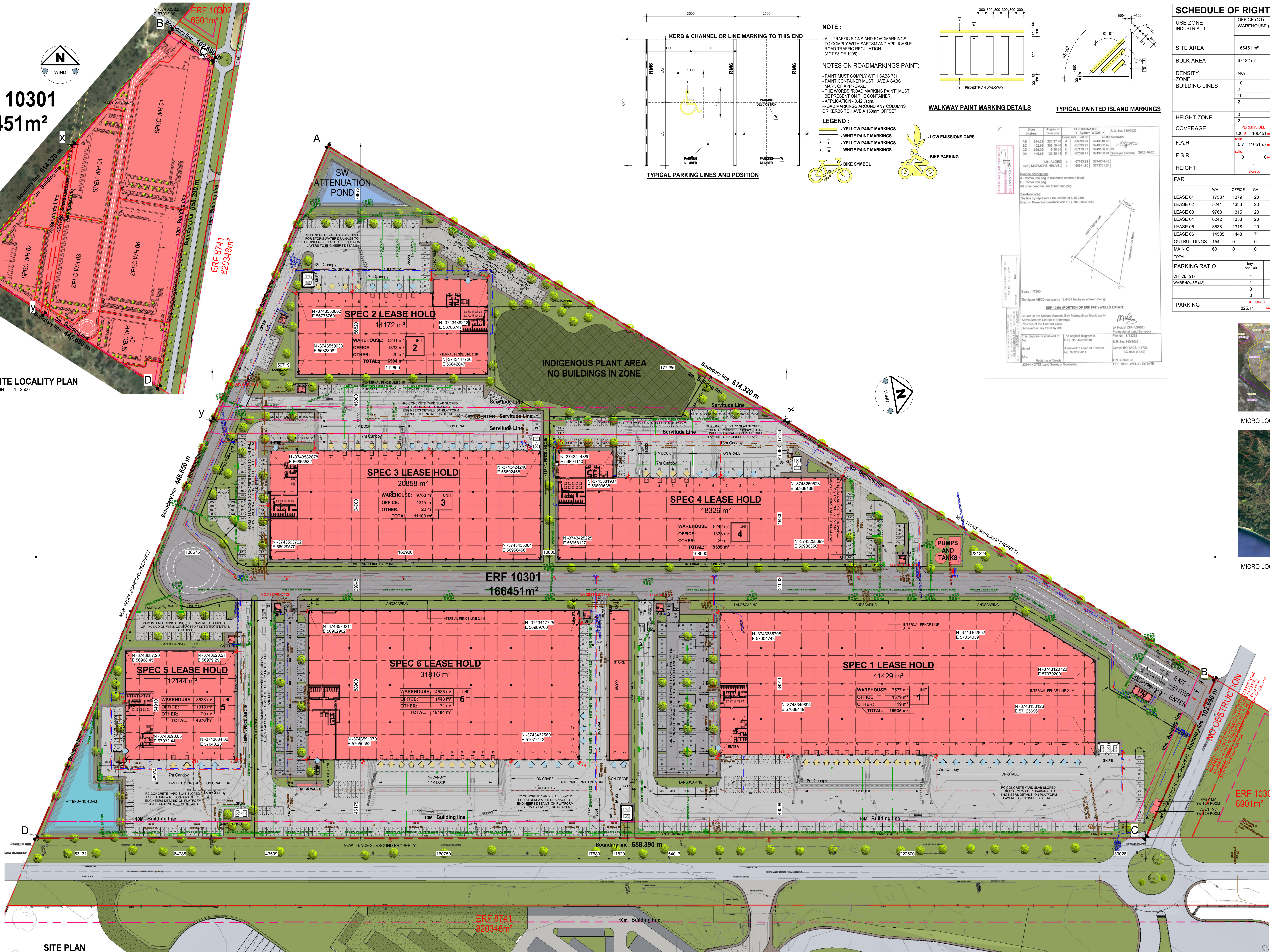
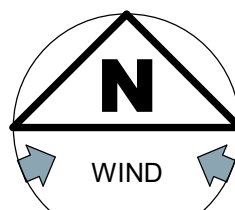




