

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

**PLANNING AND BUILDING DEVELOPMENT
MANAGEMENT**

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PP&D Development Management

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21 June 2017
To whom it may concern

**ZONING SCHEME EXTRACT
City of Cape Town Municipal Planning By-Law, 2015**

On the date reflected above, the City's records indicated the property(ies) listed below to be zoned for the following purposes:

Property description	Eft 165639 , CAPE TOWN CITY CENTRE
Physical address	5 LOWER LOOP STREET
Base zoning	General Business 7
Subzoning (if any)	GB7
Overlay zoning (if applicable)	CBD Overlay Zone LAO/4
Primary land uses permitted	see attached extracts of DMS
Other previously approved use rights (if any)	conditions of approval attached.
Road widening / new road schemes (if any)	N/A

The following must be noted when reading the zoning extract:

- The above zoning is subject to various development parameters and land use restrictions which are contained in the Development Management Scheme, a copy of which is either attached or available on request at your nearest district planning office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals. The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the previous zoning scheme regulations or current development management scheme or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zoning does not exempt the owner/occupier from compliance with any other legal or statutory requirement affecting the property.

Yours faithfully

for DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT

TABLE BAY DISTRICT, MEDIA CITY BUILDING
2ND FLOOR, CNR ADDERLEY STREET AND HERTZOG BOULEVARD, CAPE TOWN 8000, PO BOX 4529
www.capetown.gov.za

Making progress possible. Together.

ZONING CERTIFICATE ERF 165639 CAPE TOWN

ANNEXURES

1. ANNEXURE A. BASE ZONE PROVISIONS FOR GB7 ZONE
2. ANNEXURE B. OVERLAY ZONE PROVISIONS CBD OVERLAY ZONE
3. ANNEXURE C REZONING CONDITIONS
4. ANNEXURE D. SUBDIVISION APPROVAL
5. ANNEXURE E. SUBSTITUTION SCHEME
6. ANNEXURE F. AMENDMENT OF CONDITIONS

Annexure

A

industrial, business and residential development. Such mixed use zonings need to be applied with care to ensure that conflict between residential and industrial development is minimised.

Part 1: General Business Subzonings (GB1, GB2, GB3, GB4, GB5, GB6 & GB7)
(items 59 - 62)

The GB zonings provide for general business activity and mixed-use development of a medium to high intensity. Different development rules apply to the different subzonings of GB1-GB7, particularly with regard to permitted height and floor space, in order to accommodate variations of built form within the city. Very few restrictions relate to use because the aim is to encourage a range of uses, but industry is not permitted.

59 Use of the property

The following use restrictions apply to property in this zoning:

- (a) Primary uses are business premises, dwelling house, second dwelling, boarding house, flats, place of instruction, place of worship, institution, hospital, place of assembly, place of entertainment, hotel, conference facility, service trade, authority use, utility service, rooftop base telecommunication station, multiple parking garage, private road, filming, veterinary practice and open space.
[Para. (a) substituted by s. 43 of City of Cape Town: Municipal Planning Amendment By-Law, 2016]
- (b) Consent uses are adult shop, adult entertainment business, adult services, informal trading, expo centre, motor repair garage, warehouse, freestanding base telecommunication station, wind turbine infrastructure, transport use, helicopter landing pad and service station.

60 Development rules

The following development rules apply:

- (a) Coverage
The maximum coverage for all buildings on a land unit is 100%.
- (b) Street centreline setback
The City may require a street centreline setback, in which case:
 - (i) all buildings or structures on a land unit shall be set back 8 m from the centre line of the abutting public street or streets; and
 - (ii) the provisions of item 122 shall apply.
- (c) Floor factor
The maximum floor factor on a land unit shall be determined in accordance with the following 'Table of height and floor factor in General Business Zonings' subject to paragraphs (f), (g) and (h) which provide concessions in line with specific development initiatives that the City encourages.
- (d) Height
 - (i) The maximum height of a building, measured from the base level to the top of the roof, shall be determined in accordance with the following 'Table of height and floor factor in General Business Zonings'.
 - (ii) Earth banks and retaining structures are subject to item 126.

Table of height and floor factor in General Business Zonings

Subzoning	Maximum height above base level to top of roof	Floor factor
GB1	15,0 m	1,5
GB2	15,0 m	2,0
GB3	25,0 m	2,0
GB4	25,0 m	3,0
GB5	25,0 m	4,0
GB6	38,0 m	6,0
GB7	60,0 m	12,0

- (e) Building lines
- (i) No building shall be erected so that any point thereon is nearer to a street or common boundary than the distance specified in the following 'Table of building lines in General Business Zonings', where the symbol 'H' means the height in metres of the point concerned above base level.
 - (ii) Minor architectural and sunscreen features may project beyond the street boundary building line, provided that such features do not project more than 250 mm beyond the street boundary.
 - (iii) The general building line encroachments in item 121 shall apply.

Table of building lines in General Business Zonings

Sub-zoning	Street building line and common building line		
	Points on a building above base level		
	up to 10,0 m	over 10,0 m and up to 25,0 m	over 25,0 m and up to 38,0 m
GB1	0,0 m	4,5 m (0,0 m for common boundary)	N/a
GB2			N/a
GB3			
GB4			
GB5	0,0 m	0,0 m	N/a
GB6	0,0 m	0,0 m	(H minus 25,0 m) divided by 2 (0,0 m for common boundary)
GB7	0,0 m	0,0 m	(H minus 38,0 m) divided by 2 (0,0 m for common boundary)

- (f) Residential incentive in respect of GB7
The floor space of buildings on land that is zoned GB7 may be increased by 30% provided that at least 30% of such floor space is developed and remains in use as flats.
- (g) Hotel floor space concession
Where it is proposed to erect a hotel of at least 30 bedrooms within these subzonings, the following portions of such hotel shall be disregarded when calculating the total floor space of the building:
- (i) Rooms which are used by residents and visitors as dining rooms, banqueting rooms, bars, restaurants, ballrooms, rooms for games and sports, lounges, sitting rooms, reading rooms, writing rooms and conference rooms;
 - (ii) Public foyers and areas comprising public or communal stoeps, verandahs, balconies, terraces or sun decks used by hotel residents or visitors;
 - (iii) Barber shops, hairdressing salons, florists and similar enterprises within the hotel for the exclusive use of hotel residents;
 - (iv) Offices forming part of the hotel premises, used solely for the administration and management of the hotel;
 - (v) Kitchens, sculleries, laundries and similar service facilities forming part of the hotel premises;
 - (vi) Storerooms appurtenant to the hotel; and
 - (vii) Staff quarters appurtenant to the hotel, including corridors, stairs and other means of access within such staff quarters, including all kitchens, dining rooms, recreation rooms, laundries and other such rooms for the exclusive use of staff.
- If, in the opinion of the City, a room is primarily for the use of persons other than hotel residents, staff or visitors, such room shall be included in the floor space calculation of the building notwithstanding that it may be referred to in sub-paragraphs (i) to (vii)

above, and any rooms which are not specifically referred to in sub-paragraphs (i) to (vii) above shall also be included in the floor space calculation of the building.

(h) **Canopy or balcony projection**

The City may require, and may approve, a canopy or balcony projection over the street boundary in accordance with the following conditions:

- (i) The canopy or balcony shall not project nearer than 500 mm to a vertical plane through the kerb line or proposed kerb line;
- (ii) No portion of a canopy or balcony projection shall be less than 2,8 m above the pavement;
- (iii) The City may lay down more restrictive requirements relating to the dimensions, design and materials of the canopy or balcony; and
- (iv) The owner shall enter into an encroachment agreement with the City and register a servitude area in the case of a balcony projection.

(i) **Public pedestrian footway along street boundary**

If the owner provides a public pedestrian footway of at least 3 m wide on the land unit, next to a building situated alongside the street boundary, with a canopy and pavement that ties in with the street pavement, and which is accessible to the public at all times, then in recognition of the urban design contribution to the street environment, the maximum floor space of the building may be increased by twice the area of the public pedestrian footway.

(j) **Street corners**

The City may require that the owner of a building which is to be situated at a public street corner, and which the City considers to be significant, shall incorporate in the building architectural features which focus visual interest on the corner, and which emphasize the importance of pedestrian movement around the corner. Such features may include building cut-offs, walkthrough covered arcades, plazas or other elements.

(k) **Parking and access**

- (i) Parking on and access to a land unit shall be provided in accordance with Chapter 15.
 - (ii) Except with the approval of the City, no parking bays at ground floor level on a land unit, either outside or within a building, shall be located closer than 10 m to a street boundary, in order to enhance amenity at street level.
- (l) **Loading**
Loading bays shall be provided on a land unit in accordance with item 144.
 - (m) **Screening**
The City may require screening in accordance with item 125.
 - (n) **Wind mitigation**
The City may:
 - (i) require an assessment of how wind will affect the proposed building and its local surroundings; and
 - (ii) impose conditions to mitigate adverse wind effects.

61 Service station and motor repair garage

The development rules applicable to a service station and motor repair garage in Local Business Zoning 2 shall also apply to a service station and motor repair garage in this zoning.

62 Informal trading

Informal trading shall only be permitted on sites demarcated for informal trading in terms of the City's by-law on informal trading.

Annexure

B

6VERLAW LAO/4.

185 Specific provisions: whole of the Cape Town CBD Area (LAO/4)

- (1) The area depicted on Plan LAO/4 is referred to as the Cape Town CBD area and is subject to the provisions in this item.
- (2) The following provisions apply to the whole of the Cape Town CBD area, as depicted on Plan LAO/4:
 - (a) except in the case of service stations, the provisions of items 137, 138, 0, 142, 143 and 144 of the development management scheme (relating to parking and loading requirements) do not apply;
 - (b) notwithstanding the provisions of the development management scheme relating to floor factor, land that is zoned GB7 or MU3:
 - (i) shall be subject to the floor factor specified on Plan LAO/4 for the land unit concerned, unless there is no such specification, in which case the provisions of the development management scheme shall apply; and
 - (ii) the floor factor may be increased by 30%, provided at least 30% of the building floor space remains in use as flats.
 - (c) notwithstanding the provisions of the development management scheme relating to height and building lines, land zoned MU3 with a floor factor of 6,8 or more shall be subject to the same height and building line requirements as for GB7;
 - (d) where it is proposed to erect a hotel that contains at least 30 guest bedrooms:
 - (i) the following portions of such hotel shall be disregarded when calculating the total floor space of the building:
 - (aa) rooms used by residents and guests as dining rooms, banqueting rooms, bars, restaurants, ballrooms, games and sports rooms, lounges, sitting rooms, reading rooms, writing rooms and conference rooms;
 - (bb) public foyers and areas comprising public or communal stoeps, verandahs, balconies, terraces or sun decks used by hotel residents or guests;
 - (cc) barber shops, hairdressing salons, florists and similar shops within the hotel for the exclusive use of hotel residents;
 - (dd) offices forming part of the hotel premises, used solely for the administration or management of the hotel;
 - (ee) kitchens, sculleries, laundries and similar service facilities forming part of the hotel premises;
 - (ff) storerooms ancillary to the hotel;
 - (gg) staff quarters ancillary to the hotel, including corridors, stairs and other means of access within such staff quarters, appurtenant kitchens, dining rooms, recreation rooms, laundries and other such rooms for the exclusive use of staff;
 - (h) storerooms ancillary to the hotel;
 - (ii) Any rooms which are not specifically referred to in sub-paragraph (i) shall be included in the floor space calculation of the building; and
 - (iii) If, in the opinion of the City, a room is primarily for the use of persons other than hotel residents, staff or visitors, such room shall also be included in the floor space calculation of the building, notwithstanding that it may be referred to in sub-paragraph (i).
 - (e) The street centreline setback shall not apply to land zoned General Business, General Residential or Mixed Use.
 - (f) Except with the approval of the City, no parking bays at ground floor (first storey) or second storey level on the land unit, either outside or within a building, shall be located closer than 10 m to the street boundary, in order to enhance amenity at street level.

186 Specific provisions: St Georges Street subarea

- (1) The provisions in this item apply to the subarea of St Georges Street as depicted on Plan LAO/4(i)-(iii).
- (2) Where it is proposed to erect a building or portion of a building, the owner shall submit to the City, for its approval, a context plan with drawings depicting:

Annexure

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NUWE
BUREAU
TELEFON
NUMMER
ADRESSE
DADIA
DATE

H Deacon
483 4172
AF 20/19/4/2-C211
25 8 94



Tak Gemeenskapsdiensie
Community Services Branch

51956
The Town Clerk
P O Box 298
CAPE TOWN
8000

Sir

REZONING OF ICS-POWER STATION SITE

1. Your letter CS.RZ.229/MVL dated 30 March 1994 refers.

2. The Premier has in terms of section 137 of the Municipal Ordinance No 20 of 1974 granted authority for the closure of Erf 148342, a public road being a portion of Long Street Extension, and a portion of public road comprising part of Erf 148302, in extent: approximately 715m², 4129m² and 3100m² respectively;
- 2.2. in terms of section 16 of the Land Use Planning Ordinance No 15 of 1985 approved the rezoning of the land shown on the attached Plan TPZ.11576 from General Business Use Zone B6; Community Facilities Use Zone; General Commercial Use Zone C6; Public Open Space and Undetermined Use Zone to a Subdivisional Area subject to the conditions as set out in the attached Annexure A; and
- 2.3. in terms of section 9(2) of the Land Use Planning Ordinance No 15 of 1985 approved the application to amend Schedule 9/2, 9/3, 9/4 and 9/5 of Appendix A of the Scheme Regulations of the City of Cape Town in accordance with the attached Annexure B.

Yours faithfully

[Signature]
DIRECTOR-GENERAL

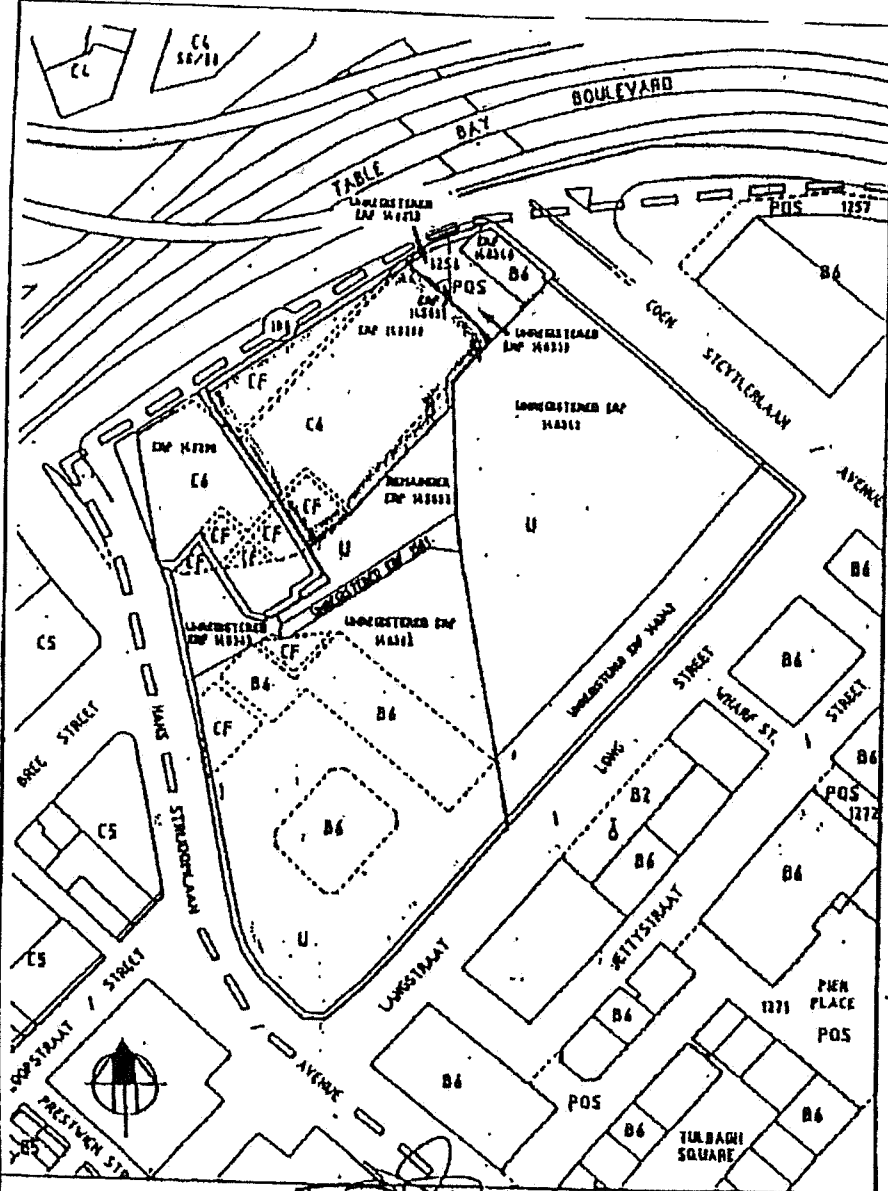
HOOFDREKTOUR
ONTWIKKELINGSBESTUUR
PRIVATSAK X9083
KAAPSTAD 8000
FAX (021)483 3364

CHIEF DIRECTORATE
DEVELOPMENT MANAGEMENT
PRIVATE BAG X9083
CAPE TOWN 8000
FAX (021) 483 3364

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Figure 2

Erven Advertised for rezoning and closures



- B** GENERAL BUSINESS USE ZONE
ALGEMENE SAKEGEBRUIKSONE
- CF** COMMUNITY FACILITIES USE ZONE
GEHEENSKAPSFASILITEITSGEBRUIKSONE (PR O S)
- C** GENERAL COMMERCIAL USE ZONE
ALGEMENE HANDELSGEBRUIKSONE
- POS** PUBLIC OPEN SPACE USE ZONE
OPENBARE OOP RUIMTEGEBRUIKSONE
- U** UNDETERMINED USE ZONE
ONBESTEMDE GEBRUIKSONE
- 100** SPECIAL AREA
SPESIALE GEBIED
- [Dashed Line]** PROPERTY CONCERNED PROPOSED TO BE REZONED TO
SUBDIVISIONAL AREA
BETROKKE ERVEN VOORGESTEL-VR HERSOERNIG NA
ONDERVERDEELDE GEBIED

(SUBJECT TO CONDITIONS / ONDERWORPE AAN VOORWAARDES)

SCALE/SKAAL
1 : 7000

<p>DESIGN/ONTWERP DRAWN/GETEKEN 6/11/11 CHIEF D'WAH/HOOFTEKENAAR FILE/LÊER 17 1/1 / 11</p>	<p>R. YOUNG DIRECTOR OF PLANNING DIREKTEUR VAN BEPLANNING</p>	<p>H.W. RILEY CITY PLANNER STADSBEPLANNER</p>	<p>CITY OF CAPE TOWN STAD KAAPSTAD CITY PLANNER'S DEPARTMENT DEPARTEMENT VAN DIE STADSBEPLANNING</p>	<p>PROPOSED REZONING OF ERVEN 11501, 11502, 11503, 11504, 11505, 11506, 11507, 11508, 11509, 11510, 11511, 11512, 11513, 11514, 11515, 11516, 11517, 11518, 11519, 11520, 11521, 11522, 11523, 11524, 11525, 11526, 11527, 11528, 11529, 11530, 11531, 11532, 11533, 11534, 11535, 11536, 11537, 11538, 11539, 11540, 11541, 11542 & PTH OF ERV 11500, K5-POWER STM. DEVELOPMENT, CAPE TOWN VOORGESTELDE HERSOERNIG VAN ERVE 11501, 11502, 11503, 11504, 11505, 11506, 11507, 11508, 11509, 11510, 11511, 11512 & GED. VAN ERV 11500, K5-KRAGSTAKE-ONTWIKKELING, KAAPSTAD</p>
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Conditions to be imposed in terms of section 42(1) of the Land Use Planning Ordinance 15 of 1985 in respect of the property concerned:

In these conditions:

"Council" means the Municipality of the City of Cape Town;
 "the owner" means the owner of the property;
 "the site" means the area shown bordered yellow on Plan TPZ 11576; and
 comprising the Erven listed below:

(A) Proposed Consolidated Erf 148343, comprising the following:

1. Unregistered Erf 148302, portion of Erf 1502 Cape Town;
 2. Unregistered Erf 1501 Cape Town (Crown/State Land);
 3. Unregistered Erf 148303, portion of Erf 4, Cape Town;
 4. Rem. Erf 145052, portion of Erf 1401 Cape Town;
 5. Unregistered Erf 148341, Cape Town portion of Erf 111 Roggebaai;
 6. Erf 174, Roggebaai, to become Erf 148340 on consolidation;
 7. Unregistered Erf 148339 portion of Erf 192 Roggebaai;
 8. Erf 145051, portion of Erf 1401 Cape Town;
 9. Unregistered Erf 148323 portion of Erf 145050 Cape Town;
 10. Unregistered Erf 148342 portion of Erf 192, Roggebaai.
- (B)
1. Consolidated Erf 149299 Cape Town;
 2. Unregistered Erf 151881 Cape Town, a portion of Erf 149298 Cape Town.

"Scheme Regulations" has the meaning assigned thereto by Ordinance 15 of 1985, as applicable to Council.

CONDITIONS

1. The maximum Permissible Floor Area of the site shall not exceed 151000 m² in extent.

AUTHORITY	DATE OF APPROVAL	FILE NO.	REFERENCE NO. IN REGISTER
TOWN PLANNING COMMITTEE		TP 2/6/RB	
COUNCIL			
ADMINISTRATOR			

- MAIL
2. The Permissible Floor Area, as referred to in Condition 1, shall be distributed over the site generally in accordance with Plan TPZ 11576/1
 3. The site shall be subdivided generally in accordance with Plan TPZ 11576/1
 4. The site shall be developed generally in accordance with the Proposed development rights as contained in Annexure B of this Report.
 5. The site shall be used for any of the purposes permitted in terms of section 14 of the Scheme Regulations with the exception of industrial related activities, Service Station, Public Garage or a Special Building which activities shall only be permitted with the consent of Council.
 6. The owner shall be responsible for all costs incurred in respect of the upgrading, extension, deviation or removal of any existing stormwater, sewerage, electricity or other services or works, whether on the property of the Council or of any other body whether public or private which may be requested by the Council or any other body having authority so to require as a result of the development of the property and for any connection costs in respect of such service or works, other than agreed to by Council.

