

**CHAPTER 6**

**PRECINCT PLANS**

## PRECINCT PLANS

The package of plans process at Century City includes the preparation and approval of Precinct plans. These provide more detail than the general development and design framework, but are not so detailed as to constrain individual design solutions.

It is important however that Precinct plans are consistent with the urban design rationale, overall structure and broad design guidelines for Century City.

There is an opportunity with each Precinct plan to provide a set of specific design informants, and stipulate control measures that may differ from precinct to precinct. However each precinct plan must clearly illustrate how the directives of the Urban design framework are followed through and implemented.

The following aspects should be included with each precinct plan.

### Overview

- Summary of urban design informants and principles extracted from the Urban Design Framework.

### Public Environment Elements

- Streets, squares, parks, nodes and focal places.
- Provisional property (block) boundaries of land for development
- Pedestrian links that are public or semi-public
- Visual lines and focal points.
- Typical street sections.

### Private Development Elements

- Street and block pattern
- Land uses / activities
- Provisional building massing and height
- Building articulation: vertical and horizontal
- Typical building footprints

### Edge Interfaces

- Typical details of edge interface treatment
- Active edge interfaces to the public realm
- Ground floor plan and street interface elements

### Architecture

- Architectural treatment
- Controls for buildings

## Environmental Aspects

- Mitigation and enhancement of environmental aspects such as wind, sun, noise, rain
- Compatibility with significant environmental features (wetland)
- Landscaping principles

## Engineering and Traffic

- Bulk services
- Parking ratios
- Road capacity
- Intersection spacing
- Stormwater management

## Development Parameters

- Bulk factor and total floor area
- Recommended land uses and their distribution
- Parking calculation and proposed supply

## INDIVIDUAL PRECINCT PLANS

This urban design framework contains the essential elements of several precinct plans, including the Northern Sector Precinct and the Estuaries Precinct. Other precinct plans have been prepared and can be made available as required.

It is important to note that for control purposes, the "official" precinct plan is a document approved by the Municipality and that document may contain more information than the summary provided here.

An overview of the principles adopted in the precinct plan for the Northern Sector and Estuaries precincts follow.

## **NORTHERN SECTOR PRECINCT**

The Northern Sector Precinct is the largest precinct and refers to that part of Century City between Ratanga Road and the Grand Canal, together with some land around the wetland that forms a logical part of this precinct.

The vision for Northern Sector Precinct is to achieve an integrated, mixed use development (work, play, shop and stay), which has a good image and "sense of place". The amenity and value of individual projects must be enhanced and at the same time a vibrant, rich environment created for visitors and residents alike.

Two fundamental principles underpin the structure of the Northern Sector Precinct. The one principle is to respond to and enhance the interaction between development and the water canal system. New canals will be created and development around existing canals will help to integrate the northern sector.

The second principle is to infuse new life to the development by making the Northern Sector a vibrant and attractive environment, with a pedestrian friendly space and a prestigious address. This is partly achieved by realigning the boulevard and changing its character, and by injecting a wide range of residential accommodation into the precinct.

In the northern sector the boulevard has been altered to take on two different forms. Part of the route comprises the main distribution system within Century City connecting the gateways and other components of the project. This distributor road extends from the existing Century Avenue to link up with an entrance at Ratanga Road. Another entrance from Ratanga Road connects with the southern arm of Century Boulevard. As a result there are three entry points into the precinct from Ratanga Road.

