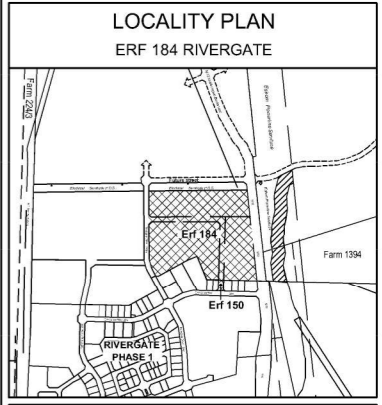


ANNEXURE "A"

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 kiosks & 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	62.64
245	Transport Zoning 2 (TR2)	1	0.50	17.36
SUB-TOTAL		18	2.88ha	100%

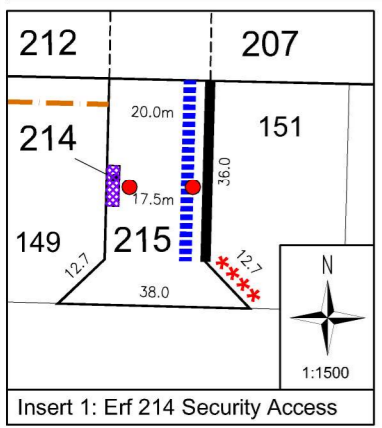
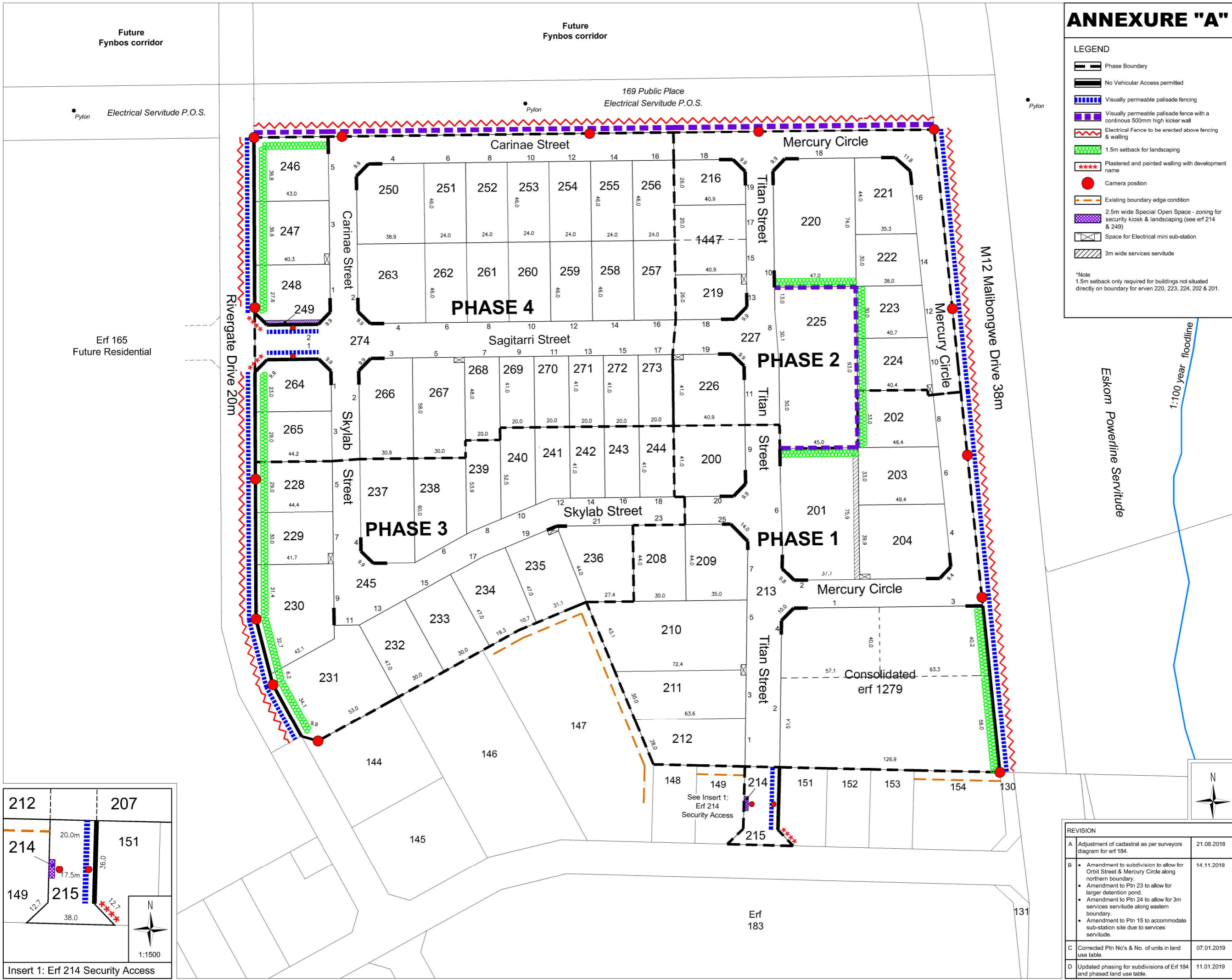
PHASE 4

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%



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

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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
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CAD Filename:
Plot Date: 2019/03/14