



FUTURE EXPANSION FOR ANCHOR TENANT AND TRADERS AT GROUND FLOOR AND ADDITIONAL FLOOR SPACE ON FIRST FLOOR – PHASE 2

AVAILABLE SPACE FOR TRADING AND OTHER ACTIVITIES (TO BE CONFIRMED)

PAVED AREA TO ACCOMMODATE FURTHER TRADING STALLS, REST/EATING AREAS AND LANDSCAPING. (AS PER URBAN DESIGNER LAYOUT SCENARIO 15)

TRADING STALLS TO GIVE A POSITIVE INTERFACE TO THE PUBLIC ABLUATION/TOILET FACILITY TUCKED BEHIND THE BACK OF MYCITI POD

TRADING STALLS TO GIVE A POSITIVE INTERFACE TO BLANK SOUTHERN/REAR SIDE OF MYCITI POD

DOUBLE STOREY TAXI OFFICE/PTI ADMIN BUILDING – PHASE 1

PROPOSED RAISED INTERSECTION

LEGEND	
	RAISED PEDESTRIAN CROSSING
	RAISED INTERSECTION

Development rules for Mixed Use (MU2 subzone)		
Description	Development rule	SDP Development Proposals (by structure/building if applicable)
Floor factor	4	Please provide relevant information
Floor area	-	1927 m <sup>2</sup>
Gross leasable area	-	1695 m <sup>2</sup> (includes MyCiti Pods)
Site coverage	100%	4609 m <sup>2</sup>
Height	25 m	Highest point (apex of Admin bldg. roof) 7.51m
Building lines	0,0 m up to 10,0 m height; 4,5 m above 10,0 m height	At <10,0m, we have utilized 0,0m setbacks.
Street centre-line setback	8,0 m	Admin Building:(Emms Drive 11,53m setback, Southern Internal Road: 9,08m) Not applicable for Taxi Rank, Myciti Pods and Ablution/Trading Facilities, and GAB Island Roof Structure.
Parking / loading bay requirements (in PT zone 2)		
Parking bays by Gross leasable area	"Nil" requirements for PT2	14 Street-Side 4 Off-Street (Admin Building internal bays)
Loading bays by floor space	"Nil" requirements for PT2	As above.

No.	DATE	ADDITIONS AND AMENDMENTS	APPROVED	DESIGNED BY:
			CONS. ENG. P/RE	F. HAKIEM
			CHECKED BY:	A. LE SUEUR
			CHECKED BY:	F. HAKIEM

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SIGNATURE \_\_\_\_\_  
 REG. NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

**CITY OF CAPE TOWN**  
**ISIXEKO SASEKAPA**  
**STAD KAAPSTAD**

APPROVED  
 THIS APPROVAL IS FOR PROCEDURAL AND ADMINISTRATIVE REVIEW PURPOSES ONLY AND DOES NOT ATTRACT LEGAL LIABILITY OF ANY KIND FROM WHATSOEVER CAUSE OR HOWEVER ARISING

**UPGRADING OF NYANGA PUBLIC TRANSPORT INTERCHANGE**  
**SITE DEVELOPMENT PLAN**

FILE No. \_\_\_\_\_  
 CONTRACT No. 20005j  
 CONSULTANT'S PLAN No. R1200

SCALE: 1:250 (A0)  
 STRUCTURES PLAN No. \_\_\_\_\_  
 INDEX No. \_\_\_\_\_