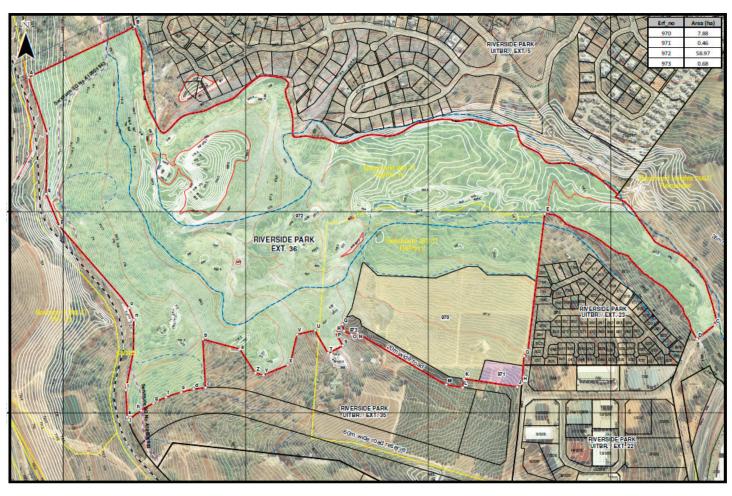




RIVERSIDE EXTENSION 36

located on a portion of the Remaining Extent of Portion 2 and a portion of the Remaining Extent of Portion 14, of the farm Boschrand, 283 JT



| Property description | Riverside Extension 36, located on a portion of the Remaining Extent of Portion 2 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 | 68 ha |
| GPS Co-ordinates | 25° 25' 39, 563"S 30° 57' 31, 367"E |
| Approved zoning | Erf 970 – "Residential 4" Erf 971 – "Special" Erf 972 – "Private Open Space" Erf 973 – "Special" |
| Approved land use rights | Erf 970 — Residential development at 80 dwelling units per hectare Erf 971 — Retail, value retail, wholesale, offices, motor sales market, hotel, convention centre, places of refreshment, places of entertainment, light industrial, commercial uses, places of instruction, places of worship, with ancillary and subservient uses Erf 972 — Private open space and one dwelling unit for a caretaker |

Erf 973 - Private access road



RIVERSIDE EXTENSION 36

located on a portion of the Remaining Extent of Portion 2 and a portion of the Remaining Extent of Portion 14, of the farm Boschrand, 283 JT

Floor area ratio Erf 970 - 0.6

Erf 971 – Retail (including place of refreshment) limited to 2 000 m²

Value retail limited to 756 m²

Office limited 1639 m²

Wholesale, light industrial and commercial uses limited to 5 312 m²

Height Erf 970 - 4 storeys

Erf 971 and Erf 973 - 3 storeys

Coverage Erf 970 - 80%

Erf 971 and Erf 973 - 50%

Township status Township proclaimed

GET IN TOUCH WITH US TODAY

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A MEMBER OF THE HL HALL & SONS GROUP

HL Hall & Sons Properties (Pty) Ltd

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