ICS-POWER STATION SITE REDEVELOPMENT:
PROPOSED DEVELOPMENT RIGHTS

The following provisions shall be applicable to Blocks A, B, C, D, E1 and E2, F, G and the Servitude Area, following the imposition thereon of a Substitution Scheme. In the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

The proposed development rights should be read together with plans TPZ 11576 and TPZ 11576\1

The provisions concerned are:

1. PERMISSIBLE FLOOR AREA

- 1.1 The site designated as Block A shall have a maximum Permissible Floor Area of 23 000 m².
- 1.2 The site designated as Block B shall have a maximum Permissible Floor Area of 17 500 m².
- 1.3 The site designated as Block C shall have a maximum Permissible Floor Area of 16 500 m².
- 1.4 The site designated as Block D shall have a maximum Permissible Floor Area of 15 500 m².
- 1.5 The site designated as Block E1 shall have a maximum Permissible Floor Area of 12 500 m².
- 1.6 The site designated as Block E2 shall have a maximum Permissible Floor Area of 6 000 m².
- 1.7 The site designated as Block F shall have a maximum Permissible Floor Area of 35000 m².
- 1.8 The site designated as Block G shall have a maximum Permissible Floor Area of 25000 m².
- 1.9 Any development which oversails or any development other than a parking garage which undersails the Servitude Area between Blocks F and G shall for the purposes of calculation be included in the Permissible Floor Area allowed in paragraphs 1.7 and 1.8 above.
- 1.10 No development oversailing the Servitude Area between Blocks F and G shall exceed a footprint of 1200 m².

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The exact location of such a footprint over the Servitude Area between Blocks F and G shall be to the satisfaction and approval of Council.

2. BUILDING HEIGHTS

- 2.1 No building in Block A shall exceed 60 m in height.
- 2.2 No building in Block B shall exceed 55 m in height.
- 2.3 No building in Block C shall exceed 50 m in height.
- 2.4 No building in Block D shall exceed 40 m in height.
- 2.5 No building in Block E1 shall exceed 50 m in height.
- 2.6 No building in Block E2 shall exceed 35 m in height.
- 2.7 No buildings in Block F shall exceed 50 m in height.
- 2.8 No buildings in Block G shall exceed 50 m in height.
- 2.9 Notwithstanding any provision referring to building heights no development oversailing the Servitude Area between Blocks F and G and within the footprint as stipulated in paragraph 1.10 shall exceed 50 m in height.

3. BUILDING HEIGHTS ON STREETS AND PUBLIC SQUARE

3.1 Block A:

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to Alpha Street, Long Street Extension, Hans Strydom Avenue or Loop Street Extension shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street, which line shall be the following heights above ground level:

Hans Strydom Avenue:	40 m
Long Street Extension:	35 m
Loop Street Extension:	35 m
Alpha Street:	25 m

3.2 Block B:

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to

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Long Street Extension, Alpha Street, Loop Street Extension, or Bravo Street, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street, which line shall be at the following heights above ground level:

Long Street Extension: 35 m
Alpha Street: 25 m
Loop Street Extension: 35 m

3.3 Block C:

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to Long Street Extension, Loop Street Extension, or Charlie Street, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street, which line shall be at the following heights above ground level:

Long-Loop Street Extension: 50 m
North Wharf Square: 25 m
Charlie Street: 25 m
Delta Street: 35 m

3.4 Block D:

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to Delta Street, Charlie Street, Coen Steytler Avenue, or Long/Loop Street Extension, Loop Street Extension, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street, which line shall be at the following heights above ground level:

Delta Street: 35 m
Charlie Street: 25 m
Long-Loop Street Extension: 40 m
Coen Steytler Avenue: 40 m

3.5 Block E1

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to Hans Strydom Avenue, Loop Street Extension, Echo Street or the Bree Street Stub, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary

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horizontal line above the interface between the Proposed building or part thereof and any ground abutting such street or square, which line shall be at the following heights above ground level:

Hans Strydom Avenue	40 m
Loop Street Extension	35 m
Echo Street	35 m
Bree Street Stub	40 m

3.6 Block E2

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting on to Loop Street Extension, Echo Street, the Bree Street Stub or North Wharf Square, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street or square, which line shall be at the following heights above ground level:

Delta Street	40 m
Echo Street	35 m
Bree Street Stub	35 m
North Wharf Square	25 m

3.7 Block F and North Wharf Square:

Notwithstanding any conditions referring to building heights, no point of any building or facade on Block F or part thereof abutting the public place referred to as North Wharf Square shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting North Wharf Square, which line shall be 25 m above ground level.

3.8 Blocks F and G and the Servitude Area

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof which does not form part of the development oversailing the Servitude Area but abuts the Servitude Area shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the Servitude Area boundary which line shall be 25 m above ground level.

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Block G

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof on Block G fronting on to Delta Street shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting Delta Street, which line shall be 35 m. above ground level.

4. ACCESS AND PARKING

4.1 Access and egress to and from Block A shall be by way of Alpha Street.

4.2 Access and egress to and from Block B shall be by way of Alpha Street.

4.3 Access and egress to and from Block C shall be by way of Charlie Street.

4.4 Access and egress to and from Block D shall be by way of Charlie Street and Delta Street.

4.5 Access and egress to and from Block E1 shall be by way of the Bree Street Stub and Loop Street Extension, and the detailed design of such access/egress shall be to the satisfaction of Council and the Provincial Roads Engineer.

4.6 Access and egress to and from Block E2 shall be by way of the Bree Street Stub and Loop Street Extension, and the detailed design of such access/egress shall be to the satisfaction of Council and the Provincial Roads Engineer.

4.7 Access and egress to and from Block F shall be by way of the Bree Street Stub, and shall be to the satisfaction and approval of the Council, and the Provincial Roads Engineer. The detail of such access and egress shall be the subject of an agreement between the owner of block F and Council.

Access only to Block F shall be permitted from Butengracht Street and shall be subject to the satisfaction and approval of the Council and the Provincial Roads Engineer.

4.8 Access and egress to and from Block G shall be by way of Delta Street.

4.9 The points of access and egress to Blocks A, B, C, D, E1 and E2 shall be to the satisfaction and approval of Council and the

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approval of the Provincial Roads Engineer.

4.10 The points of access and egress to Block G shall be to the satisfaction and approval of Council and to the approval of the Provincial Roads Engineer.

4.11 Notwithstanding the provisions of the Council's Zoning Scheme with regard to parking provision, parking shall be provided on site to the extent of one bay for every 50 m² of Actual Floor Area used for offices.

4.12 No parking, garaging or loading areas shall be permitted at ground storey level in any building within 10 m from any street boundary or public place.

5. MISCELLANEOUS PROVISIONS

5.1 In the event of an hotel being developed on any site, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

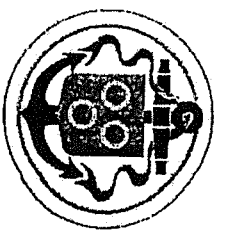
5.2 Blocks C, D, and E2 may be consolidated. In the event of consolidation, development of the site shall be generally in accordance with the development rights set out for Blocks C, D and E2.

Annexure

D

Chibente
12 Herzog Boulevard
PO Box 1694
Cape Town 8000
Tel: 52-0966 CEECT SA
Fax: (021) 419 7096

Burgersentrum
Herzogboulevard 12
Postbus 1694
Kaapstad 8000
Tel: 52-0966 CEECT SA
Fax: (021) 419 7096



CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT
STAD KAAPSTAD
DEPARTEMENT VAN DIE
STADSBEPLANNER

Mrs E Gerber
400 2466
SE 14155/1 (8447)

Asst. Director Surveys &
Land Information (Surveys & Mapping)
(Atten.: Mr E van Dyk)

Dear Sir

SUBDIVISIONAL APPROVAL VARIOUS ERVEN CAPE TOWN, COEN
STEYTLER & HANS STRIDOM AVENUES, LONG STREET & TABLE
BAY BOULEVARD: I C S DEVELOPMENT:
LAND OWNER: C.C.C.:

1. Your application reference Job No.28/94 dated 1994-09-12 refers.

2. In terms of Section 25(1) of the Land Use Planning Ordinance No.15 of 1985 approval is hereby granted to the subdivision of the abovementioned property as depicted on the attached plan of subdivision SE 14155/1 which bears Council's stamp of approval dated 1995-07-31.
The validity of this approval is 5 years from the said date subject to the provisions of Section 27 of the said Ordinance.

3. EXTENT OF APPROVAL: This approval authorises the subdivision of the property described as Erf 148343 Cape Town on the attached plan of subdivision reference SE 14155/1 into 9 Portions, Remainder and Remainder Road.

CONDITIONS OF APPROVAL: In terms of Section 42 of Ordinance 15 of 1985 this approval is subject to the conditions appearing hereunder and those set out in the attached Annexures A and B.

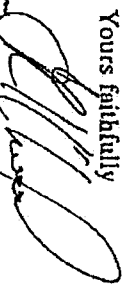
4. REGULATIONS: Each portion of the subdivision is subject to the following regulations published in Provincial Notice 1049 of 1988 in terms of Section 7(2) of Ordinance 15 of 1985:

a) The Road Bank and Services Clause Reg. Nos 3.5.1 and 3.5.2

5. DECLARATION OF ZONINGS:

5.1 See Annexure B.

5.2 Substitution Scheme: Upon confirmation of this subdivision or part thereof the provisions of Section 22(2) and 23(3) of the Land Use Planning Ordinance shall apply.

Yours faithfully

CITY PLANNER

c.c. Surveyor General
Valuations

FOR COPY - DO NOT REMOVE

5. GENERAL SERVITUDE RIGHTS OF WAY:

5.1 The areas hatched on Plan SE 14155/1 attached represent the horizontal positions of General Servitude rights of way (see note 4 on plan) which must be registered as follows:-

- A minimum width of 2,5m must be registered over Portion A as shown in favour of the Municipality of Cape Town.
- Minimum widths of 2,5m and 3,0m as shown must be registered over Portion B in favour of the Municipality of Cape Town.
- Minimum widths of 2,5m, 3,0m and 4,0m as shown must be registered over Portion C in favour of the Municipality of Cape Town.
- A minimum of 2,5m and 4,0m as shown must be registered over Portion D in favour of the Municipality of Cape Town.
- A minimum of 2,5m as shown must be registered over Portion E in favour of the Municipality of Cape Town.
- A minimum of 4,0m and a 4,2m splay as shown must be registered over Portion G in favour of the Municipality of Cape Town.

5.2 Such general servitudes as referred to in Condition 5.1 shall stipulate that the vertical parameters of such servitudes shall be determined by amending Notarial Deeds of Servitude subsequent to the completion of buildings on the relevant new erven.

6. DRAINAGE & SEWERAGE:

Developers to note:

The internal roads are to be designed that free flow overland stormwater escape routes are maintained across the site with specific attention being given to entrances to the basements.

*All sewage conditions
have been compiled with.*

*SPB
2001-11-12*


CITY PLANNER

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CONDITIONS APPLICABLE TO SUBDIVISION (PLAN NO. SE 14155/1
(8447))

The following conditions have been imposed in terms of Section 42 of Ordinance 15 of 1985 and must be complied with to the satisfaction and acceptance of the Council of the City of Cape Town prior to the transfer or separate registration of any portion of the subdivision in the Deeds Registry.

1. **CLEARANCE CERTIFICATE:** Once the conditions of subdivision have been met the applicants must apply for a subdivision clearance certificate and such application must be accompanied by the original approved survey diagrams.
2. **RATES CLEARANCE:** Applications for rates clearance to the City Treasurer for the individual portions of the subdivision must be accompanied by the subdivision clearance certificates. In the case where servitudes are created the Powers of Attorney to pass transfer must be submitted to this office and the clearance certificates will be endorsed on those documents. The rates clearances will be endorsed on the same documents. In terms of Section 31(1) Ordinance 15 of 1985 the City Treasurer will not issue a rates clearance for any portion of this subdivision until such time as he is supplied with proof of compliance with the conditions of subdivision (i.e. the subdivision clearance certificate)
3. **CONDITIONS OF REZONING:**
 - 3.1 The developers/owners attention is invited to the amended zoning conditions as laid down in the attached letters from the Premier dated 1994-08-25 (20 pages) and 1994-09-01. (1 Page).
4. **SERVITUDE AREAS:**
 - 4.1 Servitude area BS lettered BP BC BD BO represents the horizontal position of the servitude area which must be registered over Portion B in favour of the General Public.
 - 4.2 Servitude area CS lettered CB CC CS CT represents the horizontal position of the servitude area which must be registered over Portion C in favour of the General Public.
 - 4.3 Such general servitudes as referred to in Conditions 4.1 and 4.2 shall stipulate that the vertical parameters of such servitudes shall be determined by amending Notarial Deeds of Servitude subsequent to the completion of buildings on the relevant new erven.

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ANNEXURE B

APPROVAL TO SUBDIVISION SE 14155/1 (8447)

Conditions imposed in terms of Section 42(1) of the Land Use Planning Ordinance No. 15 of 1985 in respect of the property concerned:

In these conditions:

"Ordinance" means the Land Use Planning Ordinance No. 15 of 1985;

"Council" means the Municipality of Cape Town;

"owner" means the registered owner of the property;

"the property" means the figures ABCDEFGHJKLM NPQRSTUWXYZ A1 B1 C1 D1 depicted on the attached Plan SE 14155/1;

"Scheme Regulations" has the meaning assigned thereto by Ordinance 15 of 1985 as applicable to Council.

APPLICANT: Asst. Survey & Land Information

OWNER: C.C.C.

PROPERTY CONCERNED (erf no) 148343

SUBURB AND STREET NAME: Cape Town, Coen Steytler & Hans Strijdom Avenues, Long Street & Table Bay Boulevard

PROP REF: WA 19 B

MAP NO: 11

1. DECLARATION OF ZONINGS:

In terms of Section 25(2) of the Ordinance and for the purposes of Section 22 of the said Ordinance the relevant zoning in relation to the property is hereby indicated as follows:

1.1 General Business Sub Zone Bg:

The portion of the property shown by Portions A,B,C,D,E,G,H,J and K shown on Plan SE 14155/1 attached.

1.2 Undetermined:

The portion of property shown by the figures designated "Remainder" on Plan SE 14155/1 attached.

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1.3 Street Purposes:

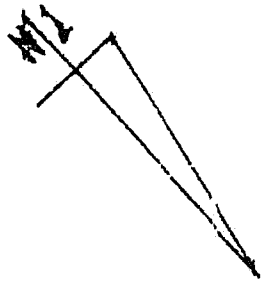
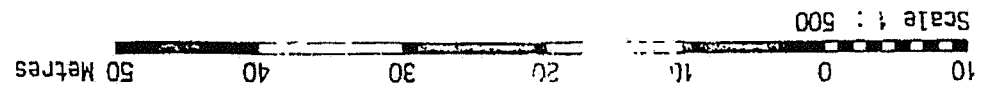
The portion of the property shown by the figures designated "Remainder Road" on Plan SE 14155/1 attached.

1.4 Substitution scheme: Upon confirmation of this subdivision or part thereof, the provisions of Sections 22(2) and 22(3) of the Land Use Planning Ordinance shall apply.


CITY PLANNER

c.c. BS (ZAS) 15th Floor (copy of subdivision plan attached)

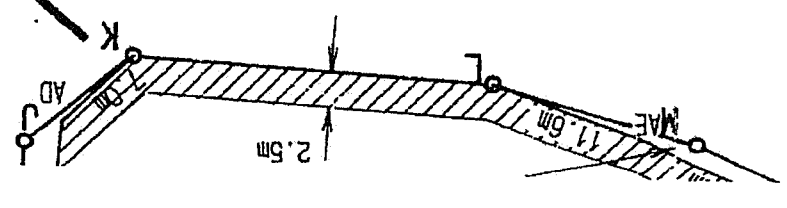
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Handwritten signature
 1995/01/31
 Date: 1995/01/31
 Name: [illegible]
 Position: [illegible]
 Content: [illegible text]

Handwritten notes:
 1994
 1995/01/31
 [illegible text]

LOOP ST
 (CONST)
 (CONST)



Annexure

E

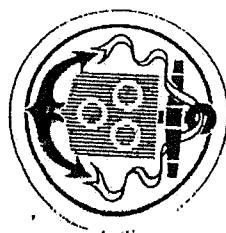
MEMORANDUM

Ref/Verw: TP 2/6/CR
Aak/for/Vra vir: Mr C Richards

Tel: 400-2433
Date: 5 June 1996

Tel/Aan: THE DIRECTOR SURVEY & LAND INFORMATION
Attention: Mr I Kirkwood
DIRECTOR BUILDING SURVEY
TOWN PLANNING BRANCH DEVELOPMENT CONTROL SECTION
Attention: Mr I McLaren

CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT
STAD KAAPSTAD
DEPARTEMENT VAN DIE
STADSEPLANNIER



ICS-POWER STATION SITE: SUBSTITUTION SCHEME

On the 1996-04-16 Block G (Ef 155451) was registered to Devland Construction (Pty) Ltd, thus the Subdivisional Area for the ICS-Power Station Site has been acted upon and the Substitution Scheme should now replace the underling zoning.

The provisions of the Substitution Scheme are detailed in the attached extract from the Annexure 1 of the document entitled "Former Power Station Site Call for Tenders" (copy of Annexure 1 enclosed). This annexure sets out all the development rights and zoning provisions on the site over and above the existing Zoning Scheme regulations. The provisions for Blocks A and B however have been changed, with the approval of the Premier of an amendment to the original Subdivisional Area Conditions on 1996-05-22, the application for this amendment occurred prior to the above transfer. The details of the amendments to the development rights and provisions are set out in my report No. 1/96 (copy of report enclosed).

I hope the above information is sufficient for the updating of your records on the matter of the zoning for the various new sites in this area.


CITY PLANNER

cc Development Coordinator
(For information)

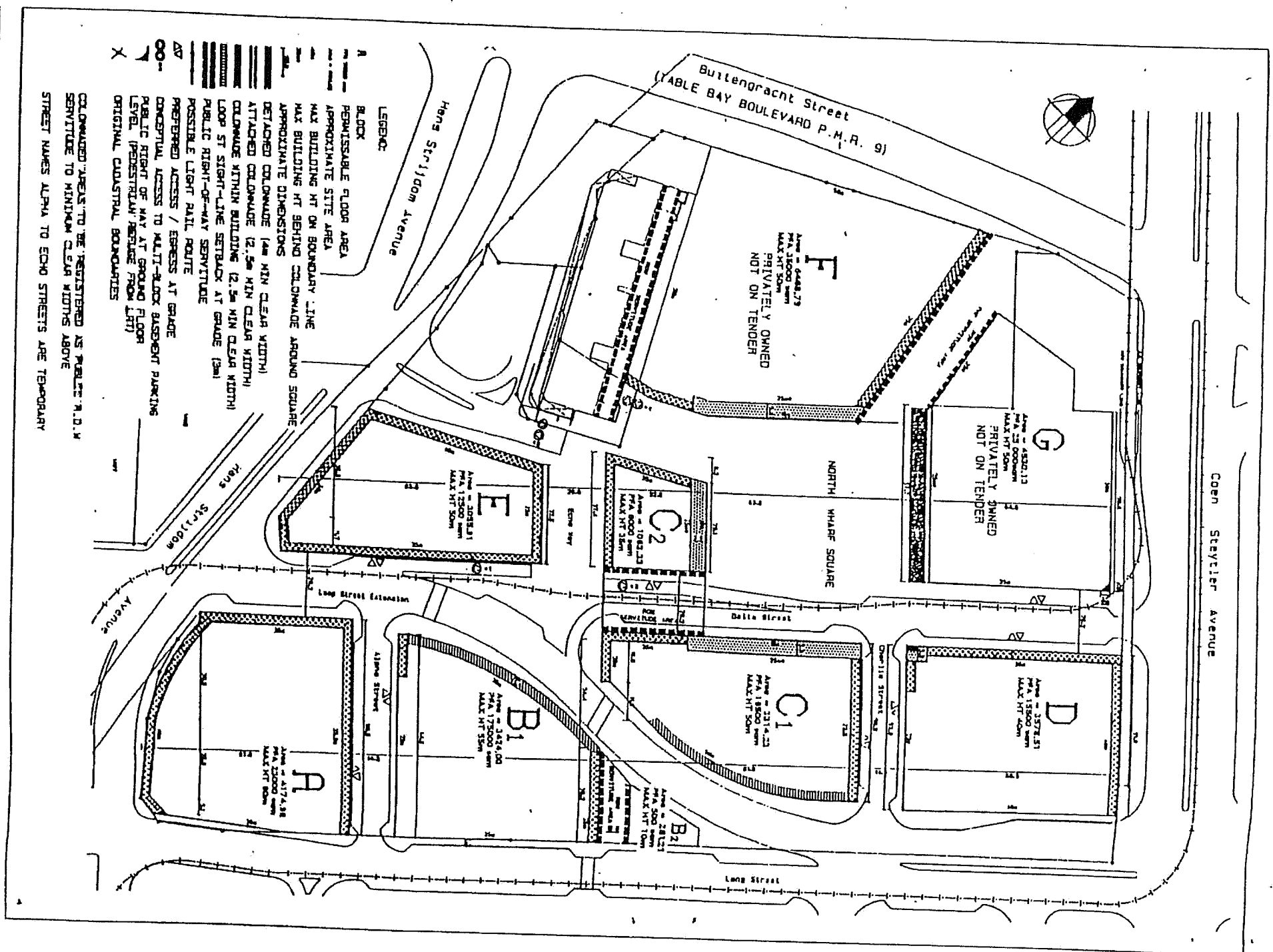


FIGURE A1 ICS - Power Station Precinct: Development Rights

ANNEXURE 1

ICS-POWER STATION SITE REDEVELOPMENT:
Development Rights and Zoning Conditions
for Blocks A to G.

