





RETAIL | HOTEL | **OFFICES** | RESIDENTIAL | OVERALL

## CONTENTS PAGE

MACRO LOCALITY  
MICRO LOCALITY  
MASTERPLAN  
ROAD UPGRADES/ PUBLIC TRANSPORT  
PRECINCT FEATURES  
SITE PLAN  
FLOOR PLANS - LOWER GROUND FLOOR PARKING  
FLOOR PLANS - GROUND FLOOR  
FLOOR PLANS - FIRST FLOOR  
FLOOR PLANS - SECOND FLOOR  
PERSPECTIVE VIEWS  
DEVELOPMENT DATA



MICRO LOCALITY





**MASTER PLAN**

PHASE 1		USE	AREA
[Blue Box]	01	OFFICE / GYM	5797m <sup>2</sup>
[Light Green Box]	01	RETAIL	23 000 m <sup>2</sup>

PHASE 2		USE	AREA
[Yellow Box]	02	RESIDENTIAL	1 000 units
[Light Blue Box]	02	OFFICE	110 000 m <sup>2</sup>
[Teal Box]	02	HOTEL	7 500 m <sup>2</sup>
[Orange Box]	02	HOSPITAL	20 000 m <sup>2</sup>
[Red Box]	02	PRIVATE SCHOOLS	15 500 m <sup>2</sup>
[Pink Box]	02	TOWN HALL	3 500 m <sup>2</sup>
[Light Teal Box]	02	RESIDENTIAL	11 500 m <sup>2</sup>

