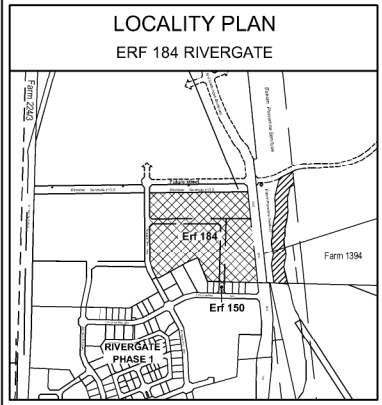


ANNEXURE "A"

LEGEND

- Phase Boundary
- No Vehicular Access permitted
- Visually permeable palisade fencing
- Visually permeable palisade fence with a continuous 500mm high kicker wall
- Electrical Fence to be erected above fencing & walling
- 1.5m setback for landscaping
- Plastered and painted walling with development name
- Camera position
- Existing boundary edge condition
- 2.5m wide Special Open Space - zoning for security kiosk & landscaping (see erf 214 & 249)
- Space for Electrical mini sub-station
- 3m wide services servitude

*Note
1.5m setback only required for buildings not situated directly on boundary for erven 220, 223, 224, 202 & 201.



ERF 184, RIVERGATE - LAND USE TABLE

| PHASE 1 | | | | |
|------------------|--------------------------|--------------|-------------|-------------|
| Erf No. | Zoning | No. of Units | Area (ha) | % |
| 200-212 | Mixed Use 2 (MU2) | 13 | 3.12 | 78.99 |
| 213 | Transport Zoning 2 (TR2) | 1 | 0.83 | 21.01 |
| SUB-TOTAL | | 14 | 3.95 | 100% |

PHASE 2

| Erf No. | Zoning | No. of Units | Area (ha) | % |
|------------------|--------------------------|--------------|---------------|-------------|
| 216-224, 226 | Mixed Use 2 (MU2) | 10 | 1.38 | 52.47 |
| 225 | Utility Zone (UT) | 1 | 0.42 | 15.97 |
| 227 | Transport Zoning 2 (TR2) | 1 | 0.83 | 31.56 |
| SUB-TOTAL | | 12 | 2.63ha | 100% |

PHASE 3

| Erf No. | Zoning | No. of Units | Area (ha) | % |
|------------------|--------------------------|--------------|---------------|-------------|
| 228-244 | Mixed Use 2 (MU2) | 17 | 2.38 | 82.64 |
| 245 | Transport Zoning 2 (TR2) | 1 | 0.50 | 17.36 |
| SUB-TOTAL | | 18 | 2.88ha | 100% |

PHASE 4

| Erf No. | Zoning | No. of Units | Area (ha) | % |
|------------------|--------------------------|--------------|---------------|-------------|
| 246-248, 250-273 | Mixed Use 2 (MU2) | 27 | 3.24 | 75.35 |
| 249 | Special Open Space (OS3) | 1 | 0.01 | 0.23 |
| 274 | Transport Zoning 2 (TR2) | 1 | 1.05 | 24.42 |
| SUB-TOTAL | | 29 | 4.30ha | 100% |

TOTAL FOR PHASES 1-4
73 13.76ha 100%

ERF 214 & 215, RIVERGATE - LAND USE TABLE

| Erf No. | Zoning | No. of Units | Area (ha) | % |
|------------------------------------|--------------------------|--------------|----------------|-------------|
| 214 | Special Open Space (OS3) | 1 | 0.002 | 2.04 |
| 215 | Transport Zoning 2 (TR2) | 1 | 0.096 | 97.96 |
| TOTAL FOR ERF 214 & 215 | | 2 | 0.098ha | 100% |

mlh architects & planners

GRAPHIC CENTRE, 159 LOOP STREET, CAPE TOWN, P.O. BOX 15002, VLAERBERG 8019
TELEPHONE (021) 424 3210, FAX (021) 424 7810
E-MAIL mlh@mlh.co.za

