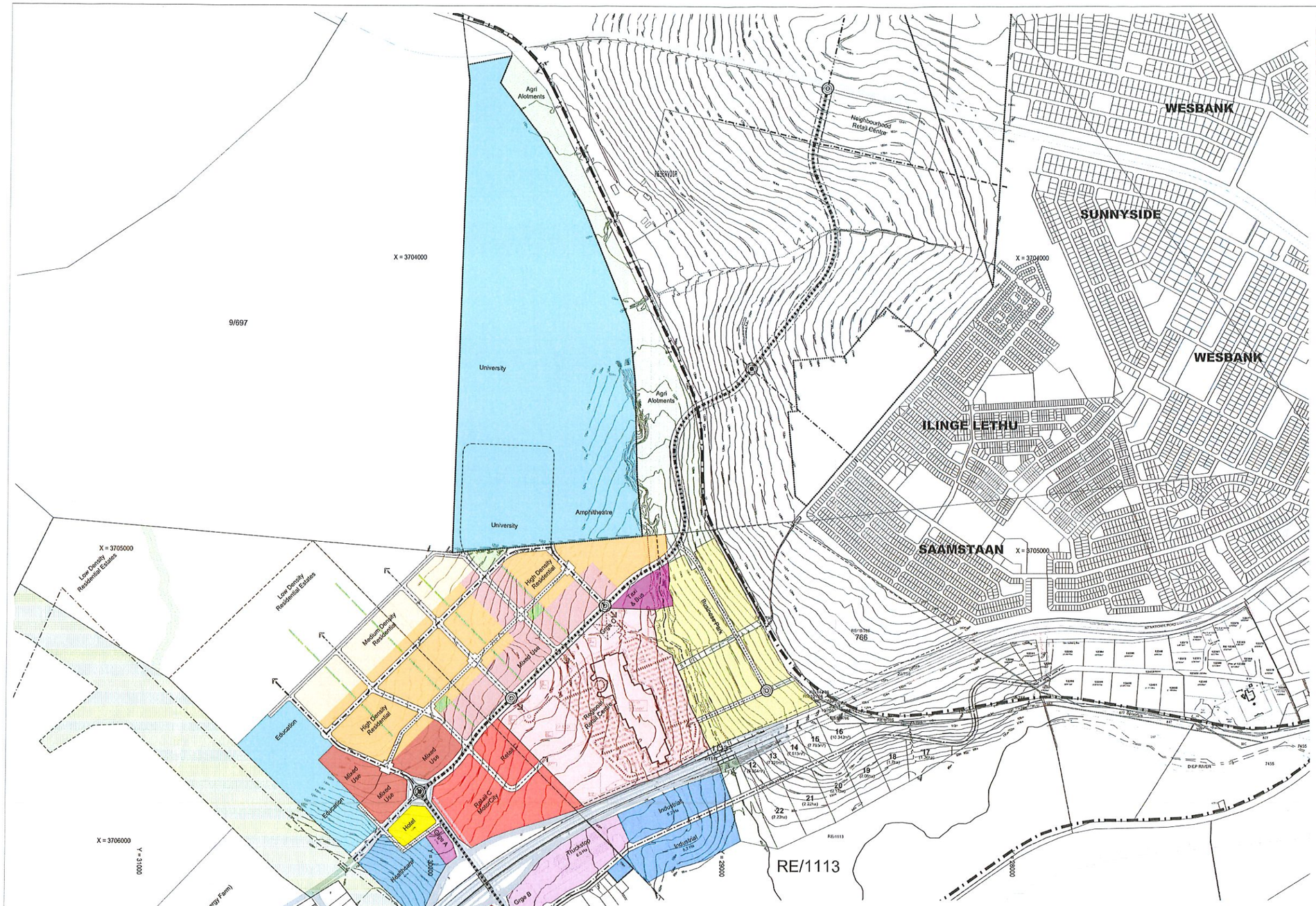


LEGEND - Land Use

- Regional Shopping Centre
- Value Retail (Big Box)
- General Business - High (Commercial + Residential)
- General Business - Low (Commercial + Residential)
- Residential - High Density
- Residential - Med Density
- Residential - Low Density
- Hotel
- Business Park / Agri Techno Park
- Garage / Fitting Station
- Taxi & Bus Depot
- Motor City / Truck Stop
- Healthcare
- Educational
- Municipal Offices - Authority Zone (AZ1)
- Green Open Space / Sport Fields
- Agri Allotments

NOTES

1. The design in this drawing is copyright and remains the property of Edwin Vinnicombe Architects (Gauteng) (Proprietary) Ltd. Reg. No 1992/001155/07
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards
3. This drawing may not be scaled. Only figured dimensions and levels may be used
4. All levels, set out details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued By	Description
A	20190130	AM	Information to Client and Planners/Consult
B	20190225	AM	SDF 01 for EIA/EMPA Workshop
C	20190311	AM	Information accept. Elec., Sewer, Water connections to FEG Retail Site
D	20190314	AM	New Regional Retail site geometry and new MotorCity site
E	20190425	AM	UPDATE - New Regional Retail site geometry and new MotorCity site
F	20190508	AM	UPDATE - Road Hierarchy / Land Use
G	20190516	AM	UPDATE - Road Hierarchy / Land Use
H	20190918	AM	UPDATE - Road Hierarchy / Land Use
J	20191008	AM	UPDATE - Road Hierarchy / Land Use
K	20191023	AM	UPDATE - General
L	20191030	AM	FINAL UPDATE FOR CLIENT APPROVAL
M	20191105	AM	FINAL UPDATE FOR CLIENT APPROVAL

FOR INFORMATION

SVA International

Malmesbury De Hoop

Land Use Budget — DRAFT FOR CLIENT SIGN OFF

(All Malmesbury Zonings to be verified by Izak Rumboll.)

