SCHEDULE OF RIGHTS	
Property Description	
Erf	PORTION 1 OF ERF 6018 VRYHEID
Site Area	110 000 m² (14.2Ha)
Zoning Information	
Town Planning Scheme	**AbaQulusi Urban Scheme**
Zone Use	Special Zone 5 (ref 6018 Vryheid Regional Mall)
Area Schedule	**PHASE 1**
Retail	30 903 m²
Taxi office	64 m²
Total	30 967 m²

Development Control Measures			
	Permissible	Actual - Phase 1	In Hand
Height	1 STOREY	1 STOREY	
Coverage	40% (43 964m²)	28-40% (27 565m²)	16.55%
F.A.R.	0.60 (65 359m²)	0.28(0.27 565m²)	0.34 (47 835m²)
Building Lines	3m: Sides 2m: Rear 15m: Main Roads		
Parking	3.5 spaces per 100 m²		

PARKING CALCULATION			
Use	Area	Ratio	Bays
A - RETAIL (SHOPS)	28 268 m²	3.5 PER 100 m²	1 024 BAYS
B - RESTAURANT (F/FOOD)	1658 m²	3.5 PER 100 m²	57 BAYS
TOTAL PARKING REQUIRED			**1081 BAYS**
PARKING PROVIDED			
OPEN PARKING	/	/	770 BAYS
TENANT PARKING	/	/	41 BAYS
PARAPLEGIC	/	/	11 BAYS
FAMILY PARKING			7 BAYS
TAXI BAYS	/	1 TAXI BAY = 8 PARKING BAYS	48 TAXI BAYS = 384 PARKING BAYS
TOTAL PARKING PROVIDED			**1 219 BAYS**
SURPLUS PARKING			**+ 138 BAYS**

Area Schedule

Shop number	Name	Area
1	CRAZY PLASTICS	1093 m²
1A	CRAZY PETS	400 m²
3	PEP HOME	250 m²
3A	ICARE PLUS	73 m²
4	SENQU	123 m²
5	WIMPY	192 m²
6	ASJ	62 m²
7	TORGA	70 m²
8	CRAZY STORE	250 m²
9	CHECKERS	3902 m²
10	CHECKERS LIQUOR	284 m²
11	FASHION FUSION	500 m²
12	DIS-CHEM	1204 m²
13	ACKERMANS	699 m²
14	PIDIKAYAY CLOTHING	451 m²
15	EDGARS	1500 m²
17	TOTAL SPORTS	350 m²
19	WOOLWORTHS	1125 m²
20	TRUWORTHS	1203 m²
21	IDENTITY	353 m²
22	SYNC	120 m²
23	SPORTSCENE	396 m²
24	CLICKS	806 m²
25	STUDIO 88	350 m²
26	MR PRICE	600 m²
27	JET	801 m²
28	PEP	501 m²
29	SHOPRITE LIQUOR	264 m²
30	SHOPRITE	2646 m²
31	NEDBANK	176 m²
33	JWAYELANI	1157 m²
34	CARTEC	248 m²
35	CASH CRUSADERS	260 m²
36	FNB	210 m²
37	POWER FASHION	273 m²
38	CLASSIC TOUCH	43 m²
39	PRICE CELL	50 m²
40	SPECTACLE HUT	54 m²
41	ALERA HAIR	73 m²
42	JOHN CRAIG	202 m²
43	MR PRICE KIDS	375 m²
43A	STD BANK ATM	12 m²
44	JAM CLOTHING	350 m²
45	THE FIX	257 m²
46	CLOTHING JUNCTION	254 m²
47	MARKHAM	330 m²
47a	EXACT	350 m²
48	SIDE STEP	131 m²
49	OLD KHAKI	111 m²
50	HUNGRY LION	181 m²
51	DESIGNAIRS FISHAWAYS	153 m²
52	NANDOS	199 m²
55	SPUR	425 m²
56	ROMANS PIZZA	90 m²
56a	KFC	172 m²
57	MUGG & BEAN	220 m²
58	FOSCHINI	594 m²
59	SNEAKER FACTORY	181 m²
61	LEGIT	280 m²
62	TENGE TOWN	224 m²
63	MILADY'S	247 m²
64	HIFI CORP	474 m²
65	MR PRICE HOME	303 m²
66	CAPE UNION MART	254 m²
66A	Capitec ATM	13 m²
67	SPECSAVERS	87 m²
68	PETSHOP SCIENCE	120 m²
69	HOME CHOICE	292 m²
70	SUPREME FINANCE	119 m²
71	BRADLOWS	500 m²
72	GAME X KIOSK	16 m²
73	VUSE KIOSK	16 m²
74	TECH REWARD KIOSK	16 m²
76	KIOSK	10 m²
77	KIOSK	10 m²
78	MILKY LANE KIOSK	31 m²
79	ATM 2	11 m²
FF1	STEERS DRIVE-THRU	196 m²
S1	STORE	21 m²
S2	HIFI CORP STORE	204 m²
S3a	CPS STORE	47 m²
S3b	CM STORE	47 m²
S6	STORE	20 m²
S7	NANDOS	24 m²
S8	MUGG & BEAN	20 m²
Grand total: 85		30902 m²

