNCIL SUBMISSION