Date: Nov-19

Ref DWG: Malmesbury De Hoop SDF_rev M

RED = Fixed Quantities

Land Use Name	Definition	Land Area (m2)	Land Area (Ha)	POS & Public Roads	Dev Land. Area (Ha)	Zoning	FAR Proposed	Res. Density (Du/Ha)	Dev. Envelope (m2)	Envelope Efficiency	Gross Saleable Area (Bulk)	Apartments (@45m2/Du)	Res. Erven	NOW PHASE 01 (1-2 Years) % Coming Online	NOW Bulk (m2)	NOW Units (Du)	SOON PHASE 02 (3-5 Years) % Coming Online	SOON Bulk (m2)	SOON Units (Du)	LATER PHASE 03 (6-10 years) % Coming Online	LATER Bulk (m2)	LATER Units (Du)	FUTURE PHASE 04 (10-20 years) % Coming Online	FUTURE Bulk (m2)	FUTURE Units (Du)
REGIONAL RETAIL	Swartland Mall	287741	28,77	n/a	28,77	BZ1	n/a				100 000,00			50%	50000,00					50%	50000,00				
	Grange C										2 000,00									100%	2000,00				
RETAIL A	Abbotsdale Retail (East)	20856	2,09	n/a	2,09	BZ1	1		20 856,37	0,80	16 685,09						100%	16685,09							
RETAIL C	Big Box Retail / Show Rooms	113018	11,30	n/a	11,30	BZ1	1		113 017,56	0,80	90 414,04						100%	90414,04							
MIXED USE - HIGH DENSITY	1/2 Offices	64969	6,50	15%	5,52	BZ1	3		155 669,85	0,80	66 267,94						100%	66267,94							
	1/2 Apartments										66 267,94	1 473					100%	66267,94	1473						
MIXED USE - MED DENSITY	1/3 Commercial Ground Floor	106181	10,62	15%	9,03	BZ1	2		180 507,41	0,80	48 087,17									50%	24043,59		50%	24043,59	
	2/3 Apartments 1st & 2nd Flr										96 318,75	2 140								50%	48159,38	1070	50%	48159,38	1070
RESIDENTIAL HIGH	Walk-Ups & Attached Housing	202303	20,23	15%	17,20	GR3	1		171 957,62	0,80	137 566,10	3 057								50%	68783,05	1529	50%	68783,05	1529
RESIDENTIAL MEDIUM	Townhousing	86041	8,60	15%	7,31	GR2	n/a	50					366							50%	0,00	183	50%	0,00	183
RESIDENTIAL LOW	Single Residential Estates	550471	55,05	30%	38,53	R2	n/a	15					578										100%	0,00	578
HOTEL	Hotel & Conference	13031	1,30	n/a	1,30	BZ1	2		26 061,13	0,70	18 242,79						100%	18242,79							
BUSINESS PARK	Agri Techno Park	183311	18,33	15%	15,58	BZ1	2		311 627,88	0,80	249 302,30									50%	124651,15		50%	124651,15	
FILING STATION A	N7 North	7044	0,70	n/a	0,70	BZ3	0,5		3 521,82	0,80	2 817,46			100%	2817,46										
FILING STATION B & TRUCKSTOP	N7 South	60396	6,04	n/a	6,04	BZ3	0,5		30 194,78	0,80	24 155,80			100%	24155,80										
TAXI & BUS DEPOT	Transport Interchange	19345	1,93	n/a	1,93	BZ3	0,5		9 672,76	0,80	3 869,08						100%	3869,08							
LIGHT INDUSTRIAL	Warehousing / Storage / etc.	125469	12,55	n/a	12,55	IND1	1		125 469,25	0,80	100 375,40						100%	100375,40							
HEALTHCARE	Private Hospital	40626	4,66	50%	2,33	BZ1	1		23 312,80	0,70	16 318,96									50%	8159,48		50%	8159,48	
EDUCATIONAL	Private School	98702	9,87	n/a	9,87	CZ1	n/a				10 000,00														
AGRI ALLOTMENTS	Urban Agriculture on River	296697	29,67	n/a	n/a	OS1	n/a																		
GREEN OPEN SPACE	Sport / Recreation / Stormwater	49375	4,94	n/a	n/a	OS1	n/a																		
SOLAR ENERGY FARM		306859	30,69	n/a	n/a	IND1	0,50							50%						50%					
		2638426	263,84		170,06				1 181 869,13		1 048 688,83	6 670	944		76973,26	0		372122,29	1473		325796,64	2782		273796,64	3360
															7%			35%			31%			26%	
EDUCATIONAL	University Campus	788356	78,84	n/a	78,84	CZ1	n/a		n/a	n/a	100 000,00						25%	25000,00		25%	25000,00		50%	50000,00	

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Interior Designer

Landscape Architect

Client: AGRI INDUSTRIA (Pty) Ltd
Mr. Geoff Chait

Project: Malmesbury Mixed Use Urban Node

Drawing: Spatial Development Framework: Land Use Plan

Scale: Scale 1:5000 @ A0 | Date: 2019.11.05 | Drawn: AMentz

Project No. | Drawing No.: SDF_0010 | Revision No.: M

SVA LEAD BUILD DESIGN