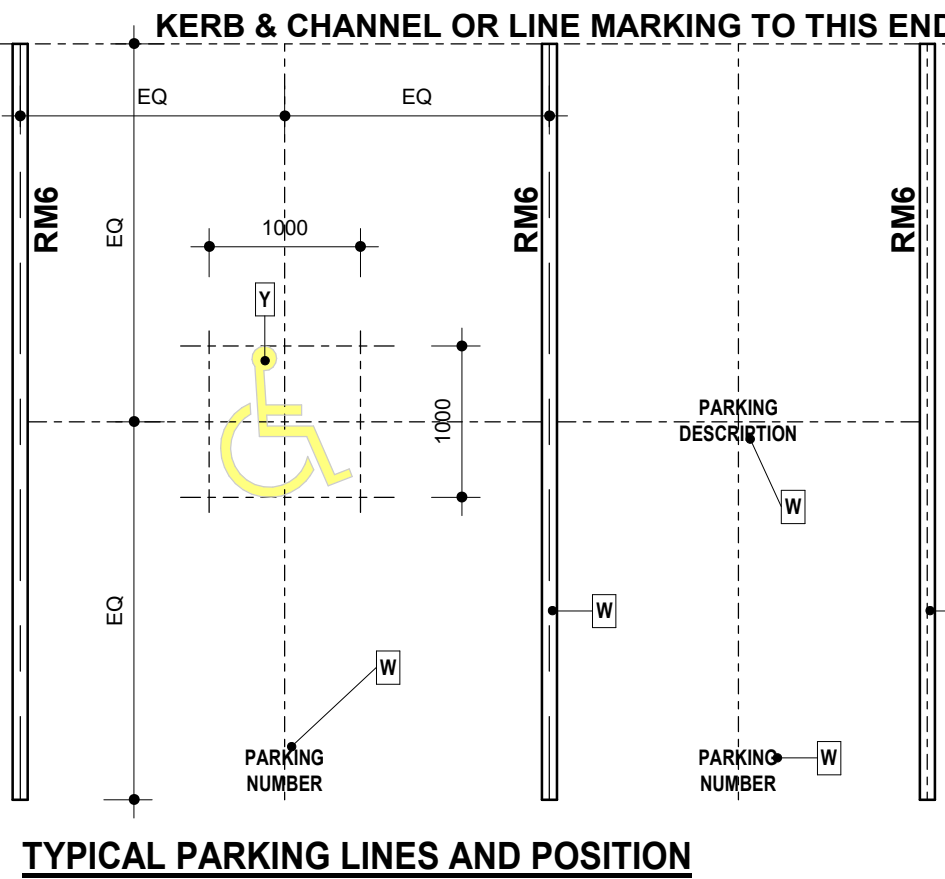
APPENDIX 3 – SITE DEVELOPMENT PLAN

ERF 10301
166451m²

3 SITE LOCALITY PLAN
Scale 1:2500



SITE PLAN
Scale 1:750



NOTE :

ALL TRAFFIC SIGNS AND ROADMARKINGS TO COMPLY WITH SABS 731 AND APPLICABLE ROAD TRAFFIC REGULATION (ACT 93 OF 1999)

NOTES ON ROADMARKINGS PAINT:
- PAINT MUST COMPLY WITH SABS 731.
- PAINT CONTAINER MUST HAVE A SABS MARK OF APPROVAL.
- THE WORDS "ROAD MARKING PAINT" MUST BE PRESENT ON THE CONTAINER.
- APPLICATION : 0.42 lq/m.
- ROAD MARKINGS AROUND ANY COLUMNS OR KERBS TO HAVE A 150mm OFFSET

