



SITE AREA	PERMITTED		CONSOLIDATED TOTAL	
	FAR	COVERAGE	FAR	COVERAGE
ERF 139 of FARM CLIFTON 939	252 026m ²	252 026m ²	17 373.77m ²	15 646.91m ²
ERF 140 of FARM CLIFTON 939	313 224m ²	313 224m ²		

No.	USE	FAR	COVERAGE	APPROVAL STATUS
1	STORAGE UNITS	4 327.7m ²	2 829m ²	PA/984/10/2015/OW
2	PLANT HIRE EQUIPMENT STORAGE with OFFICE.			
3	MANUFACTURING RECYCLED BRICK YARD with OFFICE & WORKSHOP.			
4A	MANUFACTURING STEEL REINFORCING with FACTORY, YARD & OFFICE	2539.51m ²	2 405.33m ²	PA/988/10/2015/OW
4B	STORAGE YARD with TEMPORARY MOBILE OFFICE UNITS & STORAGE CONTAINERS			
5	MANUFACTURING & STORAGE YARD with WORKSHOP & OFFICE			
6	MANUFACTURING & STORAGE YARD with WORKSHOP & OFFICE			
7A	MANUFACTURING WIRE MESH with FACTORY, YARD & OFFICE	2 148.57m ²	2 044.05m ²	PA987/10/2015/OW
7B	STORAGE YARD with TEMPORARY MOBILE OFFICE UNIT & STARGAGE CONTAINERS			
8	FUTURE PLATFORM			
9	FUTURE PLATFORM			
10	FUTURE PLATFORM			
11	FUTURE PLATFORM			
12	FUTURE PLATFORM			
21	MANUFACTURING WIRE MESH with FACTORY, OFFICE & YARD	3 093.95m ²	3 042.27m ²	PA989/10/2015/OW
23				
24				
25	BASF - SHED & OFFICE with EXTENSION TO SHED	5 264.04m ²	5 326.26m ²	APPROVED OW/953/06
GIBA MTB			2	

NOTE: PROPOSED PLATFORMS SHOWN ARE PROVISIONAL AND MAY VARY DEPENDING ON GEOTECHNICAL CONDITIONS AND QUARRYING. THE ALIGNMENT OF PROPOSED ROADS ARE PROVISIONAL.

NOTE: PORTIONS 140 AND 139 OF CLIFTON 939 TO BE CONSOLIDATED

- BUILDING**
- BASF BUILDING APPROVED
 - PRE SCHEME EXISTING
 - EXISTING TO BE APPROVED
 - SUBMITTED FOR APPROVAL

COVERAGE

COVERAGE	50%
F.A.R.	1
PARKING	1/100m ²

- KEY**
- TOURIST (11.1ha)
 - CLIFTON CANYON BUSINESS PARK (14.6ha)
 - CONSERVATION ZONE (25.5ha)
 - 1:100 YEAR FLOODLINES
 - 30m NON-DEVELOPMENT BUFFER
 - ENGINEERED DRAINAGE CHANNEL
 - DRAINAGE BUFFER

DRAWING REFERENCE

DRAWING NO.	TITLE

NOTES

REVISIONS

NO.	AMENDMENT	APPROVED	DATE
B	BUILDING SCHEME REVISED	G.P.	MAY 16
A	PRE SCHEME AREAS REVISED	G.P.	MAY 16

CLIENT

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GIBA BUSINESS PARK

SITE DEVELOPMENT PLAN

CONSULTING ENGINEER	DESIGNED: G.P.
SIGNATURE: _____	DRAWN: K.M.
PR. NO.: _____	CHECKED: G.P.
DATE: _____	SCALE: 1:1000
	DATE: AUG 15

REFERENCE NO.	FIGURE NO.	REVISION
50711	11	B

SITE PLAN
1:2000