

DEVELOPMENT DATA- FUEL STATION, CAR WASH, TAKE AWAYS			
PORTION OF (PORTION 4 OF FARM DUYKER EILAND NO.6)			
SITE AREA- 11 152.3m²			
	GLA	PARKING REQ	
SERVICE STATION	1709 m²	@ 4 bays + 1/25m²	
FUEL STATION	228 m²		
CAR WASH	123m²	6 designated wash bays	
TAKE AWAYS	500 m²		
RETAIL	858 m²		
Total	1709 m²	73 bays@ 4 bays + 1/25m²	
ACCESSIBLE PARKING TO SANS10400-S		3 bays@ 51 to 75 bays provided	
	COUNT	RATIO	
PARKING REQUIRED	73 bays	4.27/100m²	
PARKING PROVIDED	Standard bays	80 bays	
ACCESSIBLE PARKING PROVIDED TO SANS10400-S	Accessible bays	4 bays	4 bays@ 75 to 100 bays provided
PARKING PROVIDED	TOTAL Standard + Accessible bays	84 bays	
	Taxi bays	6 bays (equivalent to 4 std bays) = 24 std bays	
	108 bays	6.3/100m²	

PARKING SCHEDULE		
BAY TYPE	USE	PHASE
STANDARD PARKING BAY	RETAIL PARKING	Phase 1
270		
STANDARD PARKING BAY	RETAIL PARKING	Phase 2
226		
ACCESSIBLE PARKING BAY	RETAIL PARKING	Phase 2
4		
ACCESSIBLE PARKING BAY	RETAIL PARKING	Phase 1
8		
Grand total:	508	
PARKING SCHEDULE - TAXIS		
BAY TYPE	USE	PHASE
TAXI BAY	RETAIL PARKING	Phase 1
12		
Grand total:	12	

DEVELOPMENT DATA- RETAIL CENTRE - TOTAL			
PORTION OF (PORTION 4 OF FARM DUYKER EILAND NO.6)			
RETAIL SITE AREA - 42 687.135m²			
	GLA	% of GLA	Parking required
ANCHORS	6464.4 m²	48%	259 bays @ 1/25m²
LARGE SHOPS	4391 m²	31%	176 bays @ 1/25m²
LINE SHOPS	1939.8 m²	13%	78 bays @ 1/25m²
RESTAURANTS	847.3 m²	5%	60 bays @ 1/10m² (seating area: 593.11m²)
Total	13 642.5 m²		573 bays
ACCESSIBLE PARKING TO SANS10400-S			12 bays @ 2% of 573 bays (501-1000 parking bays)
	COUNT	RATIO	
PARKING REQUIRED	573 bays	4.2/100m²	
PARKING PROVIDED	Standard bays	496 bays	
ACCESSIBLE PARKING PROVIDED TO SANS10400-S	Accessible bays	12 bays	12 bays @ 508 (501-1000 bays provided)
PARKING PROVIDED	TOTAL Standard + Accessible bays	508 bays	
	Taxi bays	12 bays (equivalent to 4 std bays) = 48 std bays	
	556 bays	4.1/100m²	