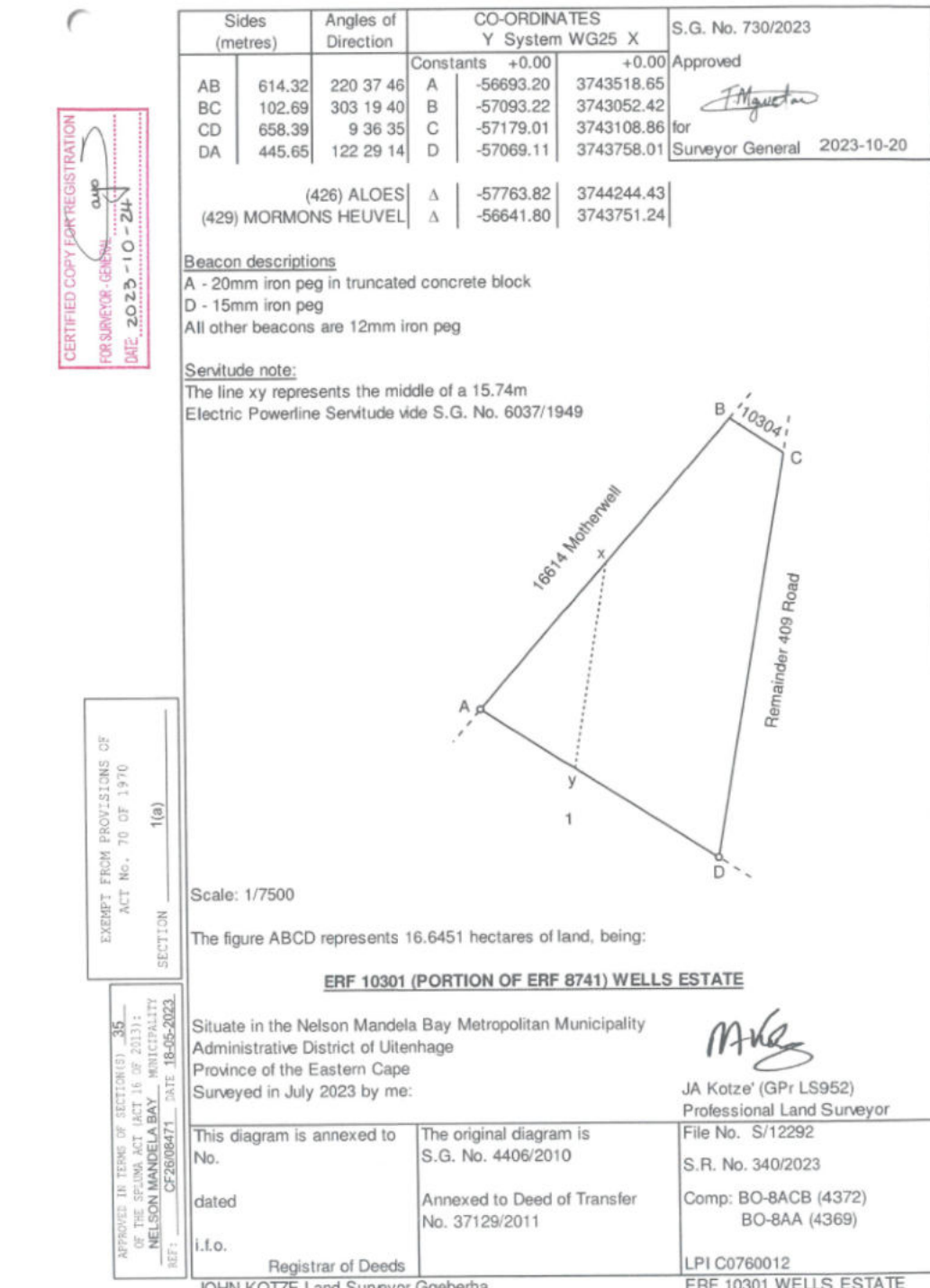
LEGEND :