Leasing Status Legend

- LEASE SIGNED
- SERVICES
- STORE ROOMS
- VACANT

2202 - 000	15
NUMBER FOR ARCHITECTS FILING REFERENCE ONLY	REVISION

NOTES:

1. The design on this drawing is copyright and remains the property of Margolies Dukes & Smith Architects.
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 relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Rev.	Initial	Date	Description
0	WDS	05.06.2020	ISSUED FOR CONSTRUCTION
1	WDS	26.06.2020	PARKING LAYOUT UPDATED, SHOPS 52, 56 & 57 UPDATED, STORE ROOMS ADDED
2	WDS	21.11.2020	LEASE PLAN UPDATED
3	WDS	27.11.2020	LEASE PLAN UPDATED
4	WDS	19.05.2014	LEASE PLAN UPDATED
5	SM	30.10.2019	Shops updated: 66 (Mix), Shop 66 & 66 as 66A, 29 as 65 & 28 combined as 64A, Shop 11, 73 & 74 combined,
6	SM	30.10.2020	Shops updated: 62a, 64, 66, 66, 66a, 50, 85, 37, 30, 31, 31a, Kiosk 73, 73 74, Store 37, 38, 39, Kiosk, Future retail 2, Site Entrance updated,
7	SM	30.10.2020	Shop 66, 66 & 66a updated, Store 62a & 62b updated, Kiosk 79 added, Green Drive-Thru layout added,
8	SM	30.10.2020	Shop 31, 31 & 31b updated, Taxi rank & Traffic circle at Secondary site entrance,
9	SM	30.10.2020	Shops updated: 71, 73, & 74,
10	SM	30.10.2020	Shops updated: 51, 64, 3a, & 3b, Store 2,
11	SM	30.10.2020	Shop 9a removed,
12	SM	30.10.2014	Areas as per as built measurement & Area Certificate issued,
13	SM	30.10.2015	School link established,
14	SM	30.10.2020	Name of Transportation Terminal updated,
15	SM	30.10.2021	Shops updated: 5, 42a, 55a, 75,

moolmangroup

TWIN CITY

PRINCESS MKABAYI MALL

MDS ARCHITECTURE

PROJECT NAME & CLIENT INFORMATION

PRINCESS MKABAYI MALL

Princess Mkabayi Mall (Pty) Ltd

Portion 1 of Erf 6018 - OOS STREET - VRYHEID

DRAWING DESCRIPTION

WORKING DRAWINGS

Leasing Plan

SCALE	DATE	DRAWN
As indicated	01.01.01	WDS

PROJECT No. - DRAWING NUMBER	REVISION
2202 - 000	15