UPGRADED BRIDGE



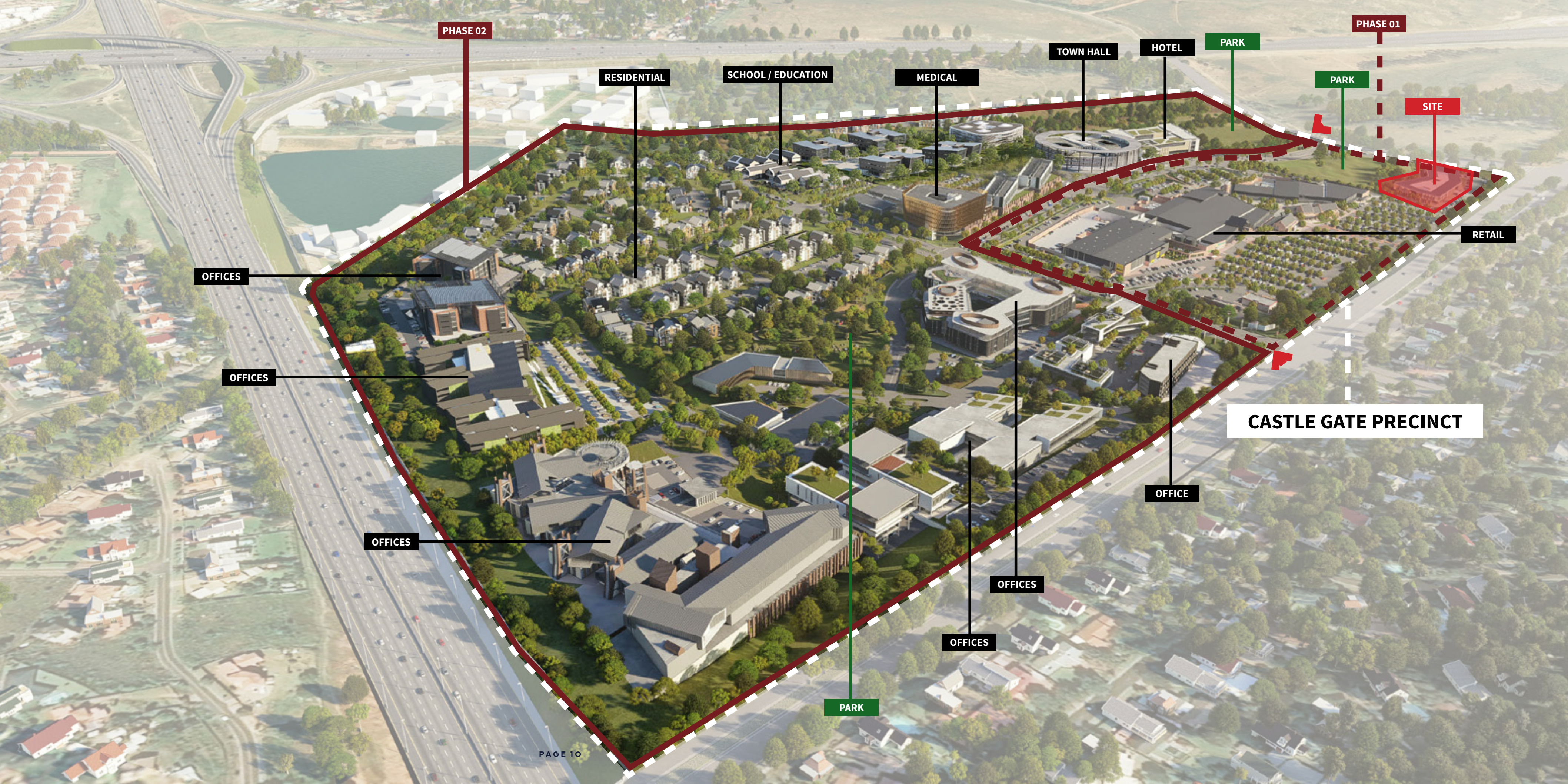


ROAD UPGRADES/ PUBLIC TRANSPORT



- ROAD UPGRADE -PHASE 01
- ROAD UPGRADE -PHASE 02
- EXISTING BUS STOP
- BUS STOPS AND TAXI DROP OFF ONLY

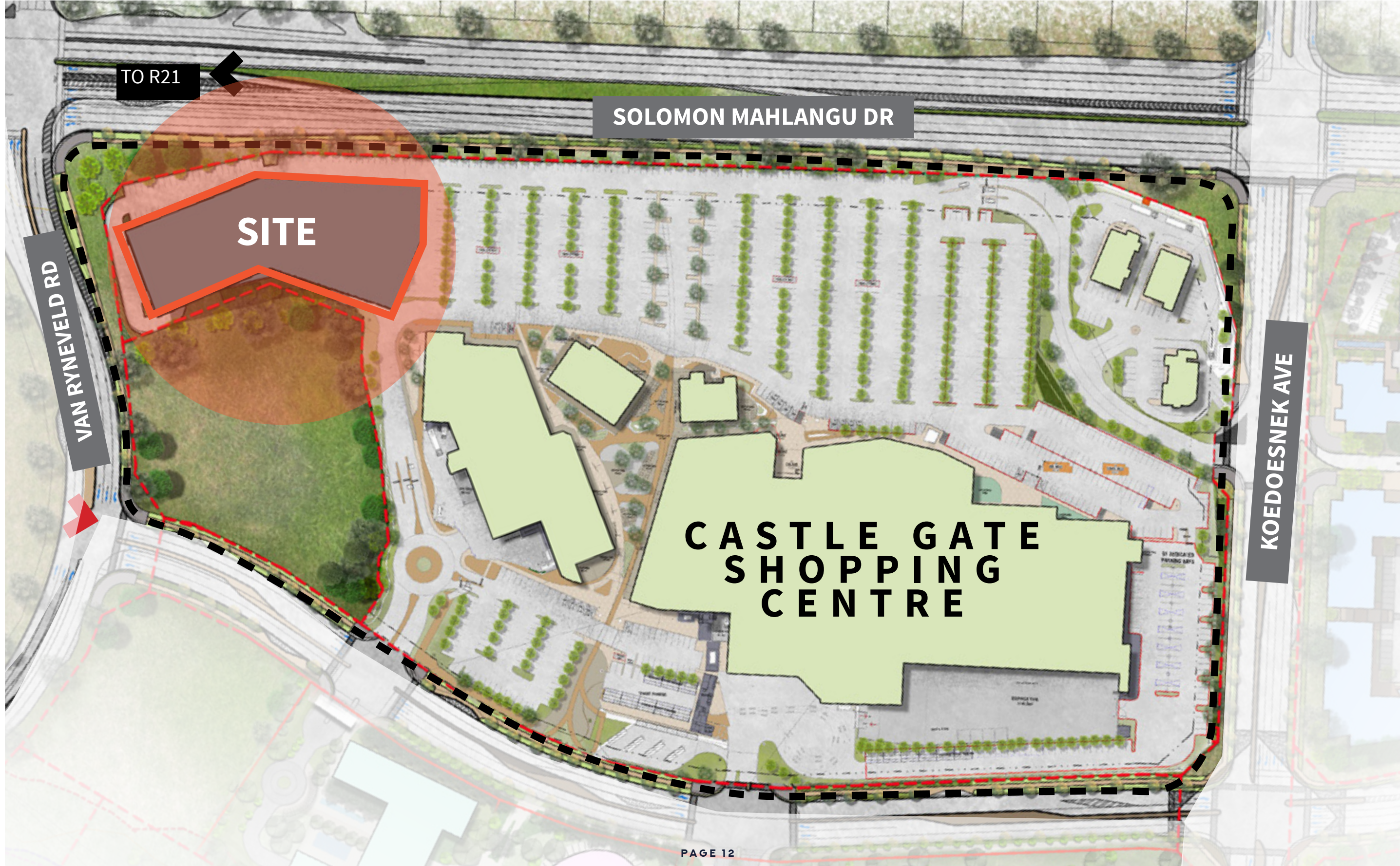