- YELLOW PAINT MARKINGS
- WHITE PAINT MARKINGS
- YELLOW PAINT MARKINGS
- WHITE PAINT MARKINGS
- BIKE SYMBOL



WALKWAY PAINT MARKING DETAILS

TYPICAL PAINTED ISLAND MARKINGS



SCHEDULE OF RIGHTS			
USE ZONE	INDUSTRIAL 1	OFFICE (G1)	WAREHOUSE (J2)
SITE AREA	166451 m ²		
BULK AREA	67422 m ²		
DENSITY ZONE	N/A		
BUILDING LINES	10 m along street boundaries	2 m along SW	2 m along NW
HEIGHT ZONE	0 m	2 m	2 m
COVERAGE	100 %	PERMISSIBLE 43.79%	ACTUAL 72892m ²
F.A.R.	0.7	1.165157m ²	0.405 67422m ²
F.S.R.	0	0m ²	0 0m ²
HEIGHT	2 storeys	2 storeys	2 storeys
PARKING RATIO	1000	1000	1000
PARKING	825.11	929	929



MICRO LOCALITY PLAN



MICRO LOCALITY PLAN

GENERAL NOTES
ALL WORKS TO COMPLY WITH SABS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES:
B. Structural Design SANS 10400-B, Structural design
C. Dimensions SANS 10400-C, Dimensions
D. Public Safety SANS 10400-D, Public safety
E. Site Operations SANS 10400-E, Site operations
F. Excavations SANS 10400-F, Excavations
G. Foundations SANS 10400-G, Foundations
H. Roofs SANS 10400-H, Roofs
I. Stormwater SANS 10400-I, Stormwater
J. Floors SANS 10400-J, Floors
K. Walls SANS 10400-K, Walls
L. Railways SANS 10400-L, Railways
M. Stormwater SANS 10400-M, Stormwater
N. Grading SANS 10400-N, Grading
O. Lighting and Ventilation SANS 10400-O, Lighting and Ventilation
P. Drainage SANS 10400-P, Drainage
Q. Non-water-borne Means of Sanitary Disposal SANS 10400-Q, Non-water-borne Means of Sanitary Disposal
R. Stormwater Disposal SANS 10400-R, Stormwater Disposal
S. Facilities for persons with disabilities SANS 10400-S, Facilities for persons with disabilities
T. Fire Protection SANS 10400-T, Fire protection
U. Space Heating SANS 10400-U, Space heating
V. Fire Installation SANS 10400-V, Fire installation

LEASE	WH	OFFICE	GH	TOTAL	COVER
LEASE 01	17537	1379	20	18936	20955
LEASE 02	5241	1333	20	6594	6733
LEASE 03	9768	1315	20	11103	12062
LEASE 04	8242	1333	20	9595	9905
LEASE 05	3538	1318	20	4876	4725
LEASE 06	14585	1448	71	16104	17764
OUTBUILDINGS	154	0	0	154	154
MAIN GH	60	0	0	60	574
TOTAL				67422	72892
PARKING RATIO	1000	1000	1000	1000	1000
PARKING	825.11	929	929	929	929