CONTENTS

- 1. Introduction.
- 2. Development Rights
 - 2.1 Block A
 - 2.2 Block B (two portions)
 - 2.3 Block C (two portions)
 - 2.4 Block D
 - 2.5 Block E
 - 2.6 Block F (for information only; privately owned)
 - 2.7 Block G (for information only; privately owned)
- Addendum A: Contents of a Site Development Plan
- Addendum B: Urban Design Definitions
- Addendum C: Extract from Council's Zoning Scheme: Permitted uses of land and buildings.

ANNEXURE FIGURES

- A1 ICS-Power Station Precinct:
Development Rights
- A2 Block A: Site plan and development rights
- A2a Block A: Building envelope:
Axonometric projection
- A3 Block B: Site plan and development rights
- A3a Block B: Building envelope:
Axonometric projection
- A4 Block C: Site plan and development rights
- A4a Block C: Building envelope:
Axonometric projection
- A5 Block D: Site plan and development rights
- A5a Block D: Building envelope:
Axonometric projection
- A6 Block E: Site plan and development rights
- A6a Block E: Building envelope:
Axonometric projection
- A7 Block F: Site plan and development rights
- A7a Block F: Building envelope:
Axonometric projection
- A8 Block G: Site plan and development rights
- A8a Block G: Building envelope:
Axonometric projection
- A9 Urban Design Guidelines

Note: Certain drawings in this tender document and annexures are extracts, reductions, or diagrammatic versions of the larger plans TPR 11746 and TPR 11747. In the event of any conflict between the two, the provisions of the original plans shall apply.

CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT, TOWN PLANNING BRANCH
AUGUST 1994

LEGEND:

- R BLOCK
- PERMISSABLE FLOOR AREA
- APPROXIMATE SITE AREA
- MAX BUILDING HT ON BOUNDARY LINE
- MAX BUILDING HT BEHIND COLONNADE AROUND SQUARE
- APPROXIMATE DIMENSIONS
- DETACHED COLONNADE (4m MIN CLEAR WIDTH)
- ATTACHED COLONNADE (2.5m MIN CLEAR WIDTH)
- COLONNADE WITHIN BUILDING (2.5m MIN CLEAR WIDTH)
- LOOP ST SIGHT-LINE SETBACK AT GRADE (3m)
- PUBLIC RIGHT-OF-WAY SERVITUDE
- POSSIBLE LIGHT RAIL ROUTE
- PREFERRED ACCESS / EGRESS AT GRADE
- CONCEPTUAL ACCESS TO MULTI-BLOCK BASEMENT PARKING
- PUBLIC RIGHT OF WAY AT GROUND FLOOR LEVEL (PEDESTRIAN REFUGE FROM LRT)
- ORIGINAL CADASTRAL BOUNDARIES

COLONNADED AREAS TO BE REGISTERED AS PUBLIC R.O.W
 SERVITUDE TO MINIMUM CLEAR WIDTHS ABOVE
 STREET NAMES ALPHA TO ECHO STREETS ARE TEMPORARY

ICS-POWER STATION SITE: KEY TO PLAN AND FIGURES

LEGEND NOTES:

1. All colonades to be registered as public right-of-way servitudes to minimum clear walkway dimensions.
2. The basement access points marked *1, *2, *3 and *4 indicate possible entry and exit points that could serve a series of linked basement parking areas. Depending on excavation costs and the scale of projects, such basements could involve North Wharf Square or surrounding blocks.

INTRODUCTION

As set out in the accompanying tender document, the ICS-Power Station site has been rezoned to a Subdivisional Area, and the subdivision is in the process of being lodged with the Surveyor General.

A Subdivisional Area is an unusual type of zoning provided for under the Land Use Planning Ordinance, No 15 of 1985 (the Ordinance) and the Regulations made thereunder. This zoning is a legal mechanism which permits both subdivision and the allocation of zoning to occur simultaneously in accordance with the intended use.

It is particularly useful in facilitating the development of large tracts of land for multiple purposes by way of a single rezoning application (as was made by Council to the Province), eliminating duplication of effort and the need for repeated reference to the Provincial authorities.

The various zonings are determined as part of the subdivision, and upon approval of the subdivisional diagrams, zonings are allocated to each of the subdivided portions. Once subdivision has been confirmed, it is deemed to be a Substitution Scheme, which supersedes the Zoning Scheme in respect of the property concerned.

This annexure documents the terms of subdivision of the ICS-Power Station site into a number of new city blocks, and the zonings imposed are accompanied by separate sets of development parameters in the form of conditions, which will be imposed in terms of section 42(1) of the Ordinance.

In terms of the Ordinance, the development rights as approved will be valid for a period of five years (until the year 2000). Should development not be initiated during this period, the use rights will lapse and the land will be zoned in accordance with its utilisation.

The Ordinance does, however, provide for the five year period to be extended, provided application to achieve this is submitted prior to the lapsing date. Such extension shall be at the discretion of Council.

The conditions imposed in terms of section 42(1), like all other conditions imposed under the Ordinance, can, on request, be amended at the discretion of Council in terms of section 42(3).

The uses of land and buildings permitted under the zonings for these sites are extensive. Details will be found in an extract from the Zoning Scheme which comprises Addendum C to this Annexure.

2.1 BLOCK A: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

The following provisions shall be applicable to Block A following the imposition thereon of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

2.1.1 The Site designated as Block A on Plan TPR 11746 (Figure A1 and Figure A2) shall be zoned General Business Use Zone, Subzone B6.

2.1.2 The Permissible Floor Area for the site designated as Block A shall not exceed 23000 m².

2.1.3 No building in Block A shall exceed 60 m in height.

2.1.4 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof on Block A abutting Alpha Street, Long Street, Hans Strydom Avenue or Loop Street, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street or any ground abutting such street, which line shall be the following heights above ground level:

Hans Strydom Avenue:	40 m
Long Street:	35 m
Loop Street Extension:	35 m
Alpha Street:	22.5 m

2.1.5 Vehicular access and egress to and from Block A shall be by way of Alpha Street, and shall be to the satisfaction of Council.

2.1.6 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site, for example in the case of office use a maximum of one bay for every 50 m² of Actual Floor Area is required.

2.1.7 No parking, garaging or loading areas within any building on block A shall be permitted at ground storey level within 10 m from any street boundary or ground abutting such street boundary, servitude of public right-of-way or public place.

2.1.8 Prior to the submission of building plans and/or a subdivision application for Block A, a Site Development Plan indicating the proposed development intentions for the whole of Block A shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.

2.1.9 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.

2.1.10 Colonnades shall be provided along the facades of all buildings on Block A abutting Hans Strydom Avenue, Loop Street Extension and Alpha Street.

- 2.1.11 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.1.12 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.1.13 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.1.14 In the event of an hotel being developed on any site on Block A, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

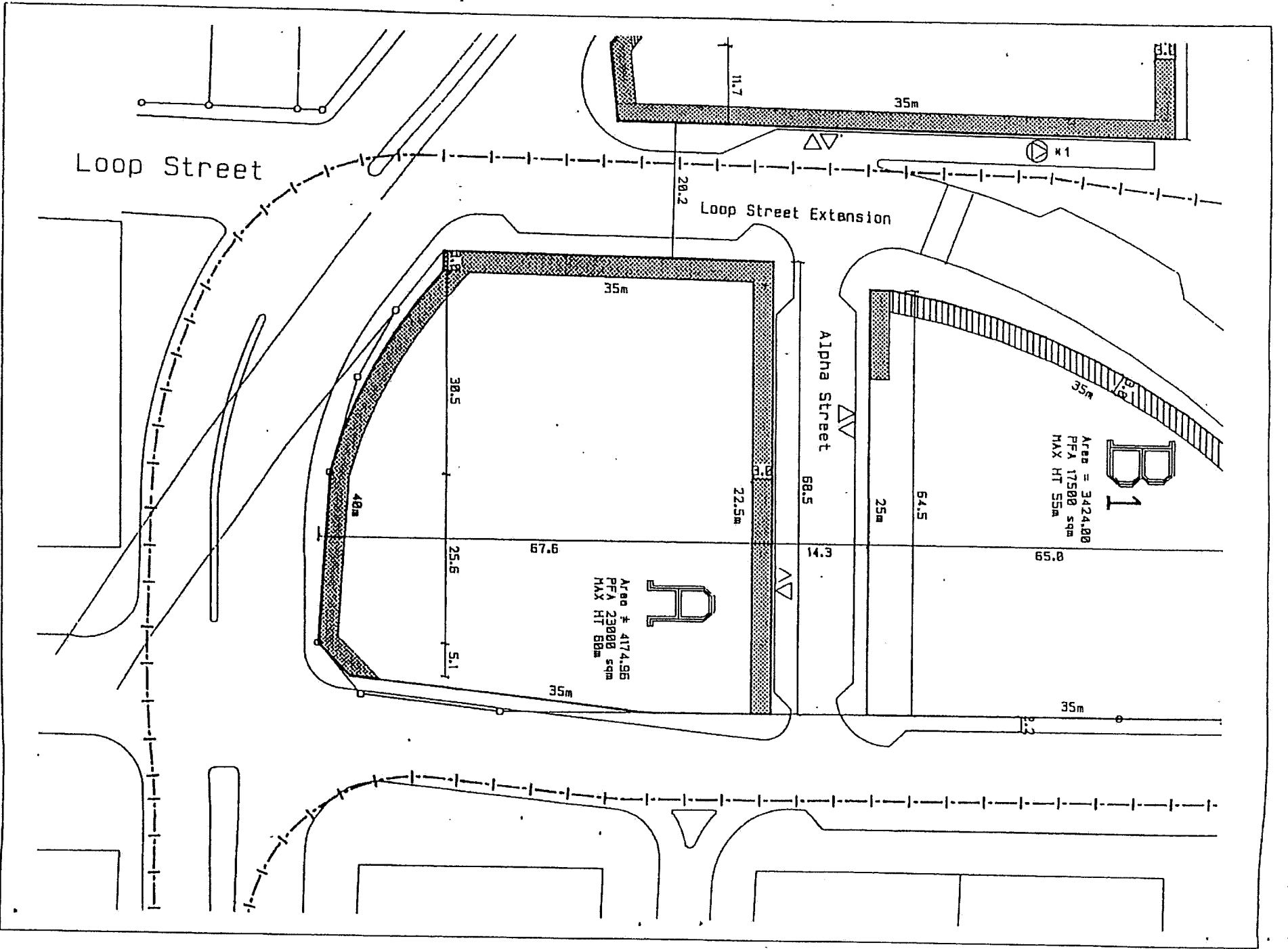


FIGURE A2

Block A: Site plan and development rights

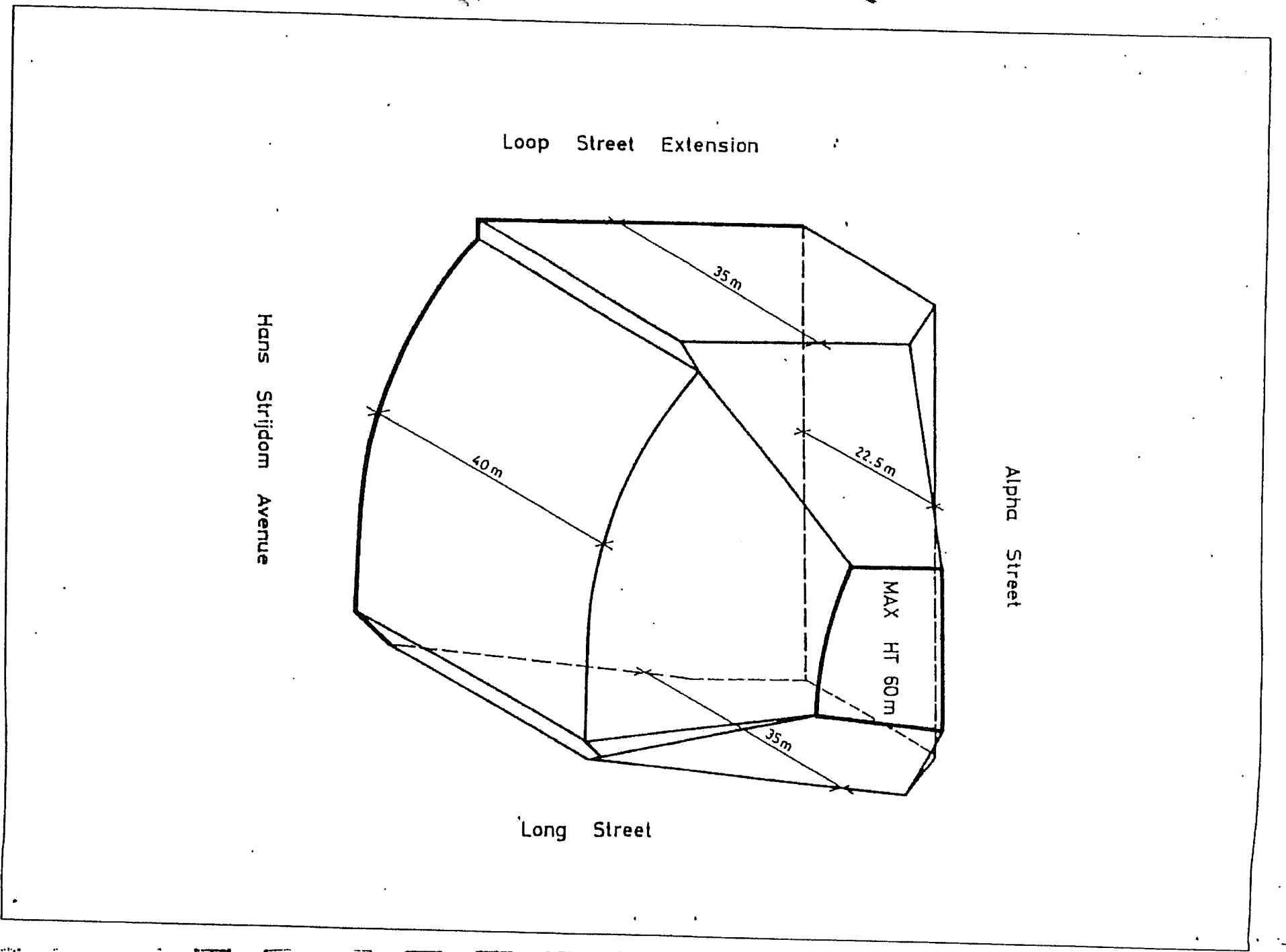


FIGURE A2a Block A: Building envelope: Axonometric projection

2.2 BLOCK B: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

The following provisions shall be applicable to Block B following the imposition thereon of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

2.2.1 The Site designated as Block B on Plan TPR 11746 (Figure A1 and Figure A3), and comprising portions B1, B2 and a servitude area, shall be zoned General Business Use Zone, Subzone B6.

2.2.2 The Permissible Floor Area for the site designated as portion B1 of Block B shall not exceed 17500 m².

The Permissible Floor Area for the site designated as portion B2 of Block B shall not exceed 500 m².

2.2.3 No building on portion B1 shall exceed 55 m in height.

No building on portion B2 shall exceed 10 m in height.

2.2.4 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof on portion B1 of Block B abutting Long Street, Alpha Street, or Loop Street Extension, shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street or any ground abutting such street, which line shall be at the following heights above ground level:

Long Street:	35 m
Alpha Street:	25 m
Loop Street Extension:	35 m
Servitude Area:	35 m

2.2.5 Vehicular access and egress to and from Portion B1 of Block B shall be by way of Alpha Street and shall be to the satisfaction and approval of Council.

2.2.6 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site, for example in the case of office use a maximum of one bay for every 50 m² of Actual Floor Area is required.

2.2.7 No parking, garaging or loading areas within any building on Block B shall be permitted at ground storey level within 10 m from any street boundary or ground abutting such street boundary, servitude of public right-of-way or public place.

2.2.8 Prior to the submission of building plans and/or a subdivision application for Block B, a Site Development Plan indicating the proposed development intentions for the whole of Block B shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.

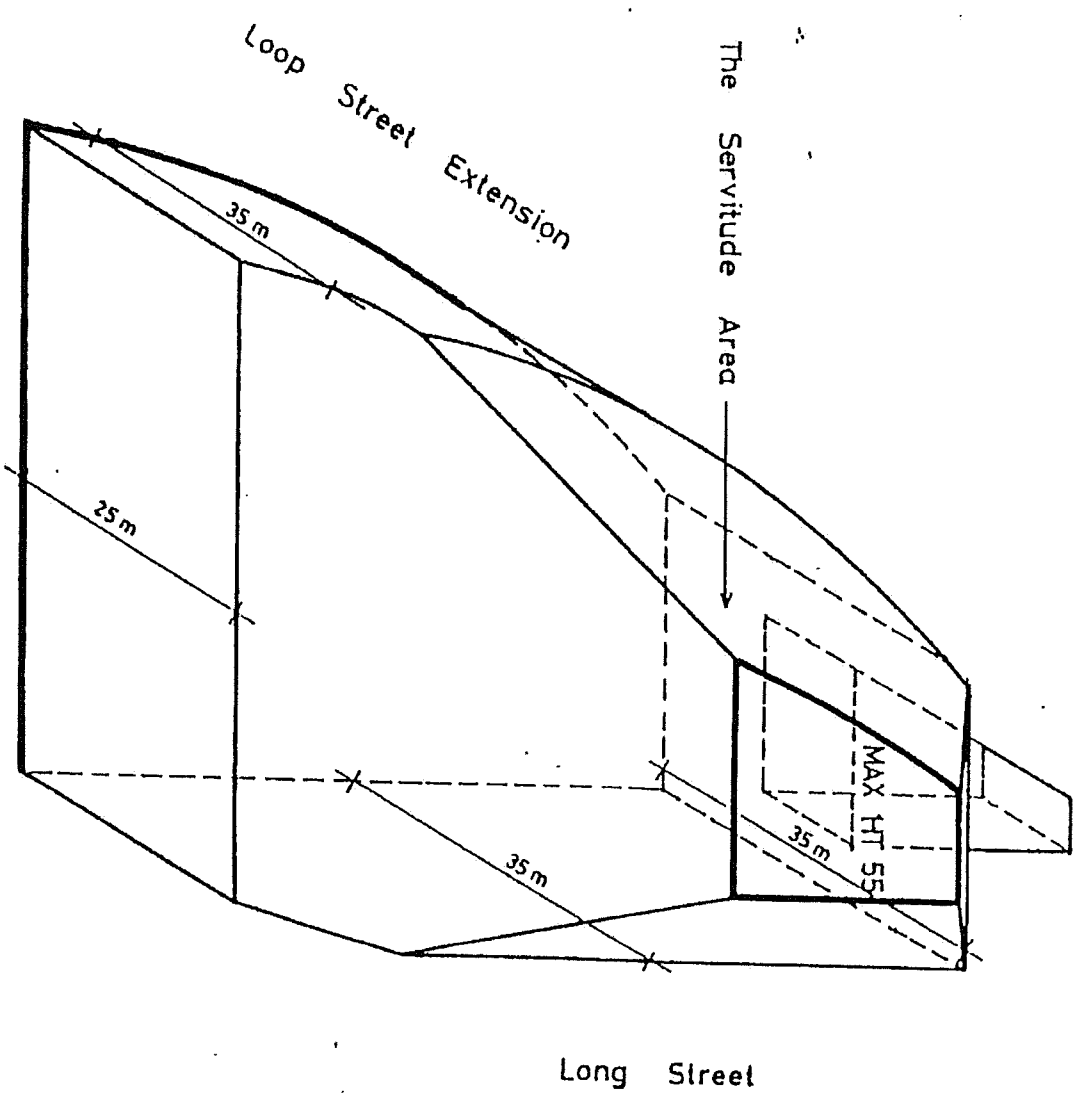


FIGURE A3d

Block B: Building envelope: Axonometric projection

- 2.2.9 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.
- 2.2.10 Colonnades shall be provided along the facades of all buildings on Block B abutting Alpha Street, Loop Street Extension and the servitude area.
- 2.2.11 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.2.12 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered by the owner at the owner's cost in respect of the servitude area between portions B1 and B2 of Block B, which area shall be zoned Street Purposes Use Zone.
- 2.2.13 Any development other than a parking garage which undersails the Servitude Area between portions B1 and B2 of Block B shall for the purposes of calculation be included in the Permissible Floor Area as mentioned.
- 2.2.14 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.2.15 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.2.16 In the event of an hotel being developed on any site on Block B, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

2.3 BLOCK C: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

The following provisions shall be applicable to Block C following the imposition thereon of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

2.3.1 The Site designated as Block C on Plan TPR 11746 (Figure A1 and Figure A4) and comprising portions C1, C2, and a servitude area shall be zoned General Business Use Zone, Subzone B6.

2.3.2 The Permissible Floor Area for the site designated as portion C1 of Block C shall not exceed 16500 m².

The Permissible Floor Area for the site designated as portion C2 of Block C shall not exceed 6000 m².

2.3.3 No building in portion C1 shall exceed 50 m in height.

No building in portion C2 shall exceed 35 m in height.