NEW BRIDGE



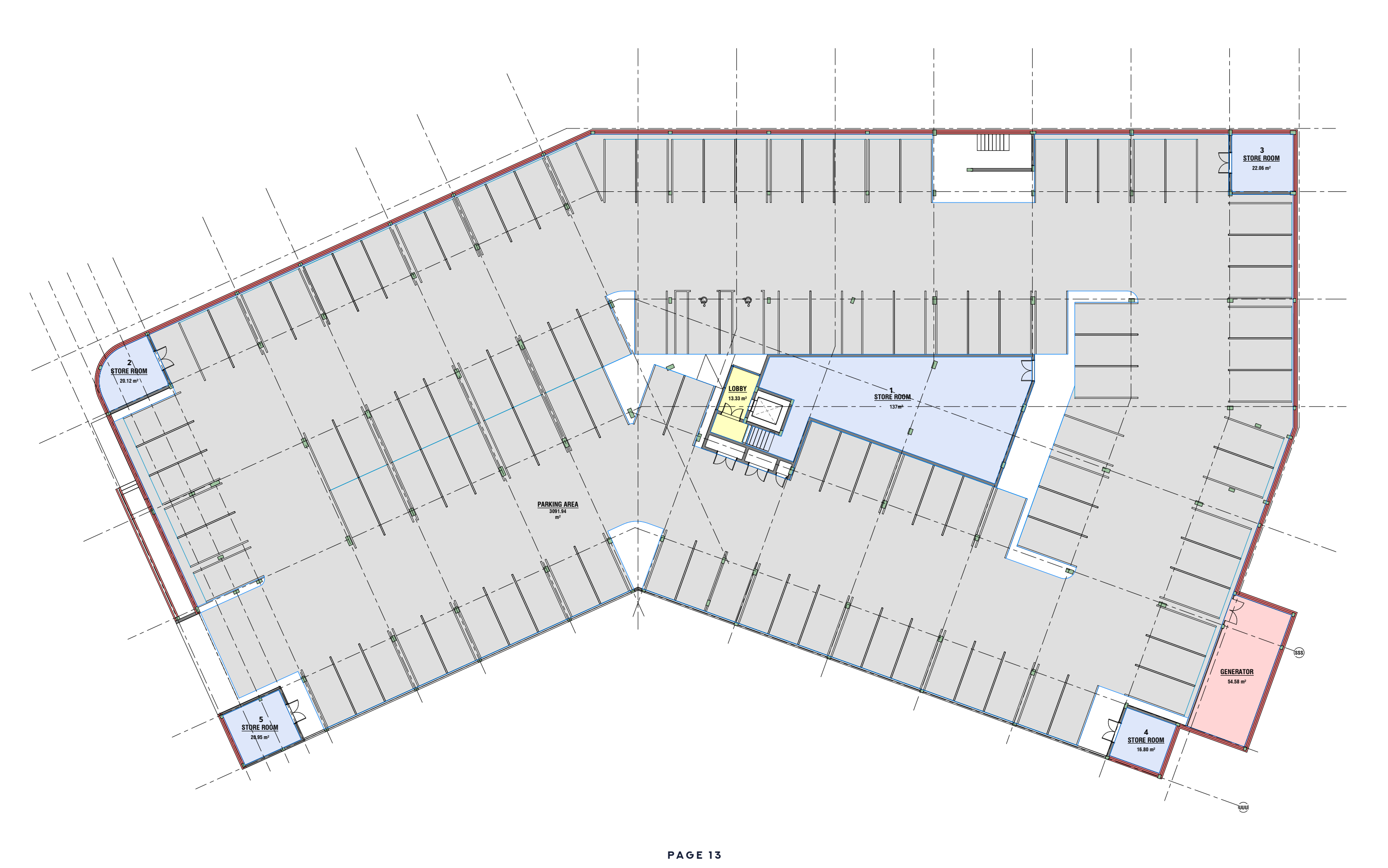
**PRECINCT FEATURES**

-  EASY ACCESS TO AND FROM THE N1 AND R21 FREEWAYS
-  HIGHLY VISIBLE FROM NATIONAL ROADS
-  CENTRALLY LOCATED ON PROVINCIAL ARTERIAL ROADS
-  NEW INTERNAL ROAD INFRASTRUCTURE AND EXTENSIVE UPGRADES AROUND THE PRECINCT
-  SECURE PERIMETER
-  24 HR SECURITY PATROLS
-  5 HECTARES OF PARKS AND OPEN SPACE
-  DEDICATED CYCLE TRACKS AND WALKWAYS
-  HIGH SPEED DATA FIBRE INFRASTRUCTURE