ERF 10301 (PORTION OF ERF 8741) WELLS ESTATE
The figure ABCD represents 16,645,100 hectares of land, being:
Scale: 1:7500
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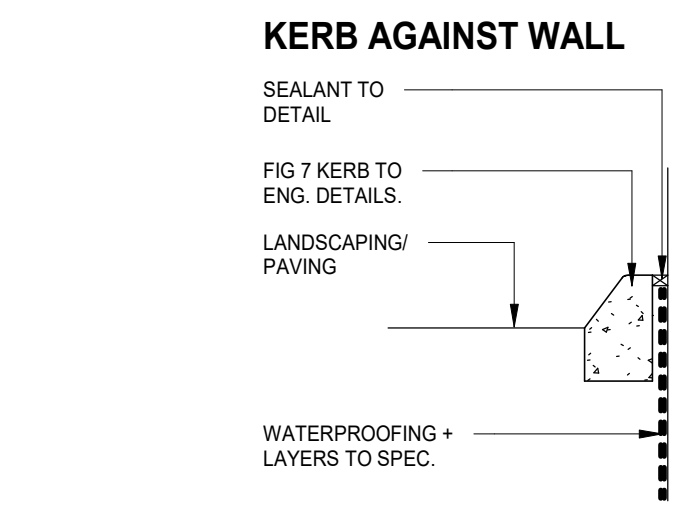
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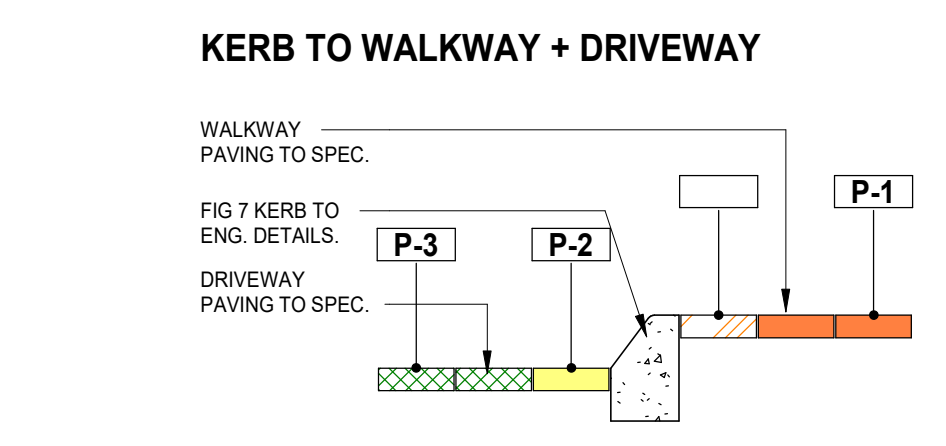