2.3.4 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof on portion C1 abutting Loop Street Extension, Charlie Street, Delta Street, or the servitude area shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street, any ground abutting such street, or the servitude, which line shall be at the following heights above ground level:

Loop Street Extension:	50 m
Charlie Street:	22.5 m
Delta Street (servitude):	35 m
Delta Street on N. Wharf Sq.:	25 m

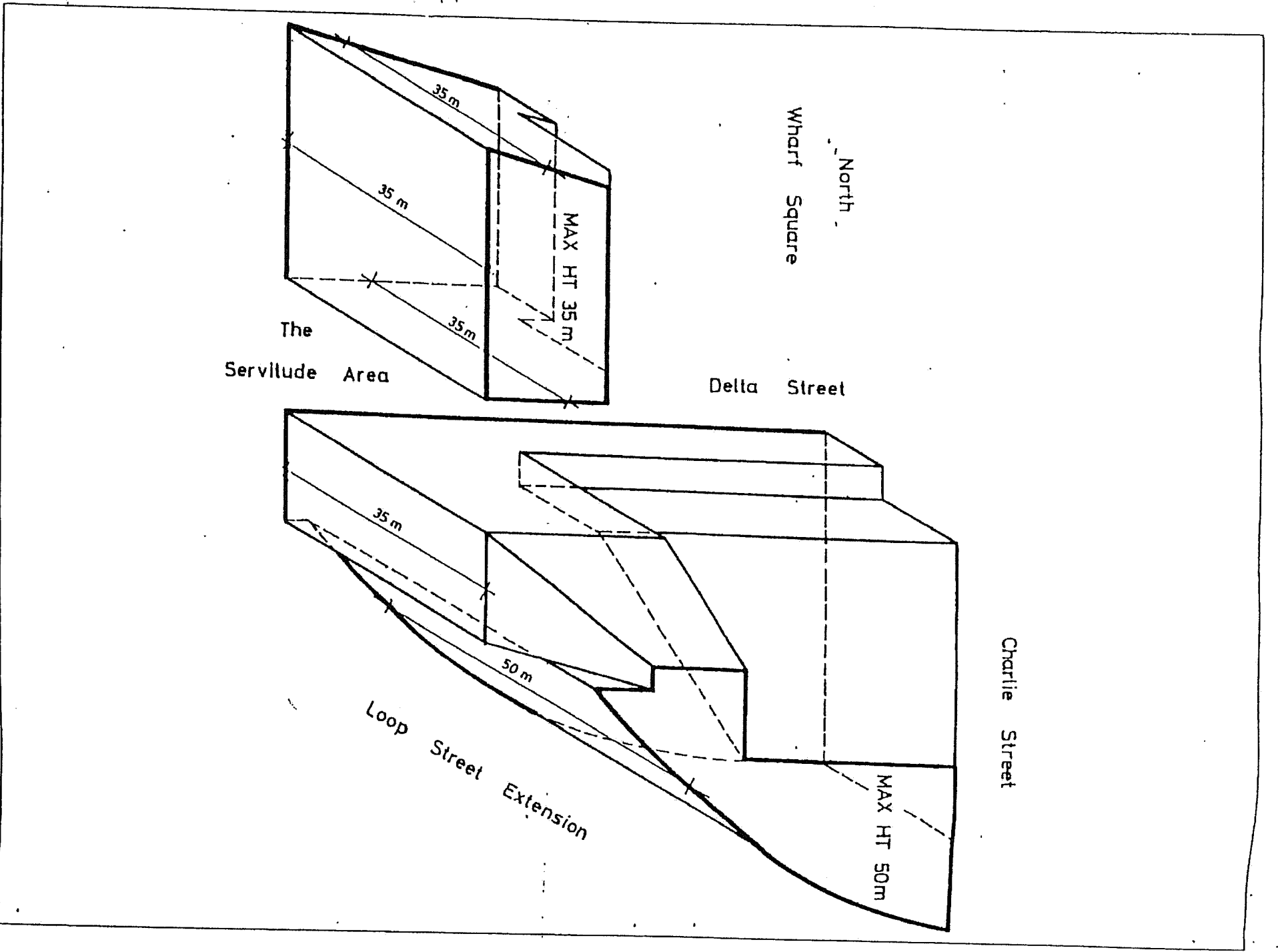
2.3.5 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof on portion C2 abutting Echo Way, North Wharf Square or the servitude area shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street or square, any ground abutting such street or square, or the servitude area, which line shall be at the following heights above ground level:

The servitude area:	35 m
Echo Way:	35 m
North Wharf Square (east)	25 m
North Wharf Square (west)	35 m

2.3.6 Vehicular access and egress to and from portion C1 shall be by way of Charlie Street and/or Delta Street and the servitude area, and shall be to the satisfaction of Council.

FIGURE A4d

Block C: Building envelope: Axonometric projection



- 2.3.7 Vehicular access and egress to and from portion C2 shall be by way of Charlie Street and/or Delta Street and the servitude area, and shall be to the satisfaction of Council.
- 2.3.8 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site for example in the case of office use a maximum of one bay for every 50 m² of Actual Floor Area is required.
- 2.3.9 No parking, garaging or loading areas within any building on block C shall be permitted at ground storey level within 10 m from any street boundary or ground abutting such street boundary, servitude of public right-of-way or public place.
- 2.3.10 Prior to the submission of building plans and/or a subdivision application for Block C, a Site Development Plan indicating the proposed development intentions for the whole of Block C shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.
- 2.3.11 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.
- 2.3.12 Colonnades shall be provided along the facades of all buildings on portion C1 abutting Loop Street Extension, Charlie Street, Delta Street and the servitude area.
Colonnades shall be provided along the facades of all buildings on portion C2 abutting Echo Way and North Wharf Square.
- 2.3.13 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.3.14 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered by the Council in respect of the servitude area between portions C1 and C2 of Block C, which area shall be zoned Street Purposes Use Zone.
- 2.3.15 Any development other than a parking garage which undersails the servitude area shall for the purposes of calculation be included in the Permissible Floor Area allowed in paragraph 2.3.2 above.
- 2.3.16 The location of any development over the Servitude Area shall be to the satisfaction and approval of Council.
- 2.3.17 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.3.18 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.3.19 In the event of an hotel being developed on any site on Block C, all parts of such hotel shall be included for the purposes of calculation in the total Peninsula Floor Area.

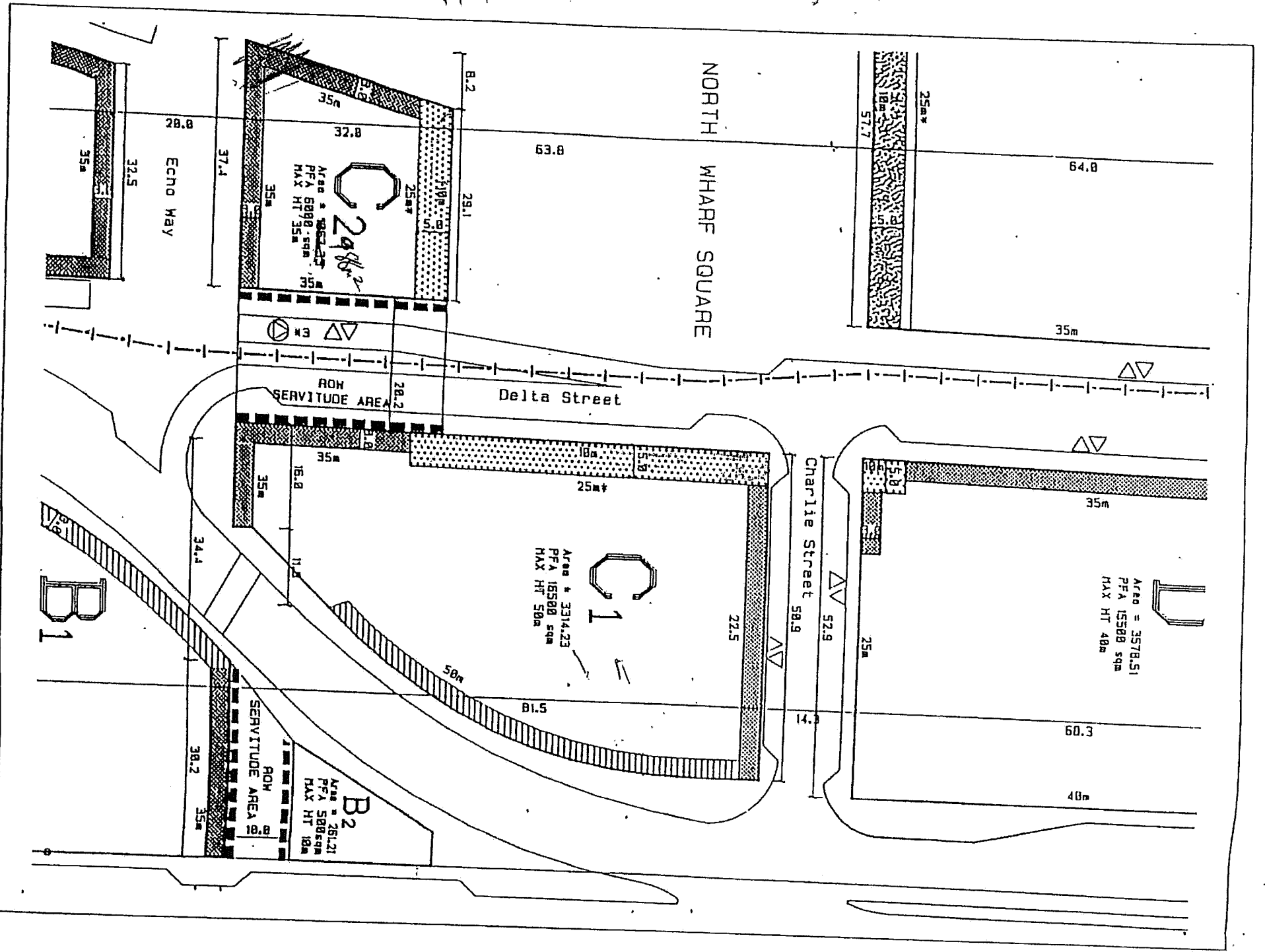


FIGURE A4 Block C: Site plan and development rights

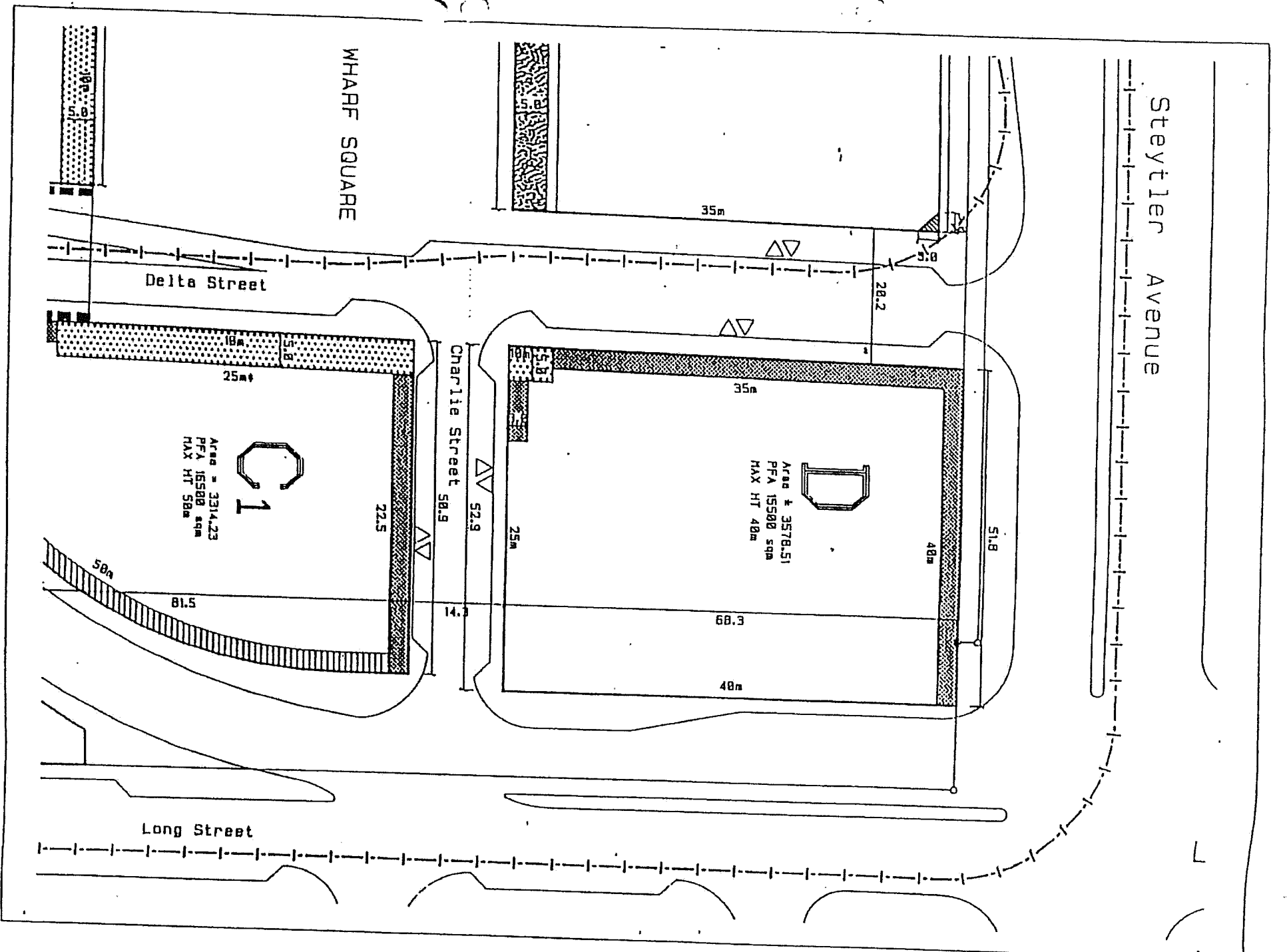


FIGURE A5 Block D: Site plan and development rights

2.4 BLOCK D: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

The following provisions shall be applicable to Block D following the imposition thereof of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

2.4.1 The Site designated as Block D on Plan TPR 11746 (Figure A1 and Figure A5) shall be zoned General Business Use Zone, Subzone B6.

2.4.2 The Permissible Floor Area for the site designated as Block D shall not exceed 15500 m².

2.4.3 No building in Block D shall exceed 40 m in height.

2.4.4 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof in Block D abutting Charlie Street, Delta Street, Coen Steyler Avenue, or Long Street shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street or any ground abutting such street, which line shall be at the following heights above ground level:

Charlie Street:	25 m
Delta Street:	35 m
Long Street:	40 m
Coen Steyler Avenue:	40 m

2.4.5 Vehicular access and egress to and from Block D shall be by way of Charlie Street and/or Delta Street, and shall be to the satisfaction and approval of Council.

2.4.6 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site for example in the case of office use a maximum of one bay for every 50 m² of Actual Floor Area is required.

2.4.7 No parking, garaging or loading areas within any building on Block D shall be permitted at ground storey within 10 m from any street boundary or ground abutting such street boundary, servitude of public right-of-way or public place.

2.4.8 Prior to the submission of building plans and/or a subdivision application for Block D, a Site Development Plan indicating the proposed development intentions for the whole of Block D shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.

2.4.9 Building Plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.

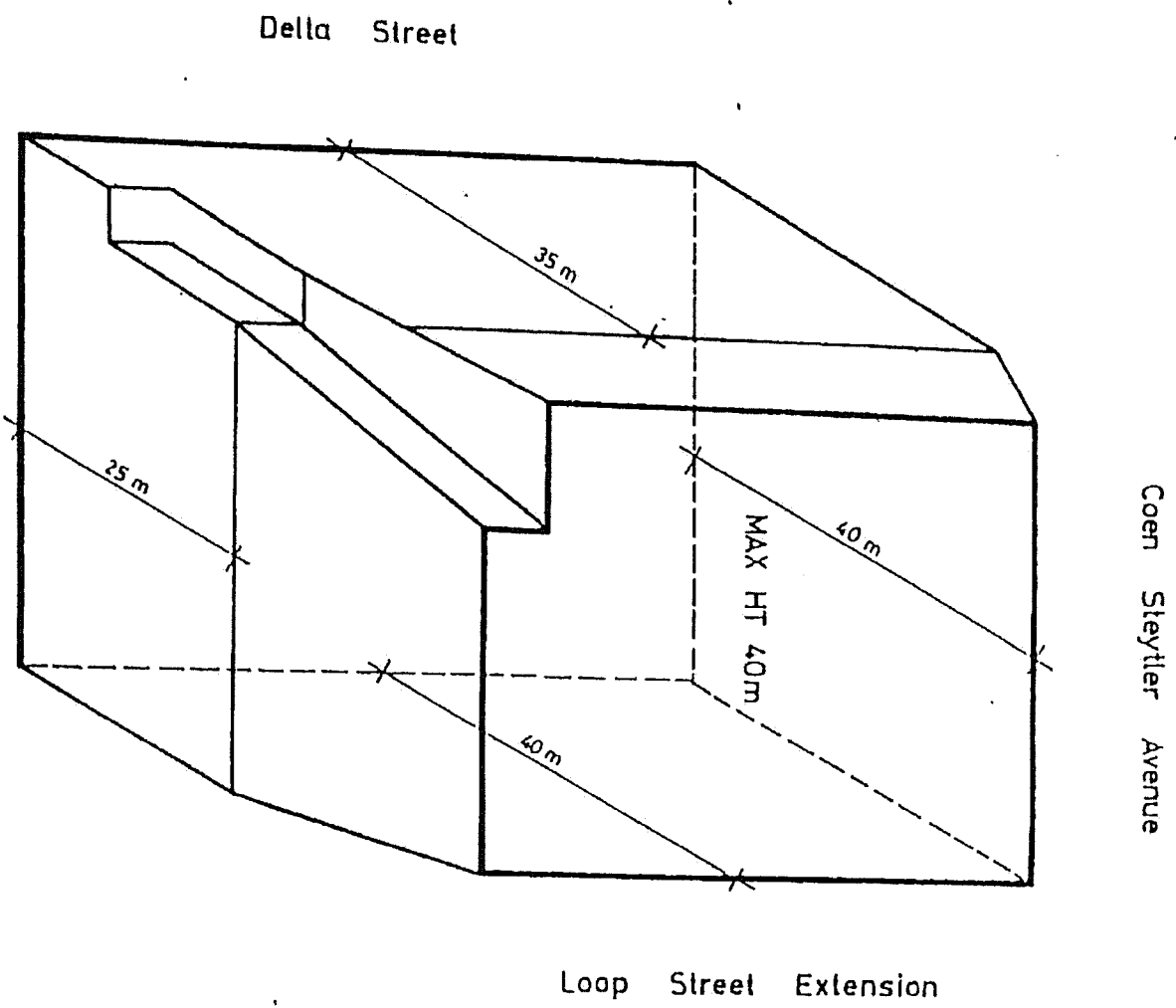
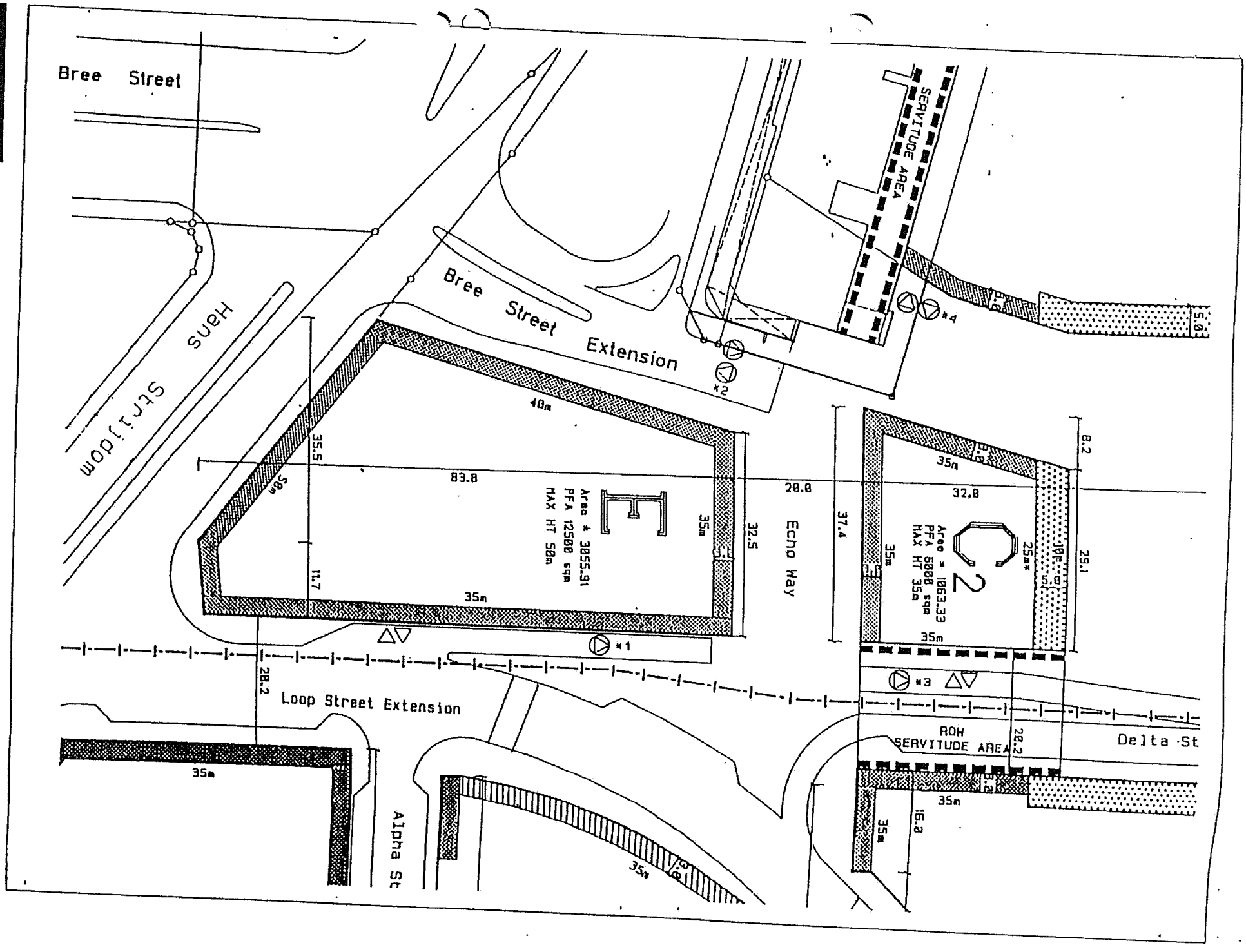


FIGURE A5a

Block D: Building envelope: Axonometric projection

- 2.4.10 Colonnades shall be provided along the facades of all buildings on Block D abutting Coen Steyrler Avenue, Delta Street and Charlie Street, as set out in Plan TPR 11747, and figure A5.
- 2.4.11 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.4.12 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.4.13 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.4.14 In the event of an hotel being developed on any site on Block D, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

FIGURE A6 Block E: Site plan and development rights



2.5 BLOCK E: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

The following provisions shall be applicable to Block E following the imposition thereon of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

2.5.1 The Site designated as Block E on Plan TPR 11746 (Figure A1 and Figure A6) shall be zoned General Business Use Zone, Subzone B6.