Client: **MILNERTON ESTATES**
PROPERTY DEVELOPERS

Project: **RIVERGATE BUSINESS PARK PHASE 2 "PEGASUS PARK"**

Drawing: **Marketing Diagram**

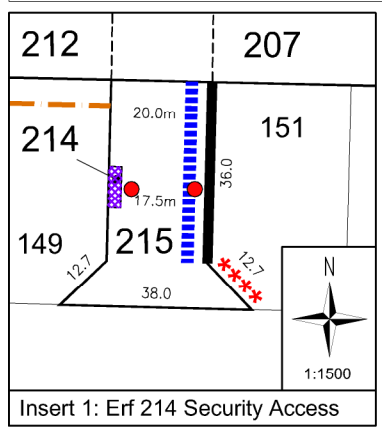
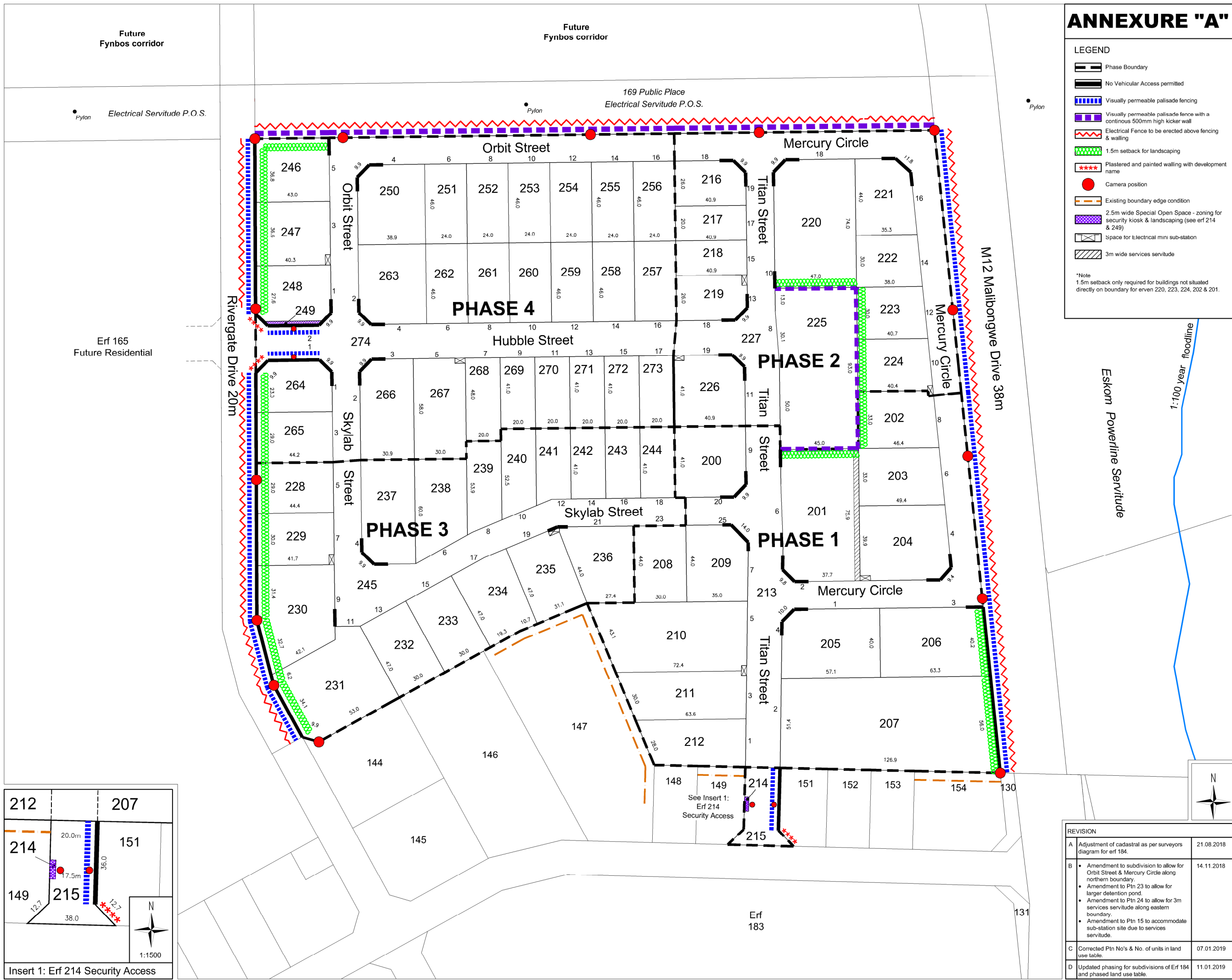
Drawn: **AG/LW**

Date: **March 2019**

Scale: **1:2000 @ A3**

| | | |
|---------------------------------|-----------------------------------|--------------------|
| Project Number: 2019 603 | Drawing Number: LP-9603-02 | Revision: D |
|---------------------------------|-----------------------------------|--------------------|

CAD Filename: _____ Plot Date: 2019/03/14



REVISION

| REVISION | Description | Date |
|----------|---|------------|
| A | Adjustment of cadastral as per surveyors diagram for erf 184. | 21.08.2018 |
| B | Amendment to subdivision to allow for Orbit Street & Mercury Circle along northern boundary. Amendment to Ptn 23 to allow for larger detention pond. Amendment to Ptn 24 to allow for 3m services servitude along eastern boundary. Amendment to Ptn 15 to accommodate sub-station site due to services servitude. | 14.11.2018 |
| C | Corrected Ptn No's & No. of units in land use table. | 07.01.2019 |
| D | Updated phasing for subdivisions of Erf 184 and phased land use table. | 11.01.2019 |