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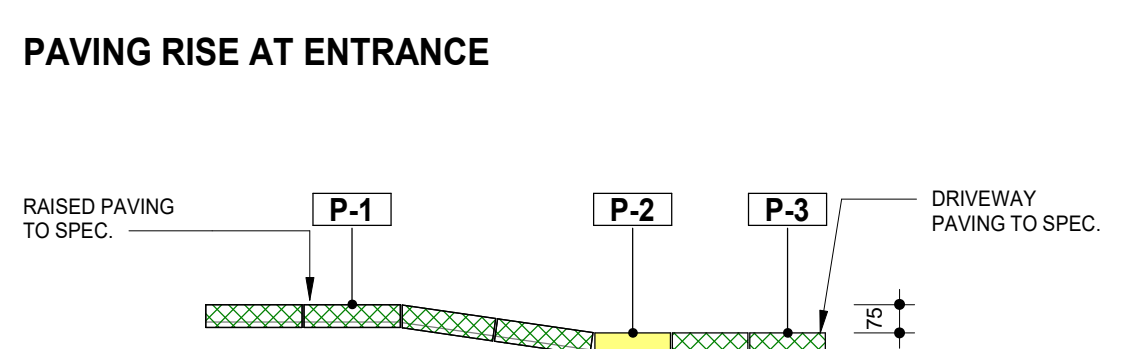
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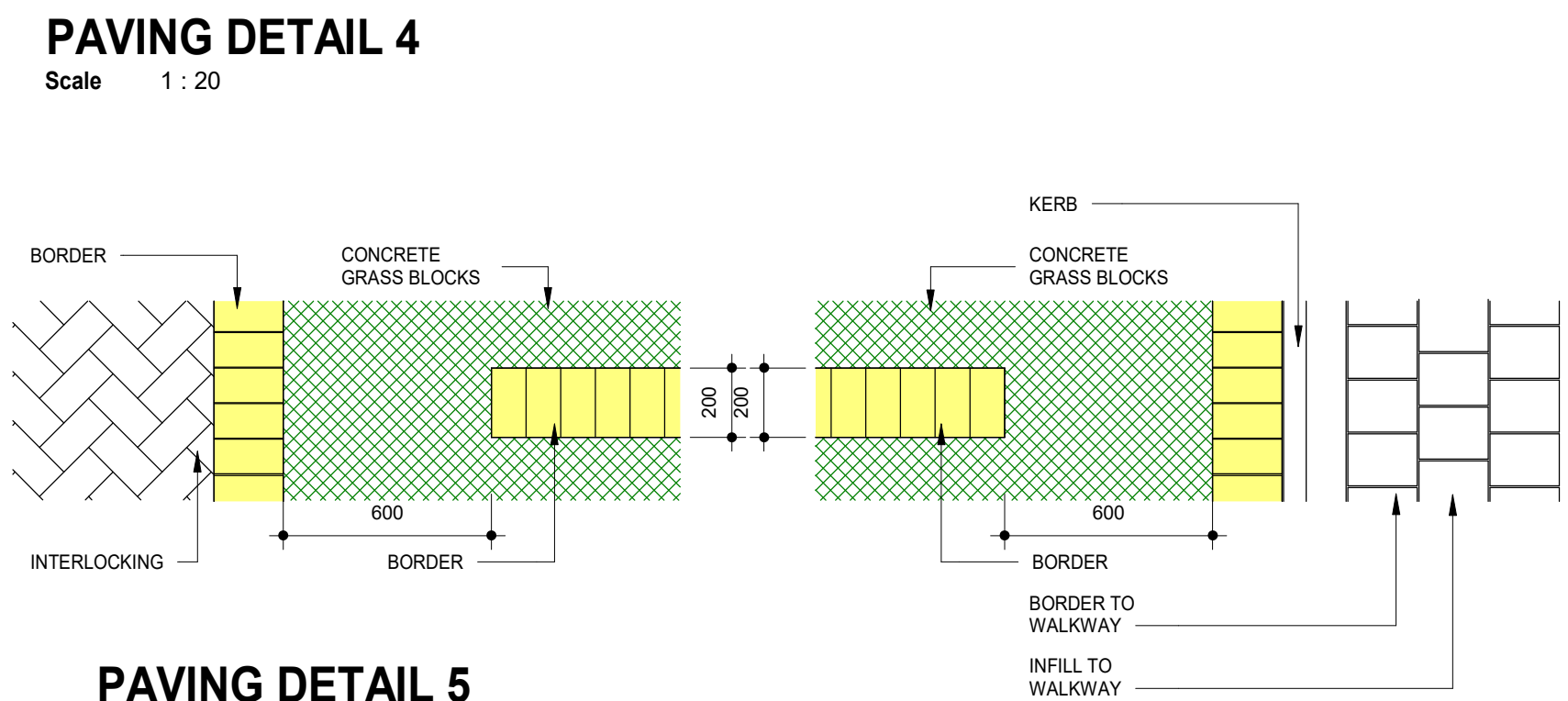
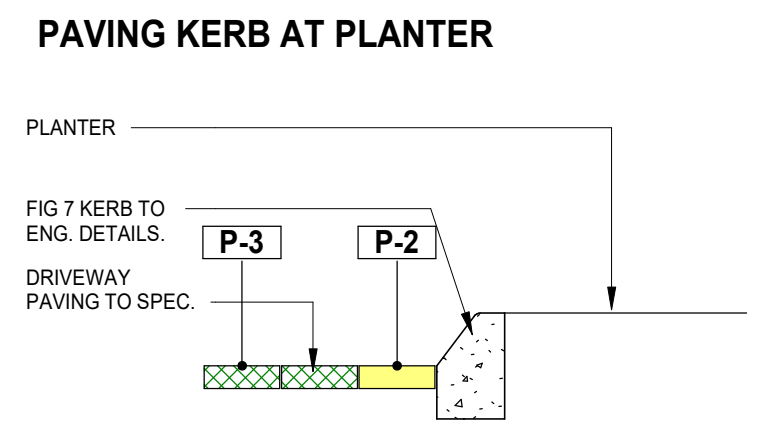
PAVING DETAIL 1
Scale 1 : 20



