



Property Description	Erf Area (m ²)	General Industry Sub Zone I Description and Land Use Break Down per Phase		Total Permissible Coverage (m ²) Scheme (73%)	Proposed Total Coverage (m ²)	Total Permissible Floor area (m ²) Floor Area Factor 1.5	Proposed Total Floor area (m ²)	Total Proposed GLA (m ²)	Parking Required	Parking Ratio	Parking Provided
		Description	Land Use								
Consolidated Even 1992, 1993 & 1997 Now Portion I		PHASE 1									
		Warehouse (1)	Industrial Area (Park)		2402		1817	1607	26	1:6100m ²	26
		Gatehouse (1)	Gatehouse		12		12	12			
		Phase 1 Total			2416		1829	1619	26		26
		1991									
		PHASE 2									
		Container Storage (2)	Containers		1622		24				
		Phase 2 Total			1622		24	0	0		0
		PHASE 3									
		Warehousing (3)	Warehousing & Distribution		2161		2342	2301	23	1/100m ²	23
Phase 3 Total			2161		2342	2285	23		23		
Erf Total	58053			43540	25709	87086	25295	24707	255		255
Erf 1995	30749	Warehouse	Industrial (Park)	22062	22062	46124	15375	13068	131	1:100m ²	131
Erf 2006 Now Portion H		PHASE 1									
		Warehouse 1 - 387m ² (4)	Warehousing & Distribution		1284		1548	1470	15	1/100m ²	
		Warehouse 1.1 - 448m ²	Warehousing & Distribution		782		898	850	15	1/100m ²	
		Warehouse 1.2 - 291m ²	Warehousing & Distribution		1358		1746	1644	16	1/100m ²	
		Warehouse 1.3 - 341m ²	Warehousing & Distribution		1399		1705	1600	16	1/100m ²	
		Warehouse 2 - 457m ² (2)	Warehousing & Distribution		810		914	878	8	1/100m ²	
		Warehouse 3 - 322m ² (1)	Warehousing & Distribution		270		322	301	3	1/100m ²	
		Gatehouse	Gatehouse		15		15				
		Refuse Room	Refuse Room		114		114				
		Total Phase 1			5989		7253	6753	68		68
		PHASE 2									
		Warehouse 1 - 387m ² (4)	Warehousing & Distribution		1284		1548	1470	15	1/100m ²	
		Warehouse 1.2 - 291m ²	Warehousing & Distribution		1824		2328	2192	22	1/100m ²	
		Warehouse 2 - 457m ² (4)	Warehousing & Distribution		1824		1828	1752	18	1/100m ²	
		Total Phase 2			4708		5704	5429	54		54
		PHASE 3									
		Warehouse 1 - 387m ² (1)	Warehousing & Distribution		3792		4644	4428	44	1/100m ²	
		Warehouse 2.1 - 612m ²	Warehousing & Distribution		1120		1224	1186	12	1/100m ²	
		Warehouse 3.1 - 340m ²	Warehousing & Distribution		288		340	322	3	1/100m ²	
		Total Phase 3			5200		6208	5936	59		59
		PHASE 4									
		Warehouse 1 - 387m ² (2)	Warehousing & Distribution		632		774	738	7	1/100m ²	
		Warehouse 4 - 1694m ²	Warehousing & Distribution		1154		1564	1541	16	1/100m ²	
		Total Phase 4			1786		2468	2379	24		24
Erf Total (excl proposed electrical substation erf - Portion G)	39448			29586	17683	59172	21633	20488	205		217

NOTES

2026/05/09

WORKSHOP & SEE AMENDMENTS

DMH

2026/03/27

UPDATED DRAWING TO COMPLETION

MP

REV.

DATE

DESCRIPTION

INITIAL

DATE OF ISSUE

DATUM VAN UITREKING

PROJECT TITLE

PROPOSED NEW MAINTENANCE WORKSHOP, CONTAINER YARD AND WAREHOUSING ON PORTION H, I & ERF 1995 FRIANTEKRAAL FOR PNETOP ESTATE (PTY) LTD

DRAWING TITLE

CONSOLIDATED SITE DEVELOPMENT PLAN

OWNERS SIGNATURE

AUTHORS SIGNATURE

Mike Paterson Associates

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PROJECT No /PROJEK No

DRAWING No / TEKENING No

2152 E

31

SCALE/SKAAL

DATE/DATUM

REV.

DRAWN/GETEKEN

1:350

2026/03/25

MP / DMH