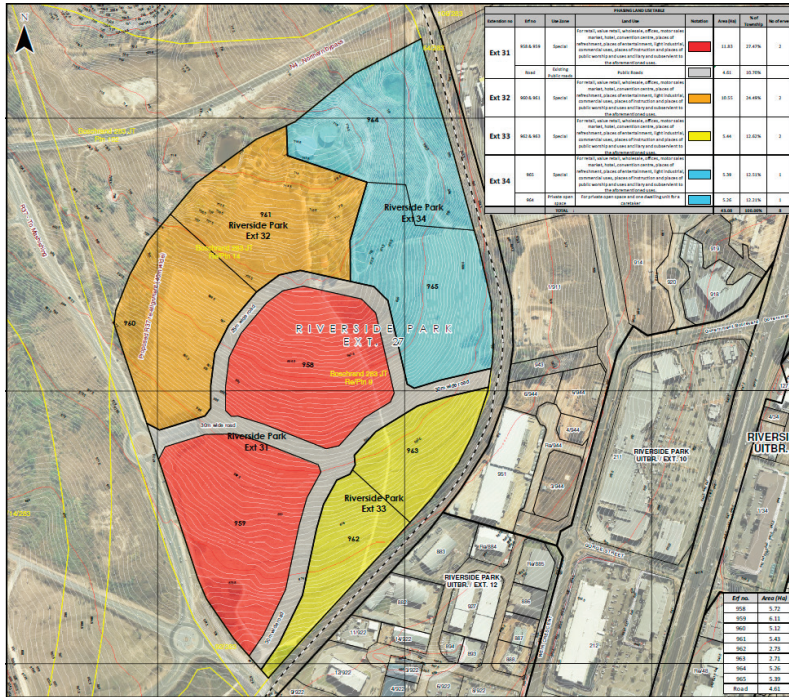




RIVERSIDE EXTENSION 27

Located on the Remaining Extent
of Portion 9 and a portion of the
Remaining Extent of Portion 14,
of the farm Boschrand 283 JT



Property description

Riverside Extension 27, located on the Remaining Extent of Portion 9 and a portion of the Remaining Extent of Portion 14, of the farm Boschrand 283 JT

Registered owner

HL Hall & Sons (Pty) Ltd

Property size

43.08 ha

GPS Co-ordinates

25°26'29.38"S 30°57'24.84"E

Approved zoning

The development of the Riverside Extension 27 township has been phased and, as a result the township has been divided into 4 smaller townships; namely, Riverside Extension 31, Riverside Extension 32, Riverside Extension 33 & Riverside Extension 34. The erven within the townships are approved with a "Special" zoning which include a basket of land use rights, as detailed below:

Approved land use rights

Riverside Extension 31

Erf 958 – Retail, offices, hotel, places of refreshment, places of entertainment and ancillary and subservient uses.

Erf 959 – Offices, places of instruction, places of public worship and ancillary and uses subservient to the main uses.

Riverside Extension 32

Erf 960 – Value retail, wholesale, offices, motor sales market, hotel, light industrial, commercial uses and ancillary and uses subservient to the main uses.

Erf 961 – Value retail, wholesale, convention centre, light industrial, commercial uses and uses ancillary and uses subservient to the main uses.

Riverside Extension 33

Erf 962 – Value retail, wholesale, light industrial, commercial uses and uses ancillary and uses subservient to the main uses.

Erf 963 – Value retail, wholesale, light industrial, commercial uses and ancillary and uses subservient to the main uses.



RIVERSIDE EXTENSION 27 (phased into Riverside Extension 31-34)

located on the Remaining Extent of Portion 9 and a portion of the Remaining Extent of Portion 14, of the farm Boschrand 283 JT

Approved land use rights

Riverside Extension 34

Erf 964 – Private open space

Erf 965 – Value retail, wholesale, light industrial, commercial uses and ancillary and uses subservient to the main uses.

Development controls

Floor area ratio

Riverside Extension 31

Erf 958 – Retail (including places of refreshment) limited to 20 000 m², offices limited to 20 000m², hotels limited to 3 600 m², places of entertainment limited to 3 000 m²

Erf 959 – Offices limited to 5 000 m², places of instruction as per approved SDP, places of public worship as per approved SDP.

Riverside Extension 32

Erf 960 - Value retail limited to 3 000 m², offices limited to 1 025 m², motor sales market limited to 9 249 m², wholesale, light industrial and commercial uses limited to 8 000 m².

Erf 961 – Value retail limited to 2 000 m², convention centre limited to 20 000 m².

Riverside Extension 32

Erf 962 – Value retail limited to 1 670 m², wholesale, light industrial and commercial uses limited to 15 000 m².

Erf 963 – Value retail limited to 1 670 m², wholesale, light industrial, commercial uses limited to 15 000 m².

Riverside Extension 34

Erf 964 – Private open space

Height

3 storeys

Coverage

Limited to 50 %.

Town planning status

Township and phasing application approved

GET IN TOUCH WITH US TODAY

SABINE WALKER

Email: sabine@halls.co.za | Tel: 013 753 5812 | Cell: 078 099 0876

JOE IZBOUD

Email: joe@halls.co.za | Tel: 013 753 5723 | Cell: 082 554 3657

A MEMBER OF THE HL HALL & SONS GROUP

HL Hall & Sons Properties (Pty) Ltd

Registration No 1970/008171/07

Mataffin Farm, Cnr Samora Machel Dr & Matsafeni Rd, Nelspruit, Mbombela

PO Mataffin, Mpumalanga, 1205, South Africa

tel +27 (0) 13 753 5700 email info@hallsproperties.co.za

Directors Prof D Mabunda, P W J Backwell

