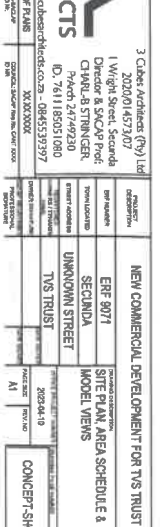


AREA SCHEDULE & ZONING COMPLIANCE

ERF 8071 - SECUNDA		164ha*	
DESCRIPTION OF MEASURED AREAS	SITE AREA (m ²)	AREA	COMPLIANCE
EXISTING BUILDINGS & STRUCTURES	546	YES	YES
GROUND FLOOR	411	YES	NO
FIRST FLOOR		YES	NO
		NO	NO
TOTAL UNDER-GROUND FLOOR AREA		597m ²	597m ²
TOTAL FMR & COVERAGE AREAS		815	546

ZONING COMPLIANCE	ACTUAL	ALLOWED	COMPLIANCE
FAR GROUND AREA/RATIO	90m ² -0.9%	90	DOES COMPLY
COVERAGE	54m ² -0.5%	90%	DOES COMPLY
HEIGHT STOREYS	2	Prescribed	DOES COMPLY
PARKING REQUIREMENTS	28 115	Prescribed	DOES COMPLY
Vehicle: Retail store @ 2.5sq/m/vehicle	3.48		
Warehouse @ 1.5sq/m/vehicle			
Warehouse floor @ 2.5sq/m/vehicle	3.48		
Vehicle @ 1.5sq/m/vehicle	22 595	22	DOES COMPLY
UNASSIGNED LAND USE	22 595	22	DOES COMPLY
ACTUAL LAND USE	22 595	22	DOES COMPLY



NO.	DATE	DESCRIPTION

DATE	EMPLOYEE

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 3 Cubes Architects (Pty) Ltd
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NO.	DATE	DESCRIPTION

DATE	EMPLOYEE

NO.	DATE	DESCRIPTION

NEW COMMERCIAL DEVELOPMENT FOR TWS TRUST
 SECUNDA
 TWS TRUST
 2023/01
 PROJECT NO. 1
 SCALE: 1:100
 CONCEPT - SHM1
 A1