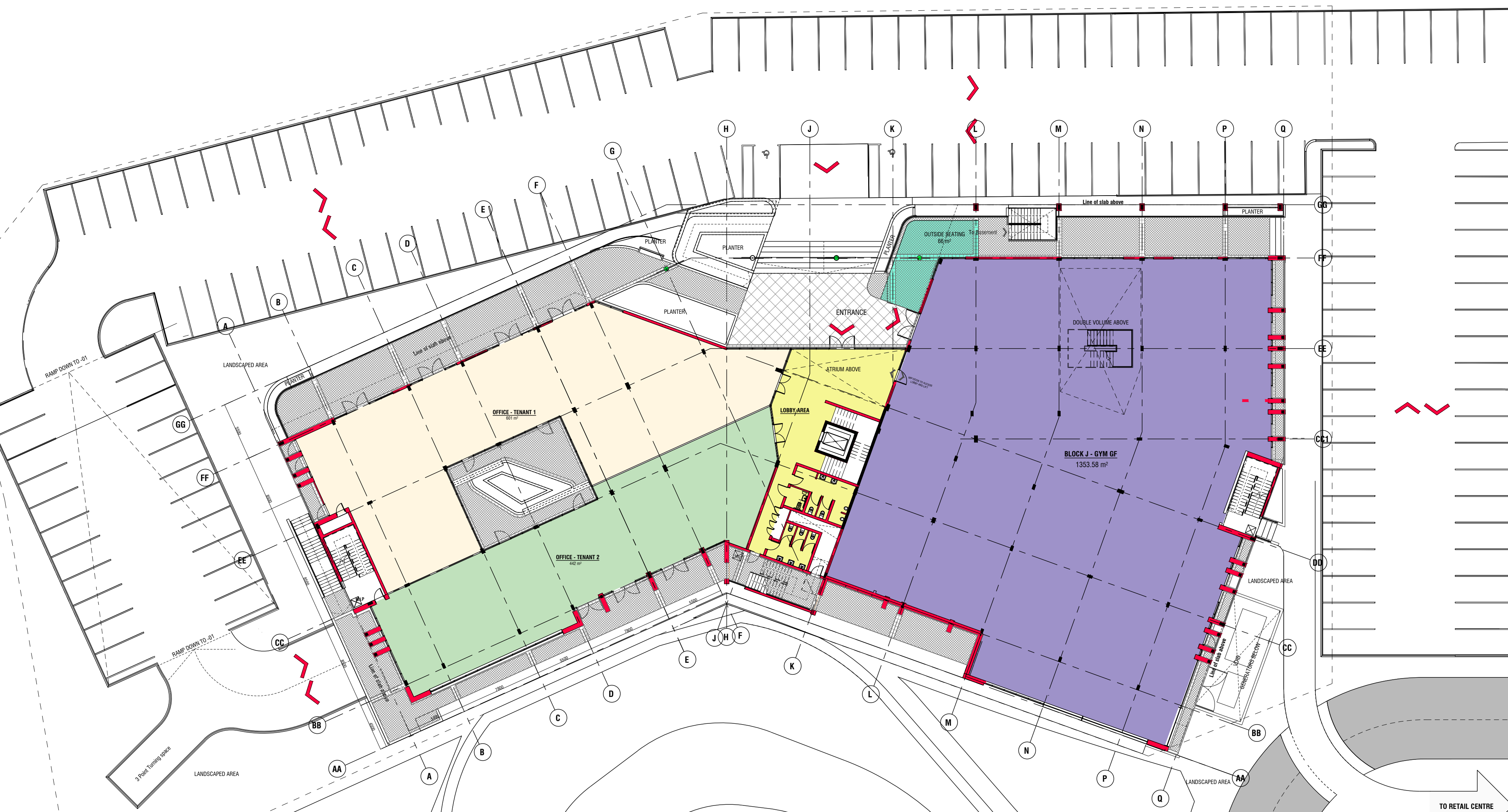
SITE PLAN



FLOOR PLANS LOWER GROUND FLOOR PARKING

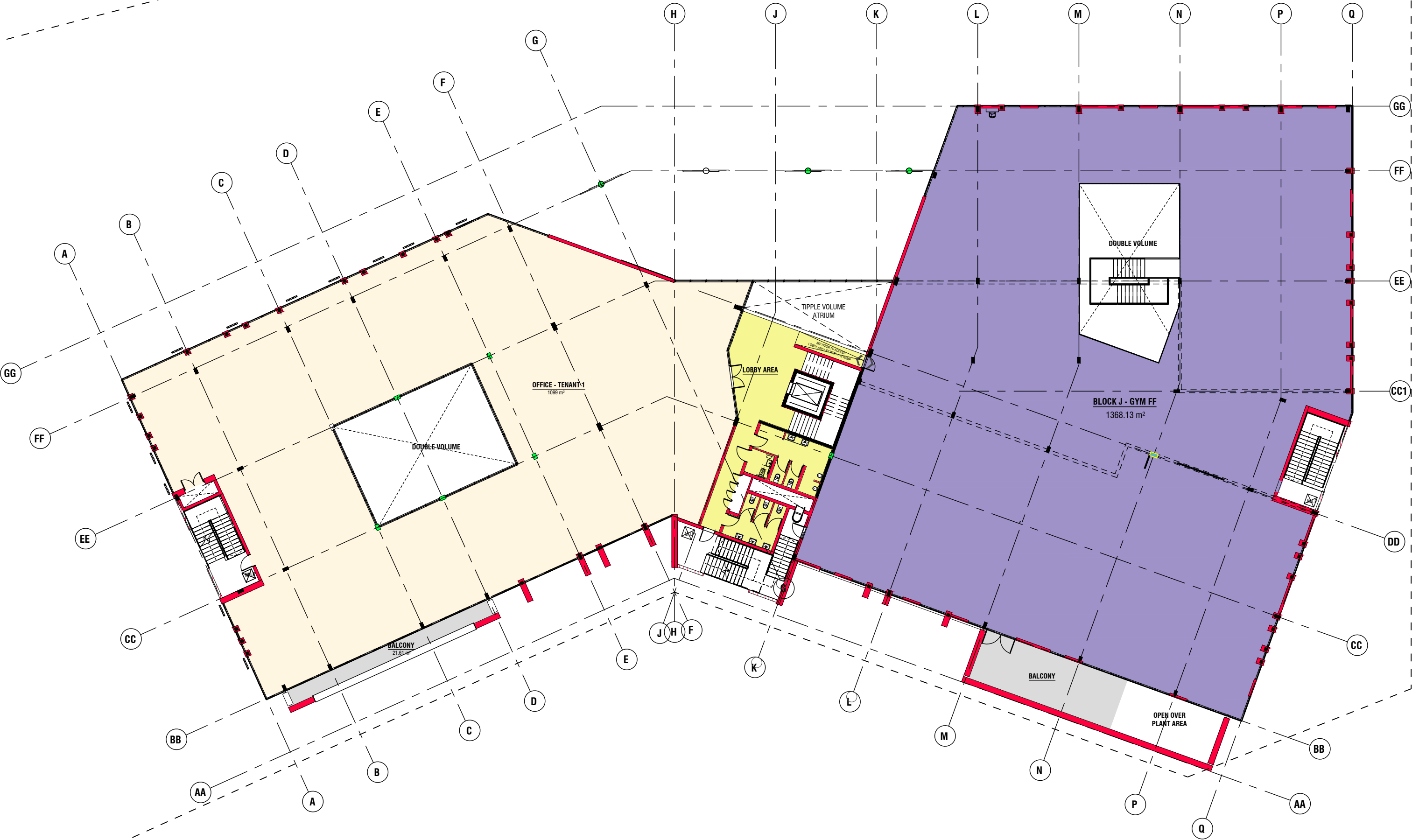


FLOOR PLANS GROUND FLOOR

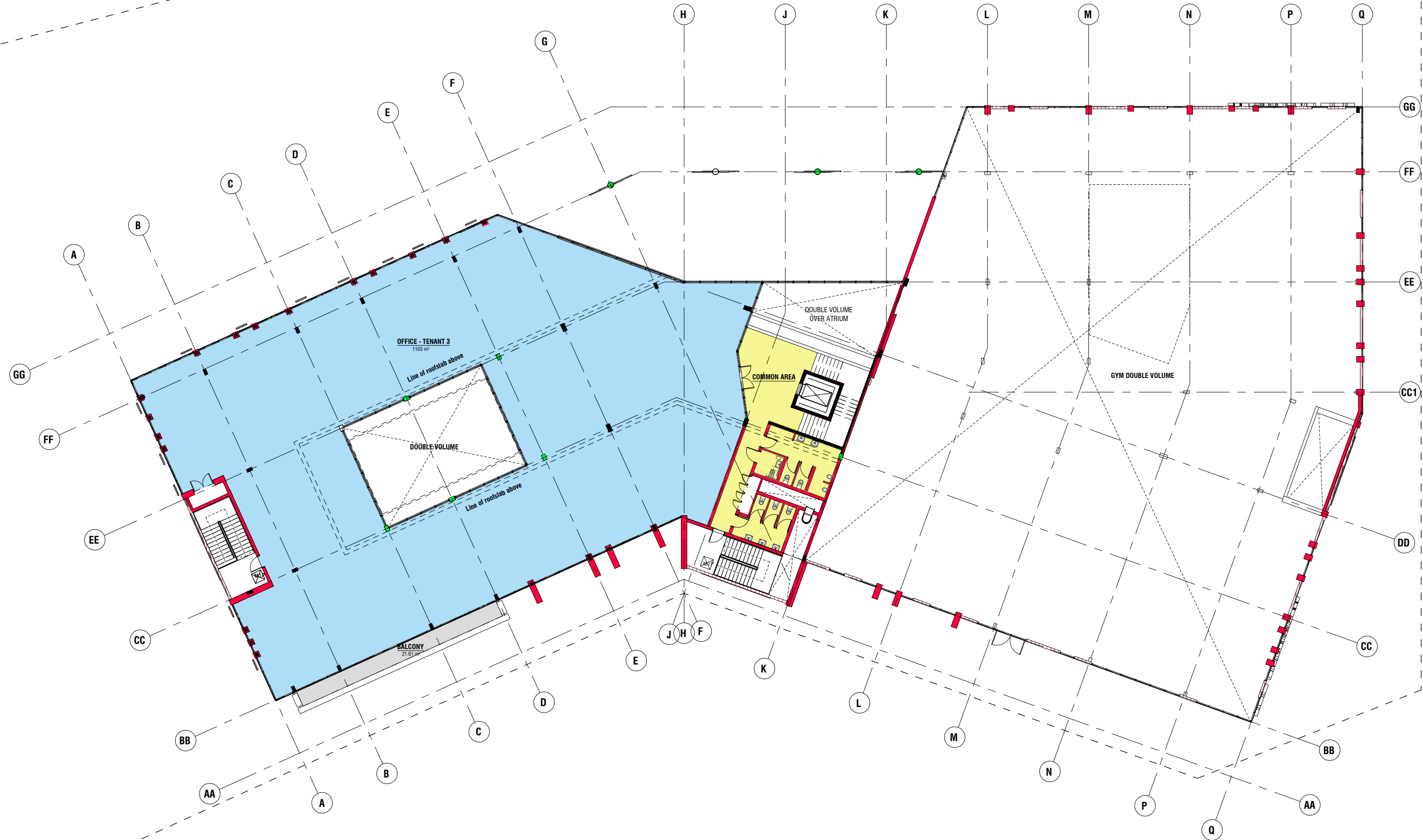


TO RETAIL CENTRE

FLOOR PLANS FIRST FLOOR



FLOOR PLANS SECOND FLOOR





PERSPECTIVE VIEWS - MAIN ENTRANCE



PERSPECTIVE VIEWS - EAST ELEVATION



PERSPECTIVE VIEWS - WEST ELEVATION



PERSPECTIVE VIEWS



PERSPECTIVE VIEWS - COURTYARD