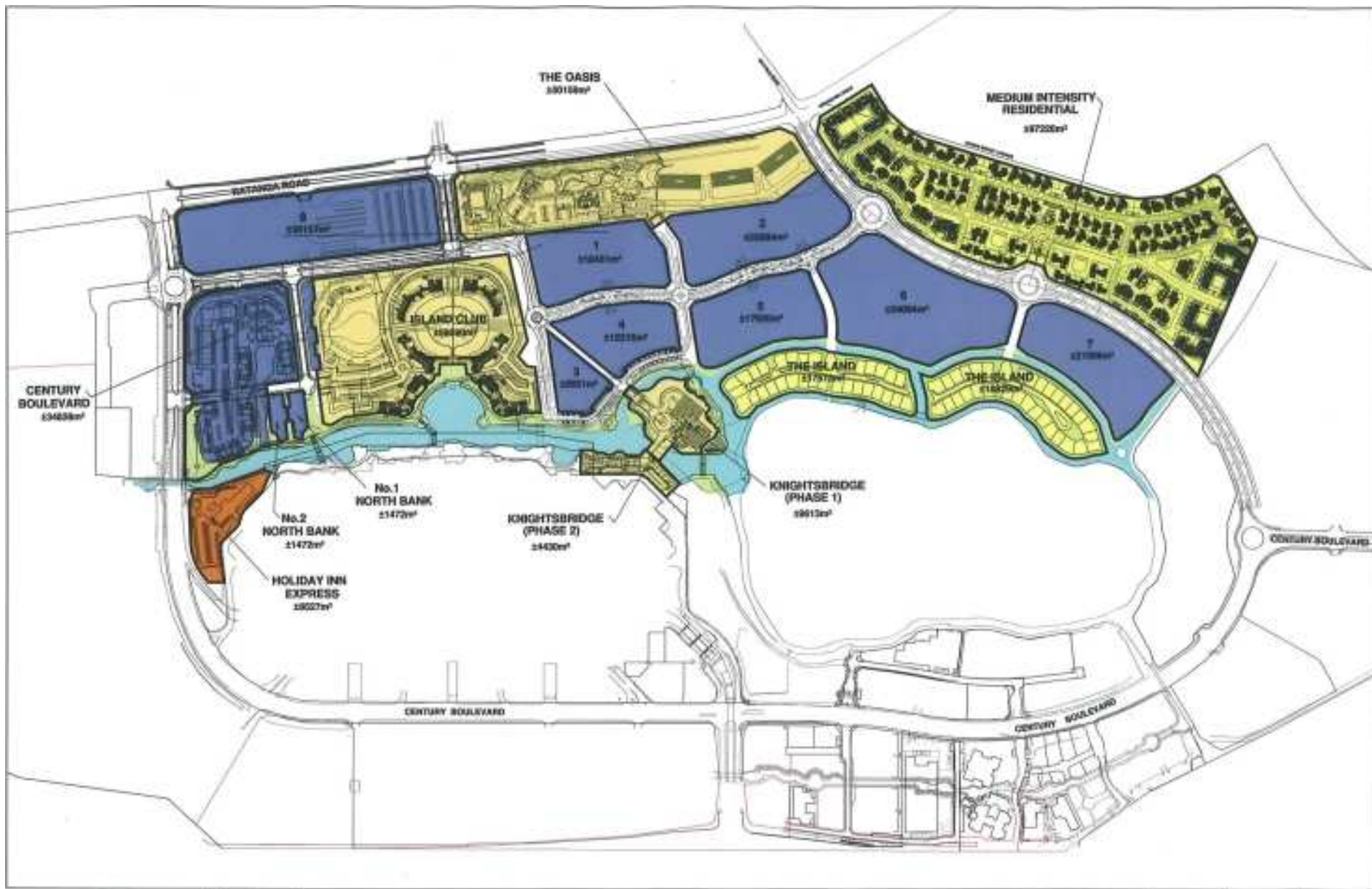
Part of the former boulevard route within the northern sector has been diverted and altered to improve the character of the road through this area. This diverted section links up with the two arms of Century Boulevard but takes on a more urban, pedestrian friendly and integrated character. To facilitate this, the road penetrates the sector more effectively, gentle curves are introduced into the alignment and the cross section is reduced.