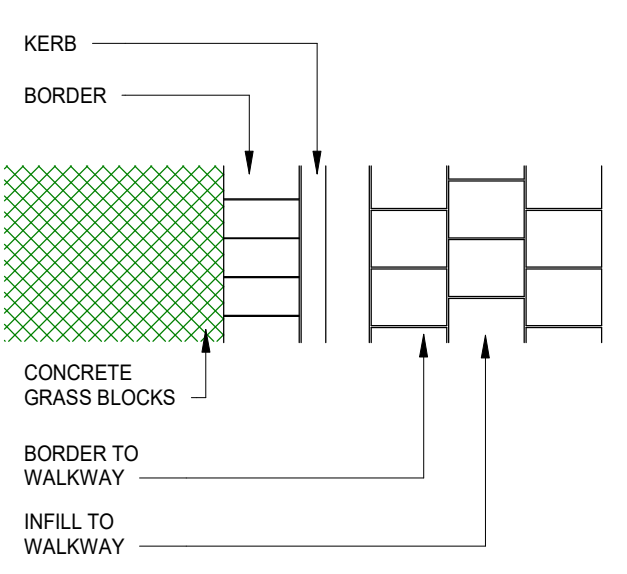
PAVING DETAIL 2
Scale 1 : 20



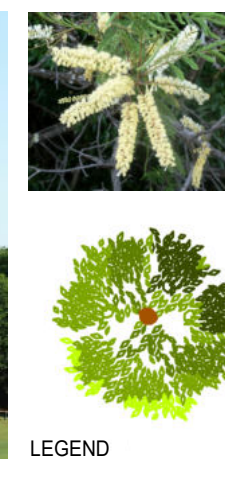
PAVING DETAIL 3
Scale 1 : 20



PAVING DETAIL 5
Scale 1 : 20



PAVING DETAIL 6
Scale 1 : 20



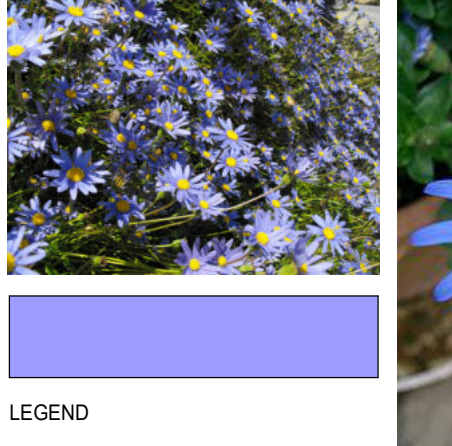
ACACIA CAFFRA
8m x 10m

TREE IS DECIDUOUS AND IS ONE OF THE FIRST TO SHOOT IN SPRING. THE NEW LEAVES ARE PARTICULARLY PRETTY, BEING A SOFT, FRESH GREEN. THE FLOWER SPIKES ARE CREAMY WHITE AND SWEETLY SCENTED. THEY APPEAR FROM SEPTEMBER TO NOVEMBER WITH THE MAIN FLOWERING OCCURRING IN OCTOBER. THE FLOWER SPIKES ARE LARGE AND CONSPICUOUS AND MAKE A LOVELY SHOW AGAINST THE BACKDROP OF THE NEW LEAVES. THEY ARE FOLLOWED BY NARROW, STRAIGHT, BROWN SEED PODS.