GLA AREA SCHEDULE_P1 & P2					
SHOP NO	TYPE	AREA	PHASE	% TOTAL	% PER PHASE
P1					
ANCHOR 1	ANCHOR 1	3141.8 m²	P1	32%	38.6%
LARGE SHOP 1	SHOP	518.2 m²	P1	3.8%	6.4%
2	SHOP	331.9 m²	P1	2.4%	4.1%
7	SHOP	375.2 m²	P1	2.8%	4.8%
10	SHOP	335.8 m²	P1	2.5%	4.1%
11	SHOP	322.5 m²	P1	1.4%	4%
106	SHOP	638.3 m²	P1	6.1%	10.2%
LARGE SHOP 6	SHOP	2712.8 m²	P1	19.9%	31.5%
RESTAURANT 17	RESTAURANT	241.7 m²	P1	1.8%	2%
18	RESTAURANT	185.5 m²	P1	1.4%	2.4%
19	RESTAURANT	135.1 m²	P1	1%	1.7%
20	RESTAURANT	105.3 m²	P1	0.8%	1.3%
27	RESTAURANT	168.8 m²	P1	1.2%	2.1%
RESTAURANT 5	SHOP	647.3 m²	P1	6.2%	10.5%
3	SHOP	110.6 m²	P1	0.8%	1.4%
4	SHOP	75 m²	P1	0.5%	0.9%
5	SHOP	89 m²	P1	0.7%	1.1%
8	SHOP	78 m²	P1	0.6%	0.9%
9	SHOP	24 m²	P1	0.2%	0.3%
12	SHOP	60 m²	P1	0.4%	0.7%
13	SHOP	179 m²	P1	1.3%	2.2%
14	SHOP	55 m²	P1	0.4%	0.7%
15	SHOP	75 m²	P1	0.5%	0.9%
16	SHOP	49 m²	P1	0.4%	0.6%
21	SHOP	37.5 m²	P1	0.3%	0.5%
23	SHOP	155.7 m²	P1	1.1%	1.9%
24	SHOP	115.2 m²	P1	0.9%	1.4%
25	SHOP	112.5 m²	P1	0.8%	1.4%
36	SHOP	123.8 m²	P1	0.9%	1.5%
SHOP 15		1399.3 m²		10.2%	17.2%
P1		8082.2 m²		58.5%	100%
P2					
ANCHOR 34	ANCHOR 2	1863.3 m²	P2	13.2%	32.5%
35	ANCHOR 3	1513.3 m²	P2	11.1%	27.4%
ANCHOR 3		3376.6 m²		24.3%	59.9%
LARGE SHOP 33	SHOP	303.1 m²	P2	2.2%	5.5%
36	SHOP	253.1 m²	P2	1.9%	4.6%
37A	SHOP	565.1 m²	P2	4.1%	10.1%
37B	SHOP	565.6 m²	P2	4.1%	10.1%
LARGE SHOP 4	SHOP	1681.8 m²		12.2%	30.3%
28	SHOP	209.3 m²	P2	1.5%	3.8%
29	SHOP	112.3 m²	P2	0.8%	2%
30	SHOP	75 m²	P2	0.5%	1.4%
31	SHOP	110.6 m²	P2	0.8%	2%
32	SHOP	42 m²	P2	0.3%	0.8%
SHOP 5		548.5 m²		4%	9.9%
P2		555.8 m²		40.7%	100%
Grand total:	38	13946.1 m²		100%	



1. All work is to be done in accordance with the National Building Regulations.
2. All materials and workmanship are to comply with the relevant S.A.S. codes and/or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
3. The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act of 1993 (Act No. 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
4. The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001 ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, wherever their source, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
5. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B-UP and all other consultants related to the project.
6. All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
7. This drawing is not to be scaled. Figured dimensions to be used in dimensions are in millimetres unless otherwise stated.
8. All dimensions and levels must be checked on site by the contractor before putting work in hand.
9. All work to be executed by competent persons qualified for the trade.
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REV	DATE	DRAWN	DESCRIPTION
A	26/10/2025		INITIAL DESIGN PACKAGE
B	22/01/2026		HEADS AND ACCESS
C	08/03/2026		DESIGN LAYOUT
D	24/03/2026		DESIGN LAYOUT
E	25/03/2026		DESIGN LAYOUT
F	02/04/2026		DESIGN LAYOUT
G	16/04/2026		SHOP FOR LUMS APPLICATION
H	17/04/2026		SHOP FOR LUMS APPLICATION
I	2026.07.03	LWJW	SHOP FOR LUMS APPLICATION

REVISIONS

KEY PLAN

CLIENT

PROJECT

TITLE

AGHL-01 01

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