2.5.2 The Permissible Floor Area for the site designated as Block E shall not exceed 12500 m².

2.5.3 No building in Block E shall exceed 50 m in height.

2.5.4 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof in Block E abutting Hans Strydom Avenue, Loop Street Extension, Bree Street Extension or Echo Way shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the street or any ground abutting such street which line shall be at the following heights above ground level:

Hans Strydom Avenue:	50 m
Loop Street Extension:	35 m
Bree Street Extension (stub):	40 m
Echo Way:	35 m

2.5.5 Vehicular access and egress to and from Block E shall be by way of Loop Street Extension.

2.5.6 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site for example in the case of office use a maximum of one bay for every 50 m² of Actual Floor Area is required.

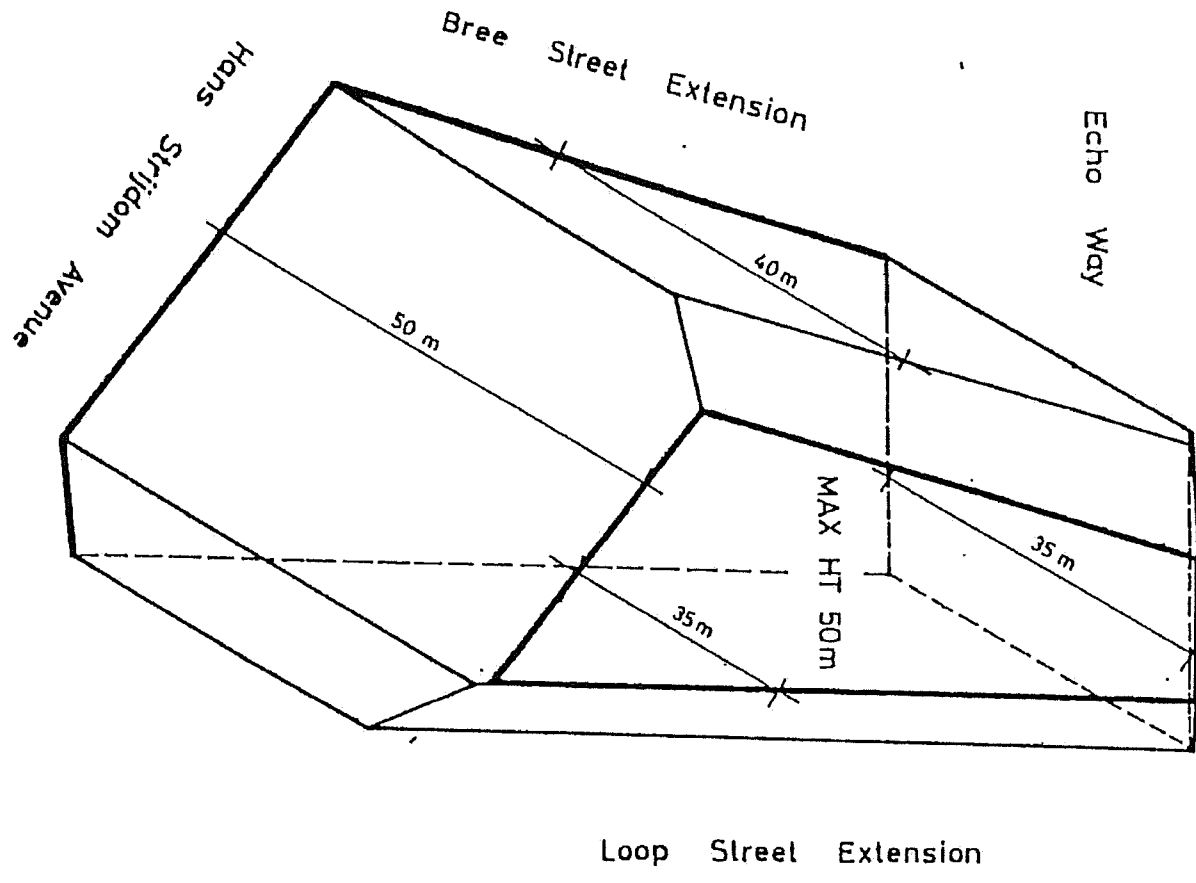
2.5.7 No parking, garaging or loading areas within any building on Block E shall be permitted at ground storey level within 10 m from any street boundary, ground abutting such street boundary, servitude of public right-of-way or public place.

2.5.8 Prior to the submission of building plans and/or a subdivision application for Block E, a Site Development Plan indicating the proposed development intentions for the whole of Block E shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.

2.5.9 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.

FIGURE A6d

Block E: Building envelope: Axonometric projection



2.5.10 Colonnades shall be provided along the facades of all buildings on Block E abutting Hans Strydom Avenue, Bree Street Extension, Echo Way and Loop Street Extension.

2.5.11 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.

2.5.12 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.

2.5.13 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.

2.5.14 In the event of an hotel being developed on any site on Block E, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

2.6 BLOCK F: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

Note: For information only -
Block F is privately owned and is not on tender

The following provisions shall be applicable to Block F and the Servitude Area following the imposition thereon of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned.

The provisions concerned are:

2.6.1 The Site designated as Block F on Plan TPR 11746 (Figure A1 and Figure A7) shall be zoned General Commercial Use Zone, Subzone C6. That portion of Block F accommodating a public right of way servitude shall be zoned Street Purposes Use Zone.

* 2.6.2 The Permissible Floor Area for the site designated as Block F shall not exceed 35000 m². **31,000 m²**

* 2.6.3 No building on Block F shall exceed 50 m in height. **61m**

2.6.4 Notwithstanding any conditions referring to building heights, no point of any building or facade or part thereof in Block F abutting North Wharf Square shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and North Wharf Square, or any ground abutting North Wharf Square, which line shall be 25 m above ground level.

2.6.5 Vehicular access to and egress from Block F shall be by way of Brece Street Extension. The detailed design of such access and egress shall be the subject of an agreement between the owner of Block F and Council. Access only to Block F shall be permitted from Buitengracht Street.

2.6.6 The points of access and egress to Block F shall be to the satisfaction and approval of Council and the approval of the Provincial Roads Engineer.

N/A 2.6.7 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site, for example in the case of office use a maximum of one bay for every 60 m² of Actual Floor Area is required.

2.6.8 Prior to the submission of building plans and/or a subdivision application for Block F, a Site Development Plan indicating the proposed development intentions for the whole of Block F shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.

2.6.9 Any development which oversails or any development other than a parking garage which undersails the servitude area shall for the purposes of calculation be included in the Permissible Floor Area allowed in terms of paragraphs 2.6.2 above.

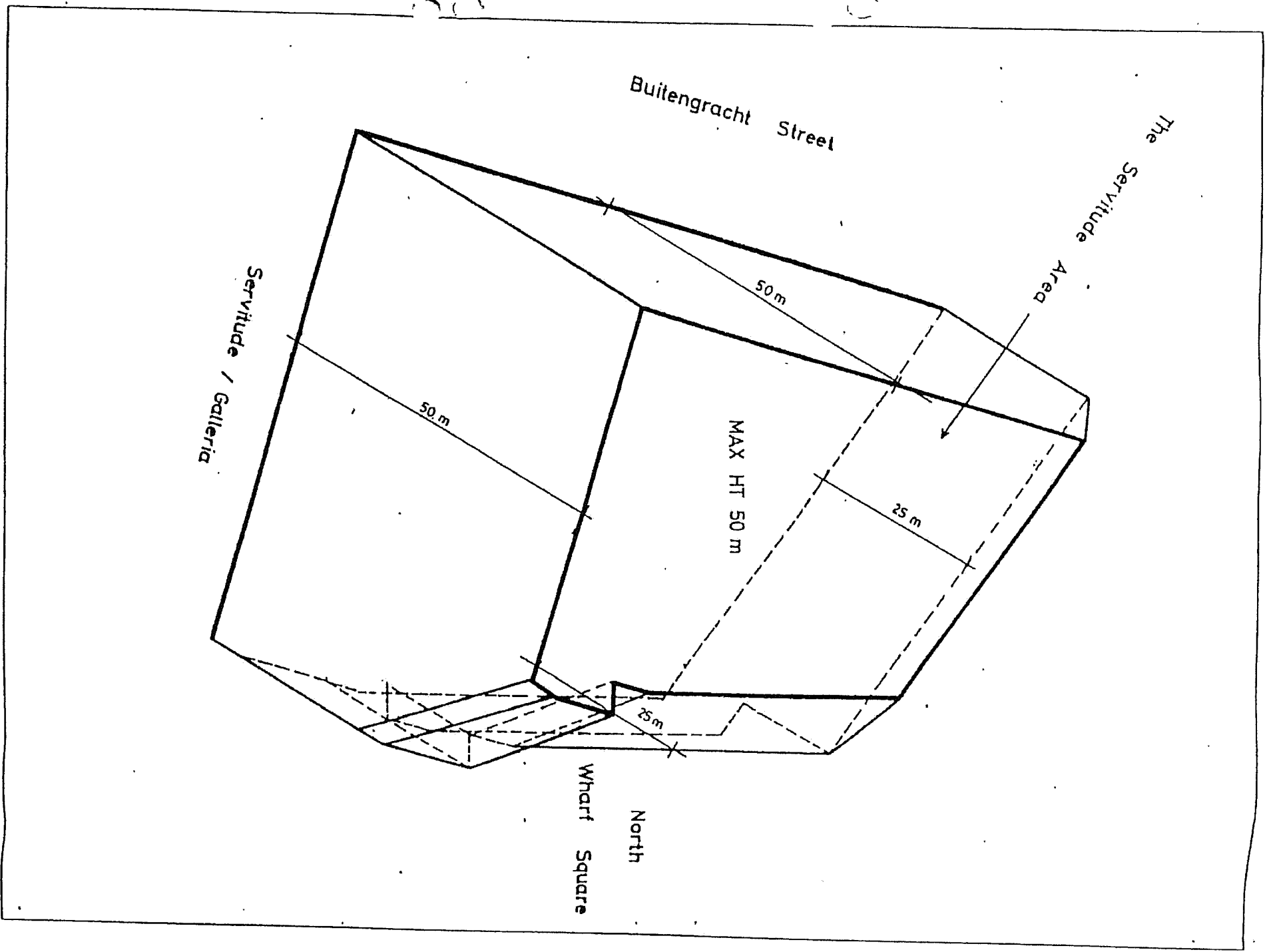


FIGURE A7a

Block F: Building envelope: Axonometric projection

- 2.6.10 No development overstealing the servitude area shall exceed a footprint of 1200 m².
- 2.6.11 The exact location of such a footprint over the servitude area shall be to the satisfaction and approval of Council.
- 2.6.12 Notwithstanding any provision referring to building heights no development overstealing the servitude area and within the footprint as stipulated in paragraph 2.6.10 and 2.6.11 shall exceed 50 m in height.
- 2.6.13 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof which does not form part of the development overstealing the servitude area but abuts the servitude area shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the servitude area boundary or any ground abutting the servitude area boundary which line shall be 25 m above ground level.
- 2.6.14 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.
- 2.6.15 Colonnades shall be provided along the facades of all buildings on Block F abutting North Wharf Square and the servitude area.
- 2.6.16 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.6.17 No parking, garaging or loading areas within any building on Block F shall be permitted at ground floor level within 10 m from any street boundary, servitude of public right-of-way or public place.
- 2.6.18 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.6.19 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.6.20 In the event of an hotel being developed on any site on Block F, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

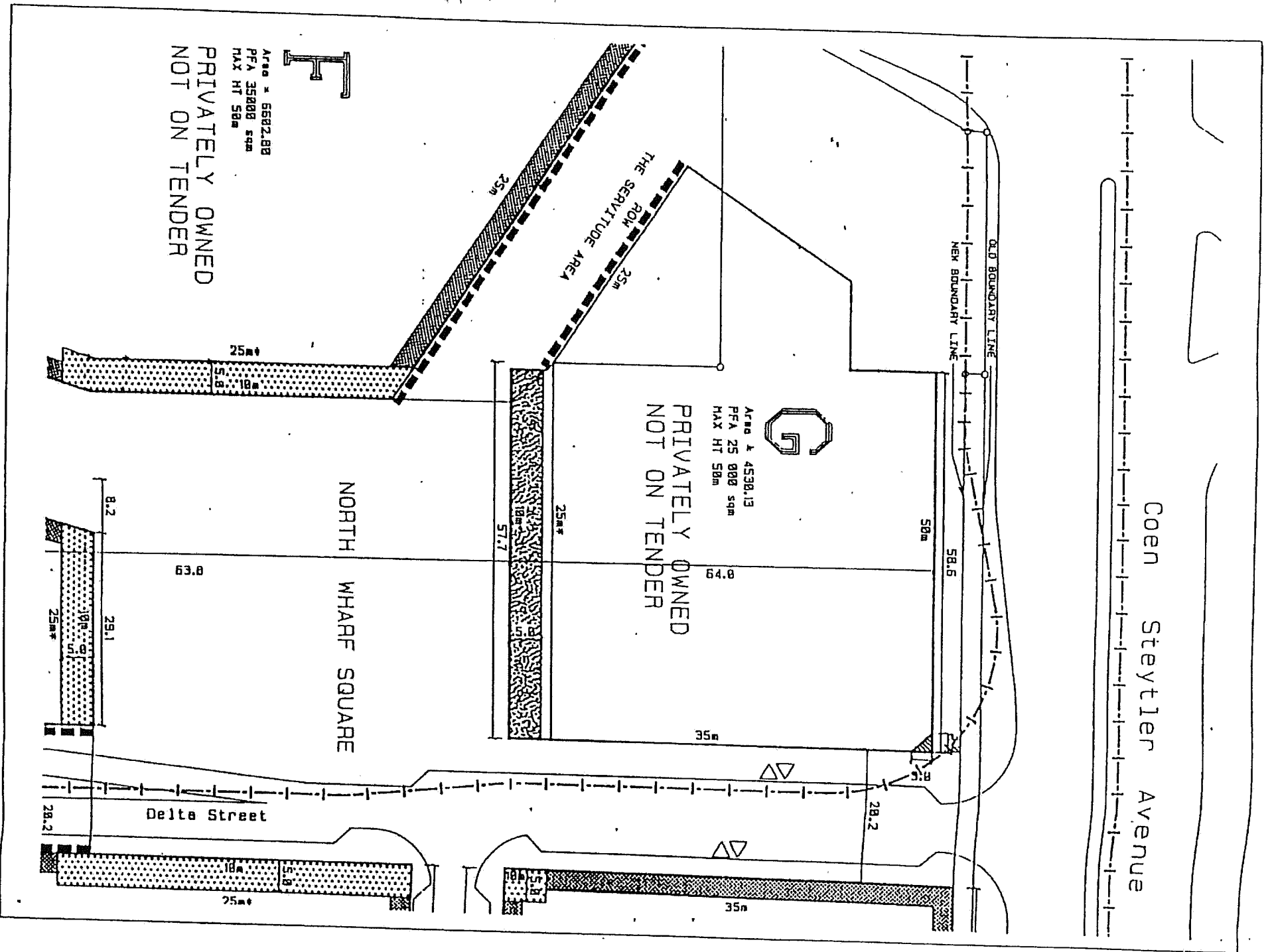


FIGURE A8

Block G: Site plan and development rights

2.7 BLOCK G: DEVELOPMENT RIGHTS AND ZONING PROVISIONS

Note: For information only -
Block G is privately owned and is not on tender.

The following provisions shall be applicable to Block G, following the imposition thereof of a Substitution Scheme, and in the event of any such provision and a provision of the Council's Zoning Scheme being in conflict, the provisions of this section shall apply unless specifically otherwise mentioned. The provisions concerned are:

- 2.7.1 The Site designated as Block G on Plan TPR 11746 (Figure A1 and Figure A8) shall be zoned General Commercial Use Zone, Subzone C6.
- 2.7.2 The Permissible Floor Area for the site designated as Block G shall not exceed 25000 m².
- 2.7.3 No building on Block G shall exceed 50 m in height.
- 2.7.4 Notwithstanding any conditions referring to building heights, no point of any building or facade or part thereof in Block G abutting North Wharf Square shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and North Wharf Square, or any ground abutting North Wharf Square, which line shall be 25 m above ground level.
- 2.7.5 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof of Block G abutting Delta Street shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and Delta Street, or any ground abutting Delta Street, which line shall be 35 m above ground level.
- 2.7.6 Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof which does not form part of the development oversailing the Servitude Area but abuts the Servitude Area shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and the servitude area boundary or any ground abutting the servitude area which line shall be 25 m above ground level.
- 2.7.7 Vehicular access and egress to and from Block G shall be by way of Delta Street, and shall be to the satisfaction of Council.
- 2.7.8 Any costs incurred in the securing of access or egress to Block G shall be borne by the owner of the block or portion of such block, the detailed design of which access or egress shall be to the satisfaction of Council.
- 2.7.9 In addition to the parking provisions in Council's Scheme Regulations, parking shall be provided on site, for example in the case of office use a maximum one bay for every 60 m² of Actual Floor Area is required.

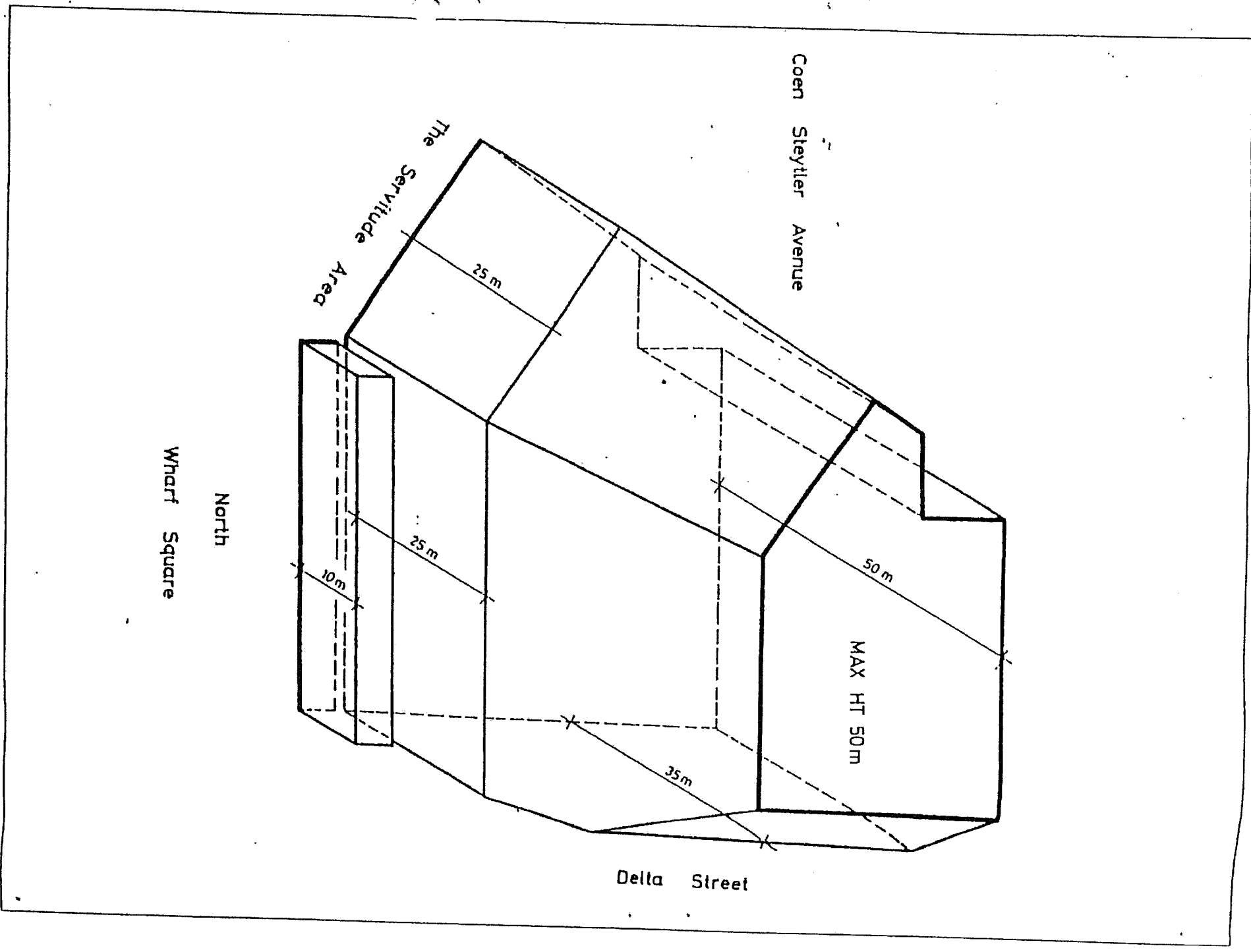


FIGURE A8d

Block G: Building envelope: Axonometric projection

- 2.7.10 Prior to the submission of building plans and/or a subdivision application for Block G, a Site Development Plan indicating the proposed development intentions for the whole of Block G shall be submitted to Council for its approval, which Site Development Plan shall contain the information set out in the Addendum A entitled "Site Development Plan" which forms part of this document.
- 2.7.11 Building plans shall be generally in conformity with the Urban Design Guidelines as set out on Plan TPR 11747 (Figure A9) and as described in the Addendum B entitled "Urban Design Definitions" which forms part of this document.
- 2.7.12 Colonnades shall be provided along the facades of all buildings on Block G abutting North Wharf Square.
- 2.7.13 A servitude of public right-of-way, the terms of which shall be to the satisfaction and approval of Council, shall be registered in respect of all areas covered by colonnades.
- 2.7.14 No parking, garaging or loading areas within any building on Block G shall be permitted at ground floor level within 10 m from any street boundary, ground abutting such street boundary, servitude of public right-of-way or public place.
- 2.7.15 Prior to the submission of building plans, a landscape plan shall be submitted to Council for its approval, showing the location and type of planting and hard landscaping which is intended for the site.
- 2.7.16 All landscaping shall comply with the approved plan, shall be implemented not later than six months following the approval of building plans, and shall be maintained at the owner's cost to the satisfaction of Council.
- 2.7.17 In the event of an hotel being developed on any site on Block G, all parts of such hotel shall be included for the purposes of calculation in the total Permissible Floor Area.