PAPPEA CAPENSIS
2m x 4m

THE LEAVES ARE SIMPLE AND OBLONG, HARD-TEXTURED AND WAVY. THE LEAF MARGIN MAY VARY FROM SHARPLY TOOTHED (ESPECIALLY IN YOUNG GROWTH) TO ALMOST SMOOTH IN MATURE GROWTH. THE GREENISH FLOWERS ARE BORNE ON CATCHES IN THE AXILS OF THE LEAVES, FOLLOWED BY ROUND-GREEN VELVETY FRUITS WHICH SPLIT OPEN TO REVEAL BRIGHT RED FLESH WITH A DARK BROWN TO BLACK SEED IMBEDDED WITHIN.



FELICIA AMELOIDES- BLUE MARGUERITE
60cm x 40cm

AN EVERGREEN PERENNIAL CREATING A NEAT GROUND COVER WITH BLUE DASY FLOWERS WITH BRIGHT YELLOW CENTRES BLOOMING ALMOST THROUGHOUT THE YEAR. IT IS HARDY AND EASY TO CARE.



KNIPHOFIA LINEARIFOLIA- RED HOT POKER
1m x 80cm

THE RED HOT POKER FORMS LARGE CLUMPS OF STRAP-SHAPED DARK GREEN LEAVES. THE STUNNING LARGE POKER-SHAPED HEADS COMPOSE OF BRIGHT ORANGE AND YELLOW CLOSELY PACKED FLOWER BUDS WHICH ARE CARRIED ON TALL STALKS IN EARLY AUTUMN. IT IS AN EVERGREEN AND FAST-GROWING PERENNIAL.



MELINIS REPENS- NATAL RED TOP 30cmX60cm

A TUFTED PERENNIAL GRASS WITH ATTRACTIVE, HAIRY INFLORESCENCES. THE SPIKELETS ARE COVERED WITH LONG VELVET, RED, PINK TO WHITE HAIRS. SPIKELETS FADE FROM RED TO WHITE AS THEY MATURE. INFLORESCENCES APPEAR FROM SEPTEMBER TO JUNE.



SPOROBOLUS PYRAMIDALIS- CATSTAIL DROPSEED
70cmX1.2m

A TUFTED PERENNIAL GRASS WITH DIRECT UNBRANCHED COLUS. THE LOWER LEAF SHEATHS ARE SOFT WITH A HAIRLESS, ENDING IN A LONG, LOOSE ROLLED TIP LEAF BLADE. SPIKELETS ARE SMALL AND PACKED TIGHTLY TOGETHER. FLOWERS APPEAR FROM NOVEMBER TO MAY.



ARISTIDA CONGESTA SUBSP. CONGESTA-TASSEL THREE-AWN 30cmX90cm

A TUFTED PERENNIAL GRASS WITH DENSELY CONTRACTED PANICLE INFLORESCENCE USUALLY WITH ONE OR TWO BRANCHES ON THE LOWER PART. LONG WHITE HAIRS ARE PRESENT WHERE THE LEAF BLADE AND LEAF SHEATH JOIN. THE INFLORESCENCES APPEAR FROM DECEMBER TO MAY.

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C	2025.11.11	SM	ISSUED FOR SDP SUBMISSION
B	2025.11.11	CB	ISSUED FOR WCD
A	2025.06.10	CB	ISSUED FOR SDP SUBMISSION
revision	date	drawn	description

empowered spaces
ARCHITECTS
W: 011 881 8328 / 011 881 8328 / 011 881 8328 / 011 881 8328 / 011 881 8328
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client
RETAIL LOGISTICS FUND (RF) (PTY) LTD

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project
PROPOSED NEW INDUSTRIAL PARK

stand number
ERF 10301, WELLS ESTATE SOUTH, GAEGERHIA

signature

project architect
Terence Shackady
terence@empowerspaces.co.za

job number	drawing number
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