Internal streets subdivide the Northern Sector Precinct into development blocks and have the important role of providing public linkages between urban spaces and the various development parcels. Most internal streets run perpendicular to Century Boulevard and connect the Boulevard with the open space system. Internal streets accommodate vehicular traffic but should be pedestrian oriented and treated to encourage slow speed movement. The buildings adjoining

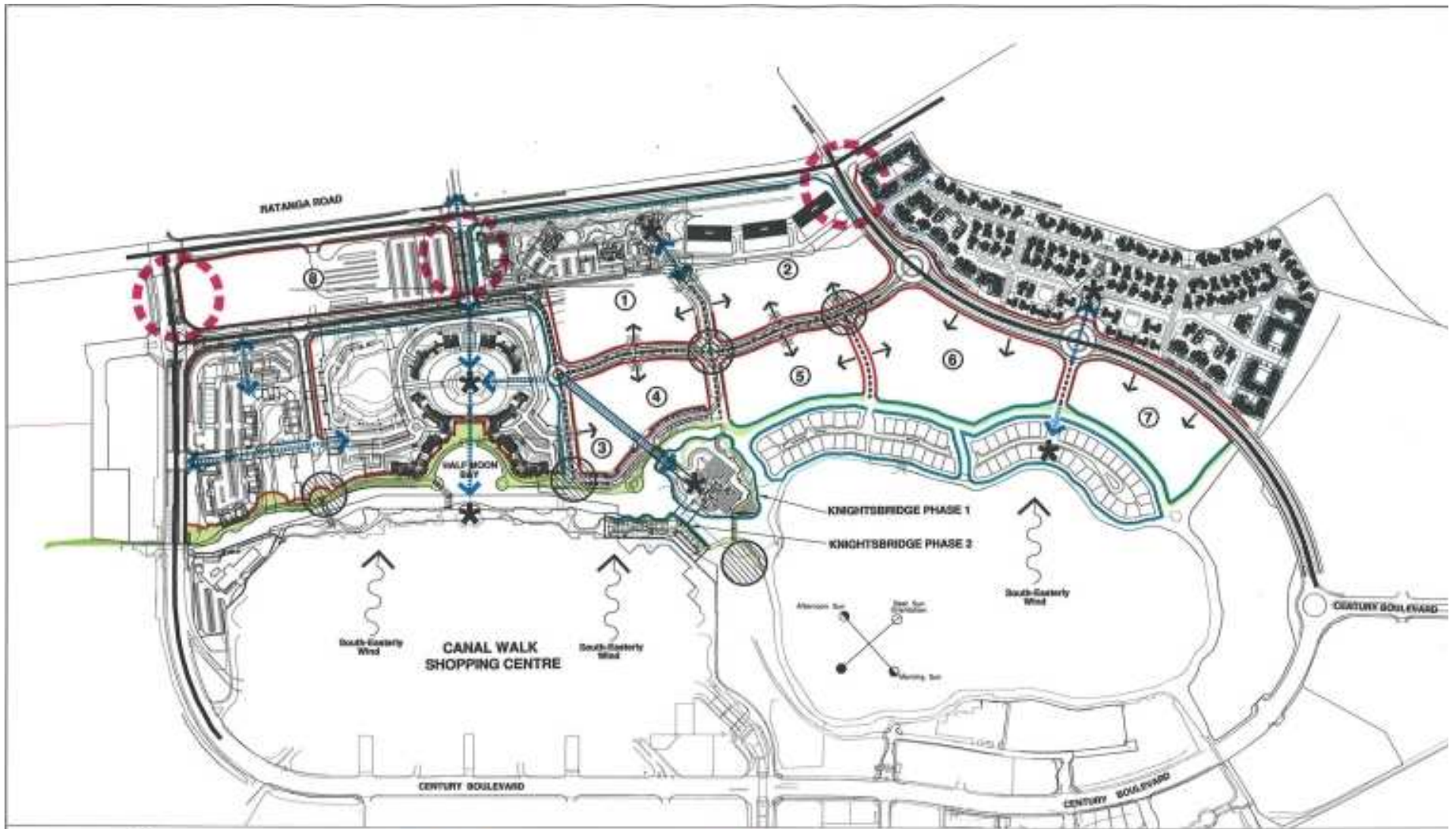
them should form active edges and support street life at ground level.

