



NOTE  
The design of this drawing is copyright and remains the property of the architect. All requirements of municipal and other authorities concerned have to be adhered to.  
Contractors and subcontractors are to check all dimensions and levels on site before commencing with work.  
Figured dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.

nr	id	description	date
A	RR	Issued for information	2022/11/01
B		Issued for information	2022/11/08
C		Tenant changes	2022/11/23
D		Design changes	2022/11/30
E		Issued for information	2023/02/10
F		Issued for information	2023/02/15
G		Issued for information	2023/03/01
H		Tenant changes	2023/03/14
I		Tenant changes	2023/05/08
J		Tenant changes	2023/06/08
K		Issued for information	2023/11/16
L		Issued for information	2024/08/16
M		Tenant changes shown	2025/06/03

ERF 721  
NO 524-JR  
KLIPIELAND

HONDSRIVIER  
NO 508-JR

Number	GLA Area Schedule	Area
Shop 01	Checkers	3 327
Shop 02	Liquor	250
Shop 03	Checkers	350
Shop 04	M&P Call	40
Shop 05	M&P Home	650
Shop 06	Mia's	250
Shop 07	M&P Home	300
Shop 08	M&P Home	350
Shop 09	Studio 88	350
Shop 10	Woolworths	1 402
Shop 11	Clicks	900
Shop 12	Foschini	450
Shop 14	Jet	900
Shop 15	Ackermans	600
Shop 16	Truworths	865
Shop 16a	Identity	250
Shop 16b	SYNC	100
Shop 17	Pep	500
Shop 18	Liquor Shop	250
Shop 19	Shoprite	2 476
Shop 20	King Pin	44
Shop 21	John Craig	248
Shop 22	Brands	250
Shop 23	Pop Call	50
Shop 24	Nadtech	62
Shop 25	ABSA	402
Shop 26	Rage	137
Shop 27	Outflow	57
Shop 30	Nizams	600
Shop 31	Beans	300
Shop 33	ABC	600
Shop 34	Build It	600
Shop 35	Bed Shop	128
Shop 36	Carpet	22
Shop 38	Clothing Junction	249
Shop 37	Old Mutual	108
Shop 38	Talk'n	300
Shop 39	Sportscene	350
Shop 40	Telaports	300
Shop 41	Martins	300
Shop 43	Exact	300
Shop 44	The Fix	250
Shop 46	Capricorn	273
Shop 47	Legit	299
Shop 48	Gaming	62
Shop 49	American Swiss	58
Shop 50	Rafferty	160
Shop 51	Dunes	300
Shop 53	U Style	162
Shop 54a	Pep	285
Shop 54b	Ackermans	59
Shop 55	Stems	40
Shop 56	Rock n' Pray	450
Shop 56a	CCTV	24
Shop 56b	Billing	48
Shop 57	Postbank	82
Shop 58	House of Appliances	308
Shop 59	Sheet Street	150
Shop 60	Talk'n	40
Shop 61	Port Gad	49
Shop 62	Brands	300
Shop 63	ABSA	8
Shop 63a	Stb Bk	10
Shop 64	hefco	8
Shop 66	Pedros	200
Shop 68	Spur	350
Shop 69	Mugg & Bean	238
Shop 70	Debonairs	100
Shop 71	Crazy Steve	249
Shop 72	Roman's	76
Shop 74	Hungry L	174
Shop 75	Pharmacy	165
Shop 76	Real Beds	234
Shop 77	Pharmacy	116
Shop 78	African	213
Shop 79	Spic Savers	80
Shop 81	Senzo	139
Shop 82	FNB	400
Shop 83	Phosho	150
Shop 84	Capricorn	31
Shop 85a	Tooth Fa	45
Shop 85b	Mano wall	45
Shop 86	Crazy Plastics	1 000
Shop 87	Shop	600
Shop 88	H&C	400
Shop 89	Shop	237
Shop 90	WFC	244
Shop 91	Chick'n Lick	232
Shop 92	Molodtsov	302
		29 596 m <sup>2</sup>

Area Schedule		
SCHEDULE OF AREAS		
NFA	29 526m <sup>2</sup>	
Mall walkway	3 400m <sup>2</sup>	
Public passages	160m <sup>2</sup>	
Service passages	245m <sup>2</sup>	
WC	201m <sup>2</sup>	
Centre management	156m <sup>2</sup>	
Internal stairs	171m <sup>2</sup>	
Stones	192m <sup>2</sup>	
Pump room	69m <sup>2</sup>	
GFA	34 769m <sup>2</sup>	
External Walkways	1 446m <sup>2</sup>	
Covered outside seating area	535m <sup>2</sup>	
Relief areas	103m <sup>2</sup>	
External open yards	1 457m <sup>2</sup>	
Open service passages	293m <sup>2</sup>	
Future GLA	744m <sup>2</sup>	
Total future NFA	30 270m <sup>2</sup>	
Total future GFA	35 513m <sup>2</sup>	
SCHEDULE OF AREAS & RIGHTS		
Site Area	97 712m <sup>2</sup>	
Site number	Erf 2557, 118 & 119	
Zoning	Business 2	
Height	2	
Floor Area Ratio	0.35	
Coverage	38%	
Building lines	4.5m	
COVERAGE		
Permitted	(37 130m <sup>2</sup> ) 38%	
Proposed	(34 769m <sup>2</sup> ) 35.6%	
In hand	2 361m <sup>2</sup>	
FLOOR AREA RATIO		
Permitted	33 881.5m <sup>2</sup>	
Proposed	29 526m <sup>2</sup>	
In hand	4 355.5m <sup>2</sup>	
PARKING		
3,000m <sup>2</sup> GLA Retail	1 155 bays	
Car Parking	1 136 bays	
Disabled parking bays	41 bays	
Total Parking Provided	1 177 bays	
Car Parking in hand	22 bays	
Loading bays required	30 bays	
Loading bays provided	30 bays	
Loading bays in hand	0 bays	
Area of Outdoor Seating		
Number	Tenant Name	Area
68a	Outside Seating	98
68b	Outside Seating	146
68c	Outside Seating	81
70a	Outside Seating	45
70b	Outside Seating	22
72a	Outside Seating	58
72b	Outside Seating	111
70a	Outside Seating	32
		568 m <sup>2</sup>

- Board approved
- Offer received
- Under negotiation
- Pop Up

Refer to Fire Consultant's drawings for Rational Fire Design

client

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Property Group

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**MATLA**  
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project

Proposed new Mall on Erf 2557, in the township Erasmus Extension 44, Bronkhorstspuit

drawing title

**Board Approved Leasing Plan**

date	2025/11/28	scale	1:750	sheet	A1
project nr	1707	drawing nr	020	rev	M