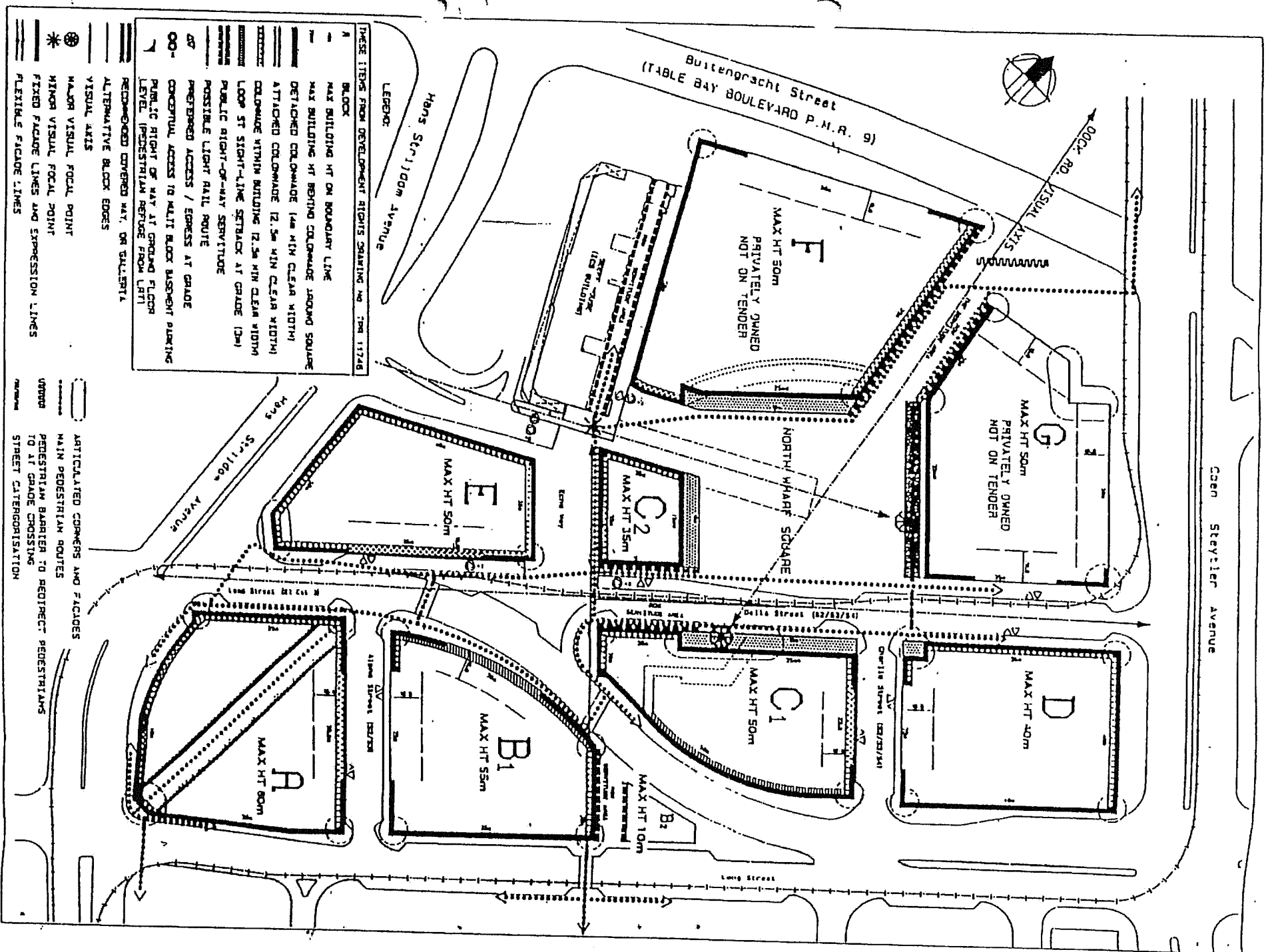


FIGURE A9 Urban Design Guidelines

ADDENDUM A:
CONTENTS OF A SITE DEVELOPMENT PLAN

Prior to the submission of building plans for development on any block and/or a subdivision application, a Site Development Plan indicating the proposed development intentions for the whole of such block shall be submitted to Council for its approval. Such a Site Development Plan shall contain the information set out below.

- A.1 A drawing at the scale of 1:500 showing all abutting city blocks, and showing the relationship between the site and any abutting roads, servitude areas, public places, and other existing buildings.
- A.2 The boundaries of the site, and any servitudes affecting it, together with the location of all services on or adjacent to the site and any special subsurface or geotechnical elements affecting it;
- A.3 The extent of the PFA (Permissible Floor Area) proposed for immediate development, and the distribution of the remainder of the PFA across the remainder of the block or site concerned, or, in the event of a subdivision application, the proposed division of the floorspace entitlement;
- A.4 Any subdivisions or servitudes proposed for the site;
- A.5 Points of vehicular access and egress serving the development site, and serving any abutting undeveloped remainder;
- A.6 Pedestrian access onto or across the site or block concerned, in particular the servitude right-of-way through the site, if applicable;
- A.7 The layout of parking, loading bays and circulation routes of traffic on-site, together with the total number of such bays to be provided.
- A.8 Heights of the existing adjacent buildings and of the proposed buildings.
- A.9 The location and dimensions of any colonnades.
- A.10 The uses proposed for all buildings or parts thereof.
- A.11 A three-dimensional diagram of the massing and facade articulation of the proposed scheme, if any, in the context of any surrounding development.
- A.12 The planting and hard landscaping proposals for the site.
- A.13 The Site Development Plan shall also indicate the location of the applicable urban design elements referred to in the Urban Design Guidelines, and any other design or architectural features considered appropriate.

ADDENDUM B: URBAN DESIGN DEFINITIONS

These definitions are applicable to and should be read with plan TPR 11747 (Figure A9).

- "colonnade "**
A covered pedestrian walkway attached to, detached from, or within any building.
- "visual axis "**
An uninterrupted line of vision, for a pedestrian or motorist, through the built fabric of the city to a particular visual focal point or view.
- "visual focal point "**
A feature, either natural, architectural or landscape, which serves as a visual point of interest.
- "flexible facade line "**
A generally continuous line represented by the vertical plane of a building facade, which may be set back from the cadastral boundary of the site/block by preferably not more than 10 m.
- "fixed facade line "**
A generally continuous line represented by the vertical plane of a building facade, which, preferably for a minimum of 75% of its length, coincides with the cadastral boundary of the site/block or the internal edge of an attached/detached colonnade.
- "articulated corner "**
Identified corners of blocks or sites where it is recommended that architectural articulation beyond the perpendicular expression of such corner is desired.
- "articulated facades "**
A point on the facade of a building where the abutting city grid and adjacent buildings, or buildings across the adjacent street, should be recognised in the design of facade articulation at this point.
- "main pedestrian routes "**
The desired main pedestrian routes through the precinct.
- "architectural expression lines "**
Architectural articulation on the facade of any building that separates the base from the main body, and the main body from the roof of that building, which may include mouldings, set-backs, changes in materials and changes in fenestration patterns.

ADDENDUM C: EXTRACT FROM COUNCIL'S ZONING SCHEME

NOTE: For full details, the Zoning Scheme must be consulted.

* Classification of buildings

14(1) Every building shall for the purposes of the Scheme be classified in terms of section 2 into one or more of the following categories -

Block of Flats	Place of Assembly
Builder's Store	Place of Instruction
Business Premises	Place of Worship
Combined Building	Public Garage
Community Residential Building	Residential Building
Double Dwelling House	Restaurant
Dwelling House	Scrap or Salvage Building
Group of Dwelling Houses	Service Station
Industrial Building	Shop
Institution	Show and Exhibition Building
Off-Course Totalisator	Special Building
Outbuilding	Special Industrial Building
	Workshop

(2) Where a building is used for different purposes simultaneously or at different times it shall be deemed to fall into each of the categories concerned.

(3) Where there is doubt or dispute as to the category into which the use of land or a building falls, such building or land shall be deemed, until the contrary is proved, to fall into such category as the Council shall determine, having regard to the intent of the Scheme.

Permitted uses of land and buildings

15(1) In this section:

"use" in relation to land includes the erection thereon of any structure not being a building.

(2) No land falling into a Use Zone (whether or not such land is or is not part of the site of a building) shall be used for a purpose for which a building may not be erected or used on such land; provided that where a building may be erected or used for a particular purpose on land with the consent of the Council, such land may be used for such purpose with such consent.

(3) The categories of buildings which -

- (a) may be erected or used; and
- (b) may be erected or used only with the consent of the Council, in each of the Use Zones specified in Column 1 of the following Table are prescribed in Columns 2 and 3 respectively of this Table -

TABLE : BUILDINGS PERMITTED IN VARIOUS USE ZONES

Use Zone	Buildings Permitted	Buildings permitted only with the consent of Council
1	2	3
Single Dwelling	Dwelling Houses	Double Dwelling Houses
Residential		Places of Instruction Places of Worship
Intermediate Residential	Double Dwelling Houses Dwelling Houses	Groups of Dwelling Houses Places of Instruction Places of Worship
Grouped Dwellings	Double Dwelling Houses Dwelling Houses	Places of Instruction Places of Worship
Residential	Groups of Dwelling Houses	
General Residential	Blocks of Flats Double Dwelling Houses Dwelling Houses	Institutions Places of Instruction
	Groups of Dwelling Houses	
	Places of Worship Residential Buildings	
Special Business	Blocks of Flats Business Premises Double Dwelling Houses	Builder's Store Off-Course Totalisator Places of Assembly
	Dwelling Houses	Public Garages
	Groups of Dwelling Houses	Restaurants
	Institutions	Service Stations
	Places of Instruction	
	Places of Worship	
	Residential Buildings	
	Shops	
	Workshops, subject to sub-section (4) below	

Use Zone	Buildings Permitted	Buildings permitted only with the consent of Council
1	2	3
General	Blocks of Flats	Builder's Store
Business	Business Premises	Off-Course Totalisator
	Double Dwelling Houses	Public Garages
	Dwelling Houses	Service Stations
	Groups of Dwelling Houses	
	Institutions	
	Places of Assembly	
	Places of Instruction	
	Places of Worship	
	Residential Buildings	
	Restaurants	
	Shops	
	Workshops, Subject to sub-section (4)	
General	Blocks of Flats	Buildings
Commercial	Builder's Store	Service Stations
	Double Dwelling Houses	
	Dwelling Houses	
	Groups of Dwelling Houses	
	Industrial Buildings	
	Institutions	
	Places of Assembly	
	Places of Instruction	
	Places of Worship	
	Public Garages	
	Residential Buildings	
	Restaurants	
	Shops	
	Workshops	
General	Builder's Store	Blocks of Flats
Industrial	Industrial Buildings	Business Premises
	Public Garages	Double Dwelling Houses
	Scrap or Salvage Buildings	Dwelling Houses
	Workshops	Groups of Dwelling houses
		Institutions
		Off-Course Totalisator
		Places of Assembly
		Places of Instruction
		Places of Worship
		Residential Buildings
		Restaurants

		Special Industrial
		Buildings
		Service Stations
		Shops
Use Zone	Buildings Permitted	Buildings permitted only with the consent of Council
1	2	3
Noxious Industrial	Special Industrial Buildings	Business Premises Industrial Buildings
		Off-Course Totalisator
		Public Garages
		Service Stations
		Workshops
Show and Exhibition	Show and Exhibition Buildings	Any
Public		
Open Space	None	Any
Street		
Purposes	None	Any
Community	None	Community Residential
Facilities	Building	Institutions
		Places of Worship and any building intended to be used for a purpose which is ancillary or incidental to the purpose for which any of the aforesaid buildings may be erected or used.
Undetermined	None	Double Dwelling Houses Dwelling Houses

(4) Except with the consent of the Council, no building which is or is used as a Workshop in which panel beating, sheet metal working, sand blasting, joinery, fitting of exhaust systems to motor vehicles, mechanical engineering, forging, fire-glassing, galvanising or vulcanising activities take place, shall be permitted in a Special or General Business Use Zone.

(5) Where an area is depicted on the Map as being zoned or reserved for governmental, municipal, educational, ecclesiastical or other specified purposes, such area shall be deemed to fall into a Use Zone in which buildings may, with the consent of Council, be erected and used for such purposes only."

ANNEXURE 2: TECHNICAL PARAMETERS FOR THE NAVIGABLE CANAL AND LIGHT RAIL TRANSIT PROPOSALS

A 2.1 The Navigable Canal Proposal

By 'Canal' is meant the proposed navigable canal from Erf 9588, opposite the Queen's Hotel, to North Wharf Square, designed, insofar as feasible, to permit extension within the site or beyond. The design parameters of the canal are set out in the Council's Navigable Canal Study of December 1993, and the key elements are as follows:

1. Canal water level is identical to that in the V&A Waterfront and is set at $\pm 3,5$ m MSL. When completed, the canal would contain circulating sea water.
2. The canal would cross Buitengracht without locks: the only lock is at its junction with the sea at the V&A New Basin.
3. The dimensions of the design vessels are as follows: vessel draught: 0,60 m; beam 3,34 m; vessel length: Water Taxi 8,60 m; Waterbus 14,70 m.
4. Typically, canal depth is 2,0 m and width 10,0 m.

A 2.2 The Light Rail proposal

By 'LRT' is meant the proposed light rail transit system from the CBD main railway station to and through the V&A Waterfront. This system should be able to be extended as and when necessary, eg. to be linked to Sea Point to the north and Oulemborg to the south. The geometric design parameters of the LRT are set out in the Council's Light Rail Study of May 1994 and the key elements are as follows:

General Characteristics

Route length:	Approximately 2,75 km and therefore approximately 5,5 km of track required
ROW:	Mostly shared with normal traffic
Gauge:	1065 mm (South African standard gauge, so SARCC tracks could be shared)
Station spacing:	Approximately 500 m apart: namely, Cape Town Station/Thibault Square; ICS Power Station site/Coen Steytler Avenue, V&A Gateway Precinct, V&A Pierhead /Porswood
Platform length:	40 m
Platform height:	Low
Operating characteristics:	
Average operating speed:	20 km/h
Minimum headways:	120 s (ie, 30 per hour)
Maximum capacity:	8 000 places/hour/direction
Vehicle control:	Manual/signal
Fare collection:	At station
Dwell time at station:	15 to 25 seconds

Geometric design characteristics

These are being further investigated by consultants Hawkins Hawkins and Osborn, and will be finalised later in 1994.

Victoria and Alfred Waterfront Company: New Basin Precinct Plan.
Prepared by MLH Architects and Planners, Cape Town, October 1991.

Victoria and Alfred Waterfront Company: Gateway Precinct Plan. Prepared
by MLH Architects and Planners, Cape Town, February 1992.

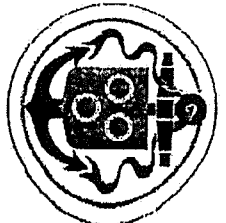
The following are out of print, but copies can be arranged.

Cape Town City Council, City Engineer's Department: A Pedestrian Network
for Central Cape Town. Cape Town, 1985.

Cape Town City Council, City Engineer's Department: Greening the City:
Open Space and Recreation Plan for Cape Town. Cape Town, 1982.

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Herzogenboulevard 12
Postbus 1894
Kaapstad 8000
Tel: 52-0956 CEECT SA
Fax: (021) 419 7096



CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT
STAD KAAPSTAD
DEPARTEMENT VAN DIE
STADSBEPLANNER

Mrs E Gerber
400 2466
SE 14155/1 (8447)

Asst. Director Surveys &
Land Information (Surveys & Mapping)
(Atten.: Mr E van Dyk)

Dear Sir

SUBDIVISIONAL APPROVAL VARIOUS ERVEN CAPE TOWN, COEN
STEYTLER & HANS STRIDOM AVENUES, LONG STREET & TABLE
BAY BOULEVARD: I C S DEVELOPMENT:
LAND OWNER: C.C.C.:

1. Your application reference Job No.28/94 dated 1994-09-12 refers.

2. In terms of Section 25(1) of the Land Use Planning Ordinance No.15 of 1985 approval is hereby granted to the subdivision of the abovementioned property as depicted on the attached plan of subdivision SE 14155/1 which bears Council's stamp of approval dated 1895-07-27.
The validity of this approval is 5 years from the said date subject to the provisions of Section 27 of the said Ordinance.

3. EXTENT OF APPROVAL: This approval authorises the subdivision of the property described as Erf 148343 Cape Town on the attached plan of subdivision reference SE 14155/1 into 9 Portions, Remainder and Remainder Road.

CONDITIONS OF APPROVAL: In terms of Section 42 of Ordinance 15 of 1985 this approval is subject to the conditions appearing hereunder and those set out in the attached Annexures A and B.

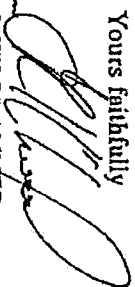
4. REGULATIONS: Each portion of the subdivision is subject to the following regulations published in Provincial Notice 1049 of 1988 in terms of Section 7(2) of Ordinance 15 of 1985:

a) The Road Bank and Services Clause Reg. Nos 3.5.1 and 3.5.2

5. DECLARATION OF ZONINGS:

5.1 See Annexure B.

5.2 Substitution Scheme: Upon confirmation of this subdivision or part thereof the provisions of Section 22(2) and 23(3) of the Land Use Planning Ordinance shall apply.

Yours faithfully

CITY PLANNER

c.c. Surveyor General
Valuations

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5. GENERAL SERVITUDE RIGHTS OF WAY:

5.1 The areas hatched on Plan SE 14155/1 attached represent the horizontal positions of General Servitude rights of way (see note 4 on plan) which must be registered as follows:-

- A minimum width of 2,5m must be registered over Portion A as shown in favour of the Municipality of Cape Town.
- Minimum widths of 2,5m and 3,0m as shown must be registered over Portion B in favour of the Municipality of Cape Town.
- Minimum widths of 2,5m, 3,0m and 4,0m as shown must be registered over Portion C in favour of the Municipality of Cape Town.
- A minimum of 2,5m and 4,0m as shown must be registered over Portion D in favour of the Municipality of Cape Town.
- A minimum of 2,5m as shown must be registered over Portion E in favour of the Municipality of Cape Town.
- A minimum of 4,0m and a 4,2m splay as shown must be registered over Portion G in favour of the Municipality of Cape Town.

5.2 Such general servitudes as referred to in Condition 5.1 shall stipulate that the vertical parameters of such servitudes shall be determined by amending Notarial Deeds of Servitude subsequent to the completion of buildings on the relevant new erven.

6. DRAINAGE & SEWERAGE:

Developers to note:

The internal roads are to be designed that free flow overland stormwater escape routes are maintained across the site with specific attention being given to entrances to the basements.

*All sewage conditions
have been compiled with.*


CITY PLANNER

*SPR
2011-11-12*

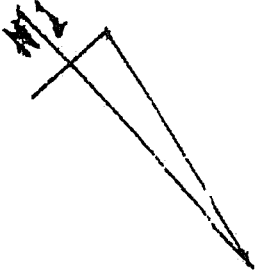
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SE 1471

ES 07E3

Scale 1 : 500

10 0 10 20 30 40 50 Metres



Handwritten: 1995/01/31

Printed (mirrored): Hierdie onderverdeling is goedgekeur deur die Distrikse Owerheid van die Oos-Kaap, onderwerping aan die voorwaarde dat die oorspronklike planne van die Oos-Kaapse Oordelingsraad, 1971, 55 en die veranderinge daartoe uitgesluit word.

Printed (mirrored): The subdivision has been approved by the Council, subject to the condition that the original plans of the Eastern Cape Provincial Council, 1971, 55 and the amendments thereto be excluded.

Printed (mirrored): Namod iherunder. Die Oos-Kaapse Oordelingsraad, 1971, 55 en die veranderinge daartoe uitgesluit word.