PERSPECTIVE VIEWS - LOBBY

DEVELOPMENT DATA

**CASTLE GATE**

	TOTAL GLA + COMMON AREA %	PARKING REQUIRED	PARKING PROVIDED
PLANET FITNESS GF	1354 m <sup>2</sup>	163 bays @ 6/100	163 bays @ 6/100
PLANET FITNESS GF OUTSIDE SEATING	66 m <sup>2</sup>		
PLANET FITNESS FF	1368 m <sup>2</sup>		
PLANET FITNESS BALCONY	53 m <sup>2</sup>		
TENANT 01 GF - LET	601 m <sup>2</sup>	68 bays @ 4/100	68 bays @ 4/100
TENANT 01 FF - LET	1099 m <sup>2</sup>		
BALCONY	22 m <sup>2</sup>		
TENANT 02 GF	442 m <sup>2</sup>	18 bays @ 4/100	18 bays @ 4/100
VACANT OFFICES / TENANT 03 SF	1103 m <sup>2</sup>	45 bays @ 4/100	45 bays @ 4/100
VACANT BALCONY	22 m <sup>2</sup>		
STORE 01 - LET	137 m <sup>2</sup>	-	-
STORE 02	20 m <sup>2</sup>	-	-
STORE 03	22 m <sup>2</sup>	-	-
STORE 04	17 m <sup>2</sup>	-	-
STORE 05	21 m <sup>2</sup>	-	-
<b>STORE TOTAL</b>	217 m <sup>2</sup>		



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