Printed (mirrored): Description: 1995/01/31

Printed (mirrored): Toon Christelike kerk

(const)

LOOP ST

(const)

Handwritten: 1995/01/31

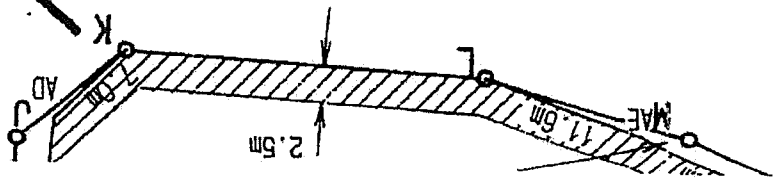
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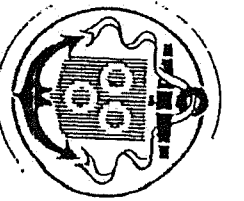
Annexure

F

REPORT

No: 1/96
Ref: TP 2/6: CS,RZ
Date: 1996-01-05

To: The Urban Planning Committee



CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT
STAD KAAPSTAD
DEPARTEMENT VAN DIE
STADSBEPLANNER

APPLICATION FOR AMENDMENT TO SUBDIVISIONAL AREA CONDITIONS IN TERMS OF SECTION 42(3) OF ORDINANCE 15 OF 1985: ERF 155342, 155343 AND 155344 AT CAPE TOWN

1. EXECUTIVE SUMMARY:

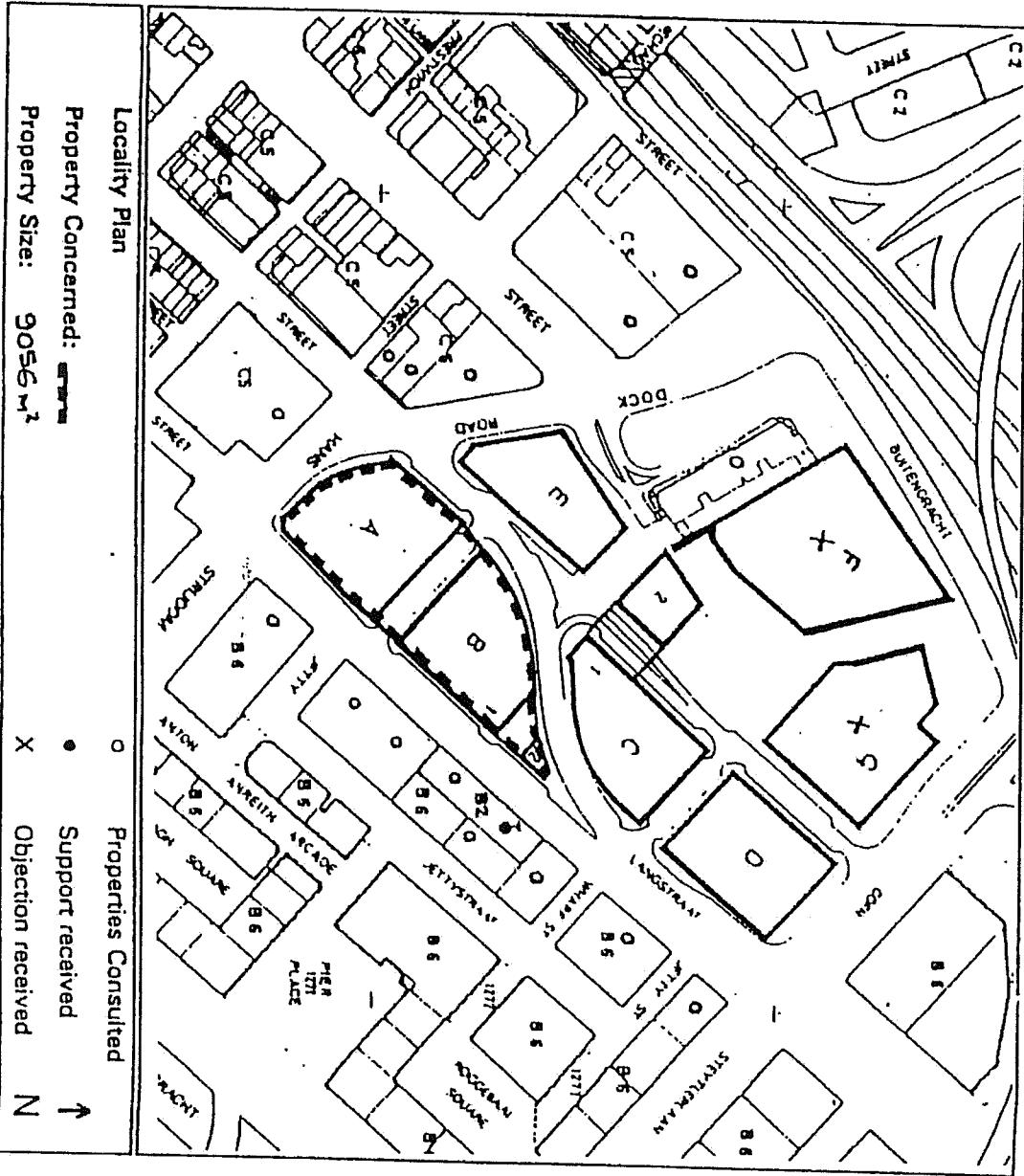
1.1 Existing Zoning: Subdivisional Area

1.2 Proposed Zoning: Amendment of the Subdivisional Area conditions

1.3 The Application: Facilitate the development of the property for hotel, office and retail purposes.

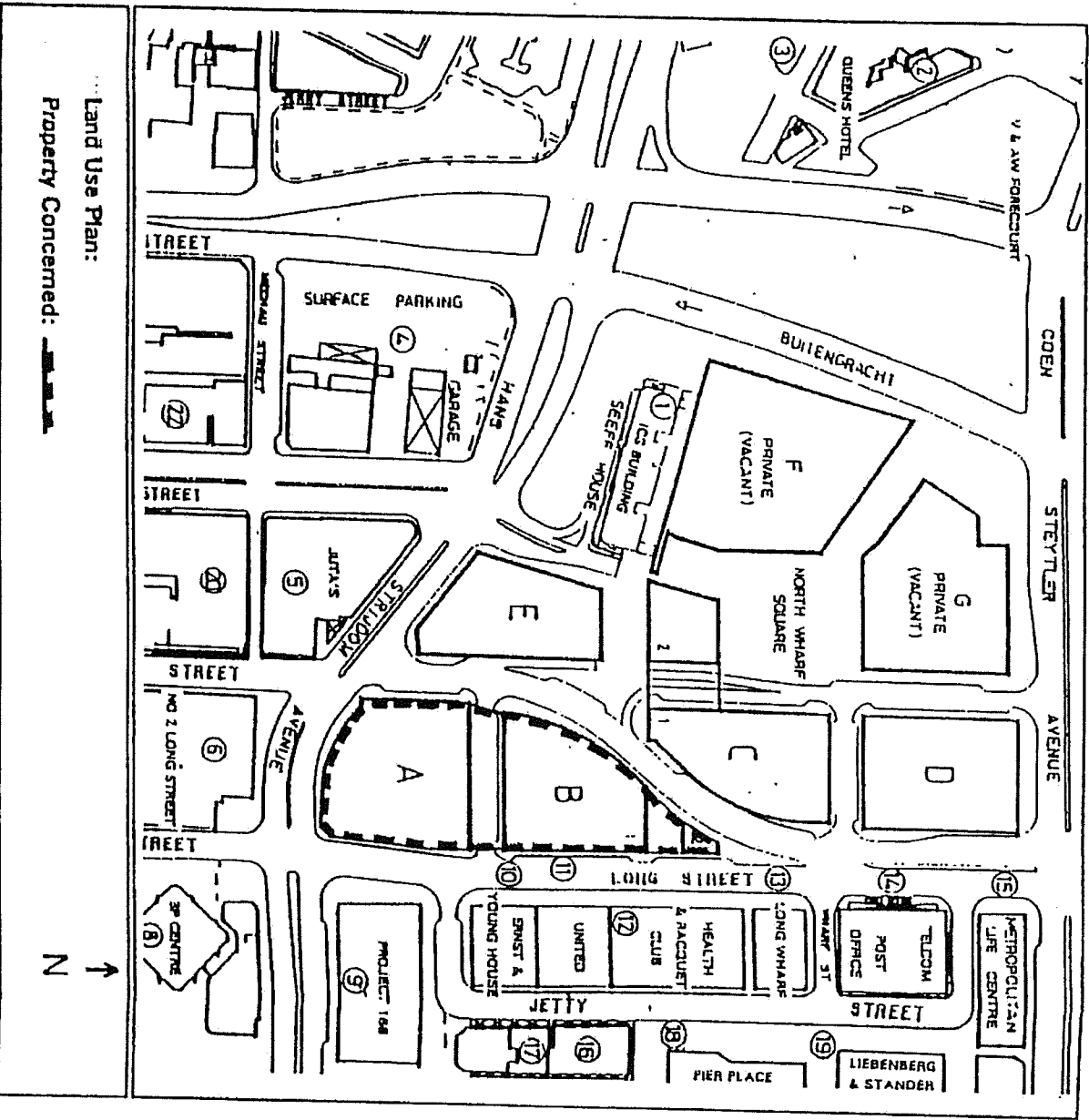
1.4 Recommendation: Recommend the proposed amendments to the Subdivisional Area Conditions to Premier for approval.

1.6 All original documentation will be available to your Committee.



2. BACKGROUND:

- 2.1 The Council owned property in the ICS-Power Station Site Subdivisional Area went to public tender in October 1994. In February 1995 Council resolved not to accept any of the offers received and mandated the Development Coordination team to enter into discussions with tenderers and other parties who expressed interest in developing the site.
- 2.2 An offer by Compagnie Generale de Batiment et de Construction (CBC) for the purchase and development of Blocks A, B and the proposed Alpha street (Erven 155344, 155343 and 155342) was selected as the most attractive.
- 2.3 It was established at this time that an out of hand sale is legal in exceptional cases in terms of the Provincial Circular 4/1993, and Council resolved that this was an exceptional case (Development Coordinators report DC 16/1995 adopted 1995-10-17).
- 2.4 A draft agreement with CBC was finalised and the sale, the consequences of the sale, and the required amendments to the Subdivisional Area conditions to facilitate the proposed development were advertised 1995-1-15.



Land Use Plan:
 Property Concerned: _____

3. APPLICANT'S MOTIVATION FOR THE PROPOSAL

3.1 The Council proposes to finalise the sale of the property to CBC, which includes the amendments to the Subdivisional Area conditions, for the purposes of facilitating the development of two luxury hotels (55 400m²), a corporate office block (11 000m²) for the

BP Head Office and a retail mall (2 600m²).

In motivating the application the applicant submits:

The ICS-Power Station Site, part of the undeveloped Foreshore area, forms a strategic link between the Central City and the V&AW. Council has been preparing this site for disposal for the past 5 years and this proposal is the first realisable opportunity to facilitate development in this area.

The proposal is an integrated development with a mix of uses that will benefit the remainder of Council's land holding and those of surrounding properties. The consequent infrastructural development including the development of the proposed public square will begin to address the absence of a physical connection to the V&AW.

The hotel development is desirable and adds significantly to the tourist accommodation available in the Central City. This will benefit the generation of tourist and business activity on the Foreshore complementing that of the V&AW. It will also support the Olympic bid process with the expected completion of the hotel developments in 1997.

4. PUBLIC PARTICIPATION:

4.1 The amendment to the Subdivisional Area Conditions was advertised in terms of the Ordinance No. 15 of 1985. The closing date for the receipt of objections was the 8 December 1995. Although four letters of comment were received there were no comments or objections from any of the adjoining property owners. Comments on the proposal can be summarised as follows:

4.1.1 Devland Construction (Pty) Ltd, an original co-applicant to the Subdivisional Area application, objected to the increase in bulk for the property concerned. It is argued that the increase in bulk goes against Subdivisional Area approval which restricted bulk on the whole area to that which already legally existed in the Zoning Scheme, and this increase will impact on their proposed developments on Blocks F & G.

4.1.2 CBD Initiative (Chairperson Ms J Strelitz c/o Anglo American Property Services (Pty) Limited) raised the concern that development on this site should contribute towards the physical link between the CBD and the V&AW development.

4.1.3 Seef Commercial Properties Cape (Pty) Ltd raised several concerns relating to impact on their property. The air and noise pollution affecting their business during construction, the impact of increased bulk on sunlight and wind conditions on their property, and the possible traffic congestion at the Bree Street entrance to their property.

4.1.4 Provincial Administration: Western Cape Chief Directorate Transport (Provincial Roads Engineer) had no objection to the proposed amendments following from the development of the specific land uses proposed.

4.2 Council's response to the comments and objections lodged is summarised below:

4.2.1 In the process of rezoning the Subdivisional Area Council originally proposed 224 500m² (74 500m² bulk for Blocks A and B), however this was reduced to 151 000m² the existing rights (40 500m² bulk for Blocks A and B) after comment by the Provincial Roads Engineer (PRE). However, the PRE has no objection to the increased bulk attached to the hotel use and recorded this in response to the advertisement of the proposed amendments see 4.1.4.

4.2.2 The proposed development includes a retail Galleria and colonnaded building edges that link the main pedestrian routes from Thibault Square and Anreath Arcade to the ICS-Power Station Site, the proposed square, and the public servitude areas that form the future main pedestrian link to the V&AW. Furthermore the proposal looks to putting the service access below grade and thus affords corporate and luxury hotel facades to all sides of the development.

4.2.3 The proposed development is generally in accordance with the Urban Design Guidelines developed for the site. In particular the proposal is within the maximum heights established by sunlight and wind studies of the area conducted by the Council and the CSIR respectively.

4.2.4 The development will be subject to Council's normal controls with respect to air, noise pollution and disruption of vehicular access during construction. The Bree Street access to the Seeff property is unaffected by the proposal.

5. PLANNING ISSUES ON WHICH THIS APPLICATION SHOULD BE ASSESSED

- Consistency with RDP key programmes
- Consistency with the "Draft Contextual Framework for Cape Town Central Waterfront"
- Location
- Significance of proposed development
- Integration with planning for the ICS-Power Station Site
- Traffic and parking
- Landscaping

6. DEPARTMENTAL ASSESSMENT AND REASONS FOR RECOMMENDATION

6.1 The proposal is consistent with the RDP key programme of building the economy.

The development will generate both short term and long term employment. The hotels themselves will offer opportunities for training in the tourist industry.

6.2 The proposal is consistent with the goals and objectives of the "Draft Contextual Framework for Cape Town Central Waterfront"

The primary goals for the Central Waterfront area are to promote "increased public enjoyment and use" and "economic development and job creation", both of which the proposal supports.

The nature of the proposal is supported by the objectives in this policy framework which are "development in the field of tourism; development that increases the integration of the rest of the City with the Central Waterfront; development which provides environmental and infrastructural improvement of the area; and development which promotes public/private sector cooperation to achieve financial viability and development of underutilised assets.

6.3 The property concerned is strategically located.

The property being at the edge of the established Central City area this proposal sees development towards the V&AW into the undeveloped Forshore. Confidence in this undeveloped area could change the trend for development seeking a place in the Central City.

6.4 The proposal is a significant development for the City

The retention of the corporate headquarters of BP in the Central City in this development is a reinforcement of the confidence in the corporate nature of the Central City.

The development of two international luxury hotels and the retail Galleria, add substantially to the level of tourist facility and compliments current proposals for tourism related development in the V&AW.

6.5 The proposal is integrated with planning for the ICS-Power Station Site.

The Urban Design Guidelines established for the ICS-Power Station Site have been taken cognisance of. Moreover the Development Coordination Team have set up a Technical Liaison Team that will coordinate infrastructure development with developers on the site.

6.5 Traffic and parking

The parking and servicing area to the proposed development will be below grade.

The particular land use, that of hotel, for which the increase in bulk is sought generate a lower traffic impact than office space. The traffic impact generated by the proposal is not significantly different from the traffic impact of office development of the current bulk on Blocks A and B. The current proposal has the PRA's support.

6.6 Landscaping

Landscaping will be undertaken on all edges of the development. The current proposal sees the development of a small square facing the intersection of Long Street and Hans Strydom.

7. RECOMMENDATION

It is therefore recommended that your Committee:

- 7.1 Adopt this report; and
- 7.2 Recommend to the Premier for approval, in terms of Section 42(3) of Ordinance 15 of 1985 the amendments to the Subdivisional Area conditions detailed in Annexure A of this report

CITY PLANNER

ICS-POWER STATION SITE: PROPOSED AMENDMENTS TO SUBDIVISIONAL AREA CONDITIONS

The purpose of the proposed amendments to the Subdivisional Area is to facilitate a specific development on Block A and B of the Subdivisional Area plan. The specific development will consist of the erection of two luxury hotels (approx. 55 400m²); an office block (approx. 11 000m²); and a retail development (approx. 2 600m²) lining a pedestrian mall that links the corner of Long Street and Hans Strydom Ave with Loop Street extension.

The sale of the Council owned property on which this development is to take place is subject of a legal agreement between Companie De Batiment et Construction (CBC) and Council.

The following is a summary of the proposed amendments to the Subdivisional Area conditions contained in Annexure A and Annexure B of the City Planners report No 22/1994 approved by the Premier in August 1994. These changes pertain only to Block A, (unregistered Erf 155344) Block B (unregistered Erf 155342) and "Alpha street" (unregistered Erf 155343) of the Subdivisional Area.

To increase the permissible floor area of the combined Block A and B from 41 000m² to 69 000m² amend Annexure A condition 1. to read as follows:

- "The maximum Permissible Floor area of the site shall not exceed 179 500m² in extent."

To achieve consolidation and re-configuration of development rights on Blocks A, B and "Alpha Street" amend Annexure B ICS - POWER STATION SITE REDEVELOPMENT: PROPOSED DEVELOPMENT RIGHTS provisions as follows:

- Section 1 PERMISSABLE FLOOR AREA, 1.1 and 1.2 to be replaced by:

"The site designated as Block AB shall have a maximum Permissible Floor Area of 69 000m²."

- Section 2 BUILDING HEIGHTS, 2.1 and 2.2 to be replaced by:

"No building on Block AB shall exceed 60m in height on portion A, 55m height on portion B and 15m in height on portion B₂."

- Section 3 BUILDING HEIGHTS ON STREETS AND PUBLIC SQUARE, 3.1 and 3.2 to have references to "Alpha Street" removed and be replaced by:
"Block AB:

Notwithstanding any provision referring to building heights, no point of any building or facade or part thereof fronting onto Long Street extension, Hans Strydom Avenue or Loop Street Extension shall project beyond an imaginary plane extending at an angle of 50 degrees from an imaginary horizontal line above the interface between the proposed building or part thereof and any ground abutting such street, which line shall be the following heights above ground level:

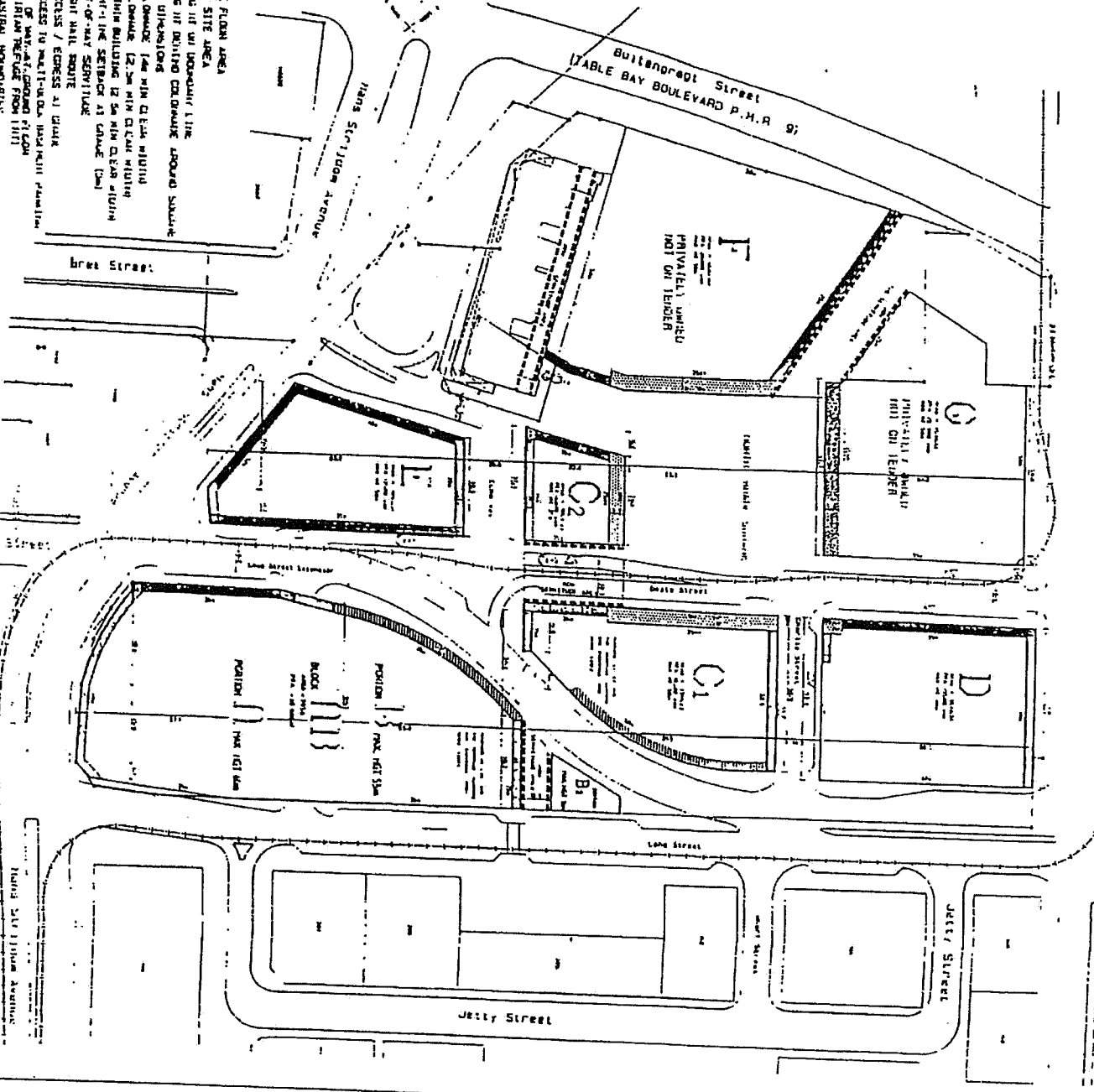
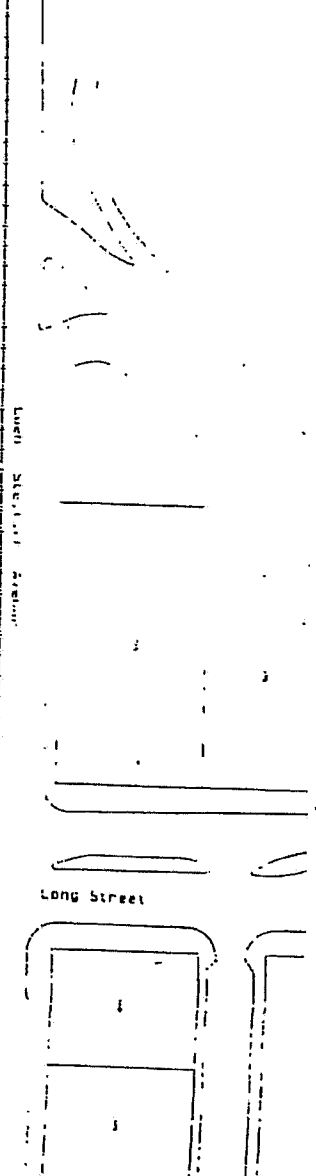
Hans Strydom Avenue:	40 m
Long Street Extension:	35 m
Loop Street Extension:	35 m

- Section 4 ACCESS AND PARKING: 4.1 and 4.2 to be replaced by:

"Access and egress to Block AB shall be by way of Loop Street extension and Long Street extension, and shall be to the satisfaction of Council and the Provincial Engineer."

- Section 4 ACCESS AND PARKING 4.9 reference to Blocks A&B to be replaced by Block AB.

Amend plan TPZ 11576/1 to reflect amendments described above (see attached TPZ 11576/2 and reduced versions of plan TPR 11746/1 and TPR 11747/1).



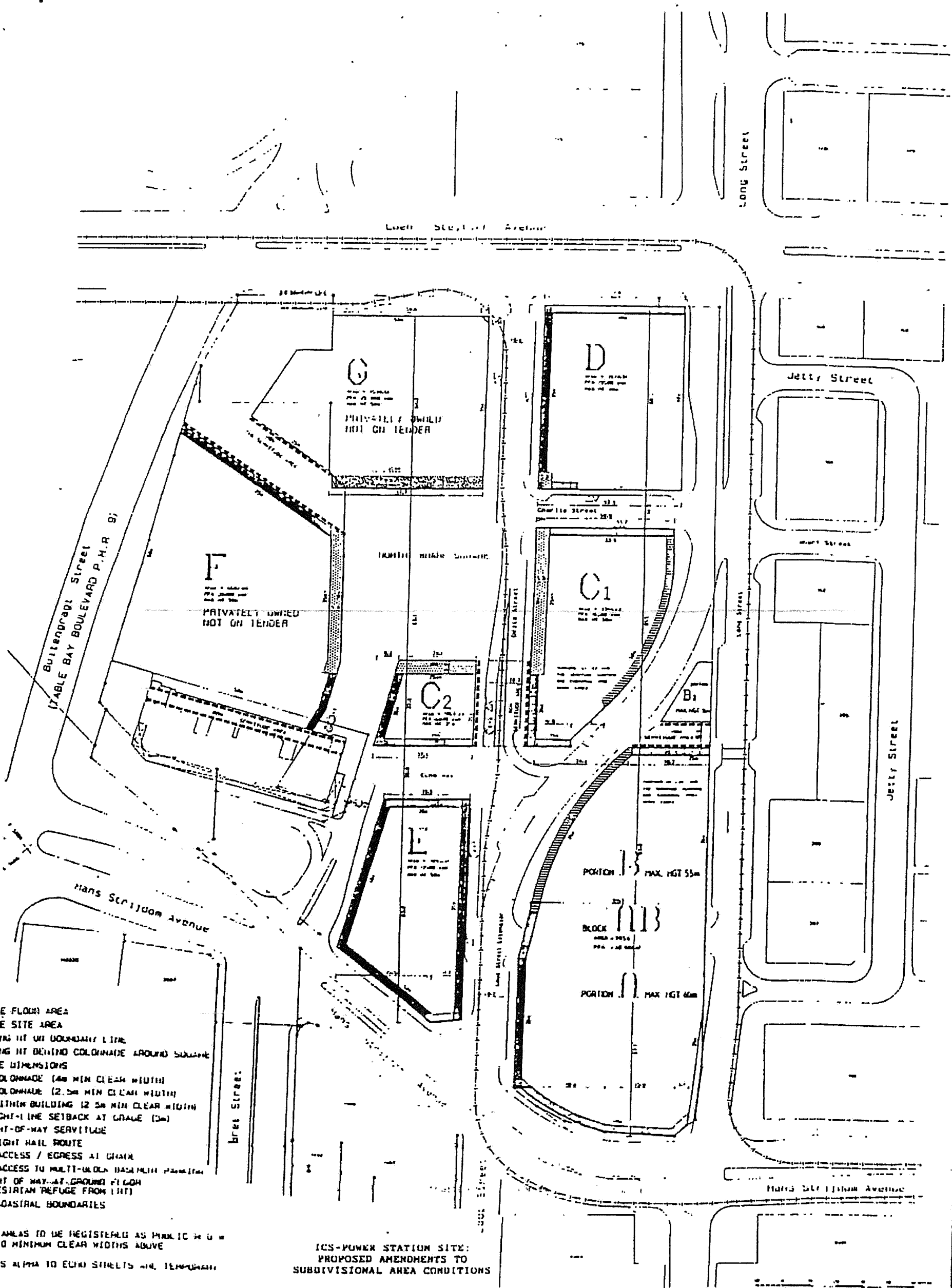
LEGEND

- PERMISSIBLE FLOOR AREA
- APPROXIMATE SITE AREA
- MAX BUILDING HEIGHT
- APPROXIMATE UTILITY LINES
- ATTACHED GARAGE (4m MIN CLEAR HEIGHT)
- ATTACHED GARAGE (2.5m MIN CLEAR HEIGHT)
- GARAGE WITHIN BUILDING (2.5m MIN CLEAR HEIGHT)
- LOOSE STAIRWAY SETBACK AT GARAGE (2m MIN)
- PUBLIC HIGHWAY SERVICE
- REFERRED ACCESS / EGRESS AT GATE
- CONCESSION ACCESS TO MULTIPLE-USE BUILDING
- PUBLIC RIGHT OF WAY (CONTRIBUTION FROM CITY)
- LEVEL (PROVISIONAL REFERENCE FROM 1971)
- ORIGINAL CONSTRUCTION BOUNDARIES

CO-DRAWN MAPS TO BE REGISTERED AT THE U.T.M. SERVICE TO MINIMUM CLEAR WIDTHS ABOVE STREET NAMES ALPHA TO CUBA STREETS AND THEREAFTER

ICS-PURPOSE STATION SITE: APPROVED AND NOTED FOR SUBMITTAL AREA CONDITIONS

Author	City of Cape Town	ICS POWER STATION	
Drawn	City of Cape Town	PRECINCT DEVELOPMENT RIGHTS	
Checked	D. DANIELS		
Approved	CITY PLANNERS DEPARTMENT		
Scale	DEPARTMENT VAN DIE STADSREKONING		
Date			
Sheet			

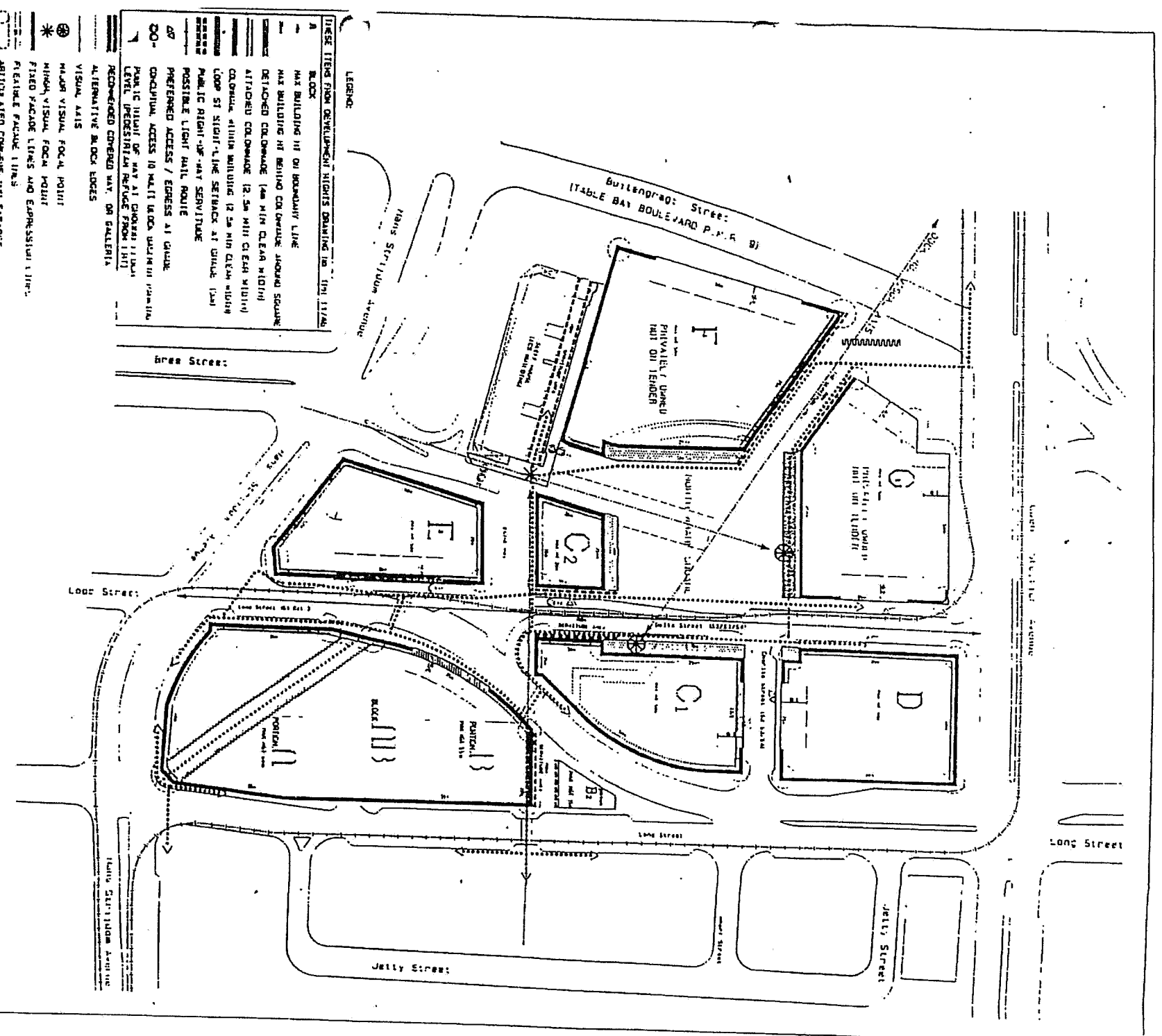


- LEGEND:**
- 1 BLOCK
 - PERMISSIBLE FLOOR AREA
 - - - - APPROXIMATE SITE AREA
 - - - - MAX BUILDING HT ON BOUNDARY LINE
 - - - - MAX BUILDING HT BEHIND COLONNADE AROUND SQUARE
 - APPROXIMATE DIMENSIONS
 - DETACHED COLONNADE (4m MIN CLEAR WIDTH)
 - ATTACHED COLONNADE (2.5m MIN CLEAR WIDTH)
 - COLONNADE WITHIN BUILDING (2.5m MIN CLEAR WIDTH)
 - LOOP ST SIGHT-LINE SETBACK AT CORNER (2m)
 - PUBLIC RIGHT-OF-WAY SERVITUDE
 - POSSIBLE LIGHT RAIL ROUTE
 - PREFERRED ACCESS / EGRESS AT CORNER
 - CONCEPTUAL ACCESS TO MULTI-LEVEL BASEMENT PARKING
 - PUBLIC RIGHT OF WAY AT GROUND FLOOR LEVEL (PEDESTRIAN REFUGE FROM TRAFFIC)
 - X ORIGINAL CADASTRAL BOUNDARIES

COLONNADED AREAS TO BE REGISTERED AS PUBLIC R.O.W. SERVITUDE TO MINIMUM CLEAR WIDTHS ABOVE
 STREET NAMES ALPHA TO EDWIN STREETS ARE TEMPORARY

ICS-POWER STATION SITE:
 PROPOSED AMENDMENTS TO
 SUBDIVISIONAL AREA CONDITIONS

DATED: 4/8/1 DESIGNED BY: A.V. DRAWN BY: P.L.D. CHECKED BY: P.L.D. FILE NO: IP 2/8	 D. DANIELS CITY PLANNER STADSBEPLANNEN	CITY OF CAPE TOWN STAD KAAPSTAD CITY PLANNERS DEPARTMENT DEPARTEMENT VAN DIE STADSBEPLANNING	ICS POWER STATION PRECINCT DEVELOPMENT RIGHTS	SCALE: 1:500 DATE: 17/11/11 SHEET NO: 1171/01
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- LEGEND:**
- MAT BUILDING IN OR BOUNDARY LINE
 - MAT BUILDING IN BEHIND COLONADE JAWED SQUARE
 - DETACHED COLONADE (4m MIN CLEAR WIDTH)
 - ATTACHED COLONADE (2.5m MIN CLEAR WIDTH)
 - COLONADE WITHIN BUILDING (2.5m MIN CLEAR WIDTH)
 - LOOP ST SIGN-LINE SERVICE AT CURVE (2m)
 - PUBLIC RIGHT-OF-WAY SERVICE
 - POSSIBLE LIGHT RAIL ROUTE
 - PREFERRED ACCESS / EGRESS AT CURVE
 - CONCEPTUAL ACCESS TO MAT (1) UNDER WALKWAY
 - PLANT MAT (1) OF MAT AT CURVE (1) UNDER WALKWAY
 - LEVEL (PEDESTALIAN REFUGE FROM MAT)
 - RECOMMENDED CROSSWAY OR GALLERY
 - ALTERNATIVE BLOCK EGRESS
 - VISUAL AXIS
 - MAJOR VISUAL FOCUS POINT
 - MINOR VISUAL FOCUS POINT
 - FIXED FACADE LINES AND EXPRESSION LINES
 - FLEXIBLE FACADE LINES
 - ARTICULATED CORNERS AND FACADES
 - MAIN PEDESTALIAN ROUTES
 - PEDESTALIAN ROUTES TO BUILDING (1) MIN CLEAR WIDTH
 - TO AT GRADE CROSSING
 - STREET CALIBRATION

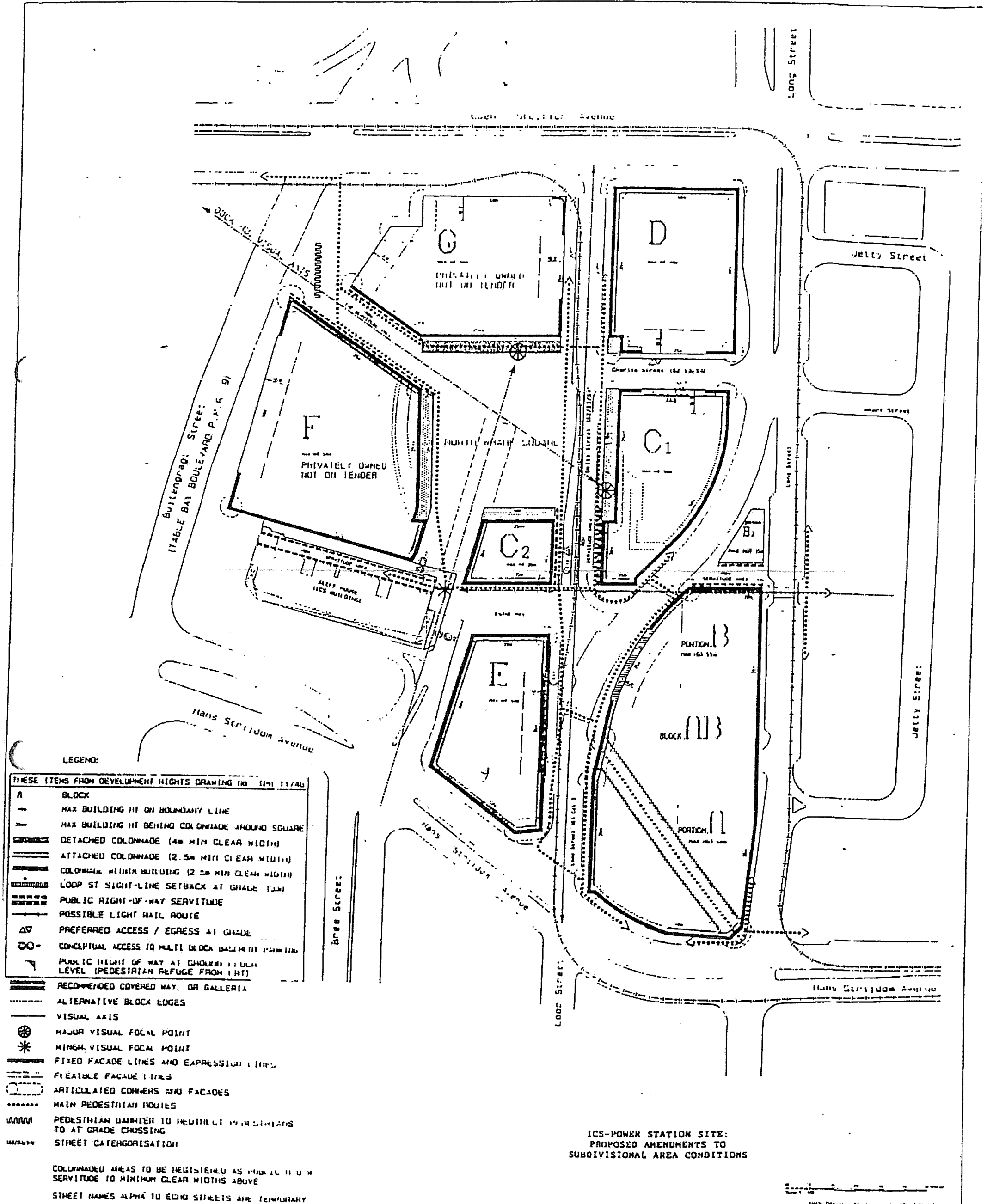
COMPARABLE AREAS TO BE REGULATED AS PER THE URM
 SERVING TO MINIMUM CLEAR WIDTHS ABOVE
 SHEET MARKS AHEAD TO ERM STREETS ARE TYPICAL

105-HOUR STATION SITE:
 PROPOSED AMENDMENTS TO
 SUBORDINATE AREA CONDITIONS

CITY OF CAPE TOWN
STAD KAPSTAD
 CITY PLANNERS DEPARTMENT
 DEPARTEMENT VAN DIE STADREKLEENING

ICS - POWER STATION
PRECINCT :
URBAN DESIGN GUIDELINES

1:1,000
 17/11/2011



LEGEND:

- THESE ITEMS FROM DEVELOPMENT RIGHTS DRAWING NO. 1171/11/06
- A BLOCK
 - MAX BUILDING HT ON BOUNDARY LINE
 - MAX BUILDING HT BEHIND COLONNADE AROUND SQUARE
 - DETACHED COLONNADE (4m MIN CLEAR WIDTH)
 - ATTACHED COLONNADE (2.5m MIN CLEAR WIDTH)
 - COLONNADE WITHIN BUILDING (2.5m MIN CLEAR WIDTH)
 - LOOP ST SIGHT-LINE SETBACK AT GRADE (2m)
 - PUBLIC RIGHT-OF-WAY SERVITUDE
 - POSSIBLE LIGHT RAIL ROUTE
 - △ PREFERRED ACCESS / EGRESS AT GRADE
 - CONCEPTUAL ACCESS TO MULTI BLOCK DEVELOPMENT
 - PUBLIC RIGHT OF WAY AT CHOKER LEVEL (PEDESTRIAN REFUGE FROM INT)
 - RECOMMENDED COVERED WAY, OR GALLERIA
 - ALTERNATIVE BLOCK EDGES
 - VISUAL AXIS
 - ⊙ MAJOR VISUAL FOCAL POINT
 - * MINOR VISUAL FOCAL POINT
 - FIXED FACADE LINES AND EXPRESSION LINES
 - FLEXIBLE FACADE LINES
 - ARTICULATED CORNERS AND FACADES
 - MAIN PEDESTRIAN ROUTES
 - PEDESTRIAN BARRIER TO INTERRUPT PEDESTRIANS TO AT GRADE CROSSING
 - STREET CATEGORISATION

COLONNADE AREAS TO BE REGISTERED AS PUBLIC UTILITY SERVITUDE TO MINIMUM CLEAR WIDTHS ABOVE

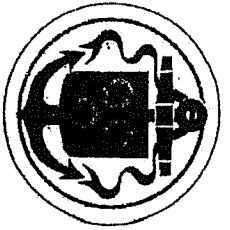
STREET NAMES ALPHA TO ELOM STREETS ARE TEMPORARY

ICS-POWER STATION SITE:
PROPOSED AMENDMENTS TO
SUBDIVISIONAL AREA CONDITIONS

1:1000 Drawing to be read with 1171/11/06

Civic Centre
159 Herzog Boulevard
PO Box 1694
Cape Town 8000
Telegr: Cilliplan
Fax: (021) 419-5303

Burgersentrum
Herzogsboulevard 12
Postbus 1694
Kaapstad 8000
Telegr: Cilliplan
Faks: (021) 419-5303



1996-03-27

Mrs E Gerber
400 2466
SE 14155/2 (13558)

CITY OF CAPE TOWN
CITY PLANNER'S DEPARTMENT
STAD KAAPSTAD
DEPARTEMENT VAN DIE
STADSBEPLANNER

~~Asst. Director~~
Surveys & Land Information
(Mapping & Survey)
(Atten.: Mr E van Dyk)

Dear Sir

**AMENDMENT TO SUBDIVISIONAL APPROVAL VARIOUS ERVEN
CAPE TOWN, COEN STEYTLER & HANS STRIDOM AVENUES, LONG
STREET AND TABLE BAY BOULEVARD: ICS DEVELOPMENT.
LAND OWNER: C.C.C.:**

FILE COPY - DO NOT REMOVE

1. Your application reference Job No. 28/94 dated 1996-01-09 refers.
2. Acting on terms of powers delegated to me by Council I have granted amendments to the abovementioned subdivision in terms of Section 30(1) and 42(3)(a) and (b) of the Land Use Planning Ordinance 15 of 1985 by the substitution of certain portions of land as shown on the attached plans SE 14155/2/A, B and C as spelt out below for those portions of land shown on the original plan attached to my letter of approval SE 14155/1 dated 1995-01-31 which are subject to all previous conditions imposed and amended conditions.

3. Annexure B to my letter of approval dated 1995-01-31 has also been replaced in its entirety.

3.1 Amendments are as follows:

3.1.1 PLAN SE 14155/2/A:

- (a) The elimination of Portions A, B and K now combined to form a single Portion AB. All references to Portions A, B and K in my letter of approval are hereby amended to read AB.

Note: The 2,5m servitude over Portion A and the 2,5m and 3,0m servitude over Portion B as mentioned in Condition 5.1 in my letter of approval as mentioned above is amended to read as follows:-

- (a)(i) A general servitude shown hatched on Plan SE 14155/2A shall be registered over Portion AB in favour of this Council.

(a)(ii) The general servitude shall stipulate that the vertical parameters of the servitude shall be determined by an amending Notarial Deed of Servitude subsequent to the completion of building on this new erf.

(b) The 3,0m wide servitude over Portion G shown on approved plan SE 14155/1 is hereby dispensed with (condition replaced by imposing New Land Use restriction see Annexure B attached).

Note: The figure abcdH shown on Plan SE 14155/2A must form part of a separate application and is therefore deleted from this plan.

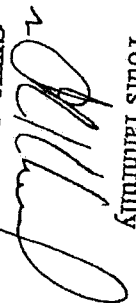
3.1.2 PLAN SE 14155/2/B:

(a) Council grants approval for a servitude area/leasehold rights over the figure CT a b BK BJ BI c d e f over Erf 148343 Cape Town.

3.1.3 PLAN SE 14155/2/C:

(a) Council grants approval for a servitude area/leasehold right over the figure EFGH over Erf 148343 Cape Town.

Yours faithfully


CITY PLANNER

c.c. Surveyor General & Valuations
Building Survey