Private development within the North Sector Precinct will exhibit different responses. Certain residential projects, such as Knightsbridge or the high income housing overlooking the wetland, will maintain their exclusivity by a series of new canals that allow good visual integration but limit public access onto these sites. Other residential projects, such as the Oasis and the medium income housing, contain perimeter fences with a more open landscaped environment inside but restricted access from the outside.

The essential elements of the Northern Sector Precinct Plan are presented in the following plans.



	 SCALE 1:5000	<b>NORTHERN SECTOR PRECINCT : COMPONENTS</b>			DATE : NOVEMBER 2004	PLAN No. <b>7</b>	
		MEDIUM DENSITY RESIDENTIAL	MIXED USE: OFFICES, BUSINESS & RESIDENTIAL	CANAL			
		MEDIUM - HIGH DENSITY RESIDENTIAL	HOTEL AND ENTERTAINMENT				



- |                      |                     |                             |  |
|----------------------|---------------------|-----------------------------|--|
| ① DEVELOPMENT PARCEL | ➡ VISUAL LINK       | — SOFT EDGE RESPONSE        | — PRIMARY VEHICULAR MOVEMENT ROUTE       |
| * VISUAL FOCUS       | ⊙ LOCAL PLAZA       | — ARTICULATED EDGE RESPONSE | - - - SECONDARY VEHICULAR MOVEMENT ROUTE |
| ⊙ GATEWAY            | ▭ PEDESTRIAN SYSTEM | ➡ POTENTIAL BLOCK ENTRANCE  |  |



SCALE 1:5000

**NORTHERN SECTOR PRECINCT PLAN  
STRUCTURING ELEMENTS**

DATE :  
NOVEMBER  
2004

PLAN No.  
**6**



The following section provides an overview of the major developments and development initiatives in the northern sector. Some of these have already been implemented while other initiatives are still in the planning stage.

### The Holiday Inn Express

Holiday Inn Express is a 175 room hotel, situated next to Canal Walk shopping centre. and has been positioned and designed to overlook the Grand Canal with views towards Table Mountain from the upper floors. The design reflects a fairly ornate architectural style with a face brick façade, plaster infill panels and quoins to certain features.

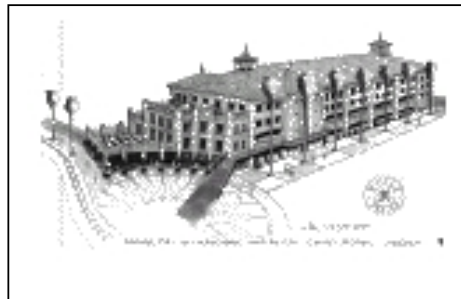


The hotel appears as a 6 storey building, but there is a lower ground floor level incorporating the catacombs for retail or similar uses. Access to the hotel is off Century Boulevard, along a service road that is also used to reach the south western end of the shopping centre.

### No 1 North Bank

This development comprises a five storey building incorporating retail activity, parking, offices and some residential apartments. The built form alongside the canal is permeable and pedestrian friendly, with open terraces, doors windows and the shops encouraging human activity next to the canal.

A pedestrian bridge spans the Grand Canal and links up with the shopping centre. Part of the building is curved to acknowledge this important feature and provide sufficient space for a piazza. The piazza is a public space and local focal point in the area that helps to link various parts of the pedestrian system and channel movement from one side of the canal to the other.



A second building is planned adjacent to No. 1 North Bank and will have a similar appearance. This will be known as No.2 North Bank.

### The Island Club

The Island Club is centrally located in the Northern Sector and is a defining element of this precinct. It includes striking buildings and landscaping and introduces a significant residential component into Century City.

The Island Club is a relatively high density, but high quality, residential environment, overlooking a system of internal open spaces and canals. A central feature is a landscaped island surrounded by water. The island has been intensively landscaped with classical design features, providing a recreation amenity and attractive setting.



The apartments range in height from 4 to 10 storeys, and the controlled but variable form responds to the flowing shape of the Grand Canal and landscaped island. The buildings complement the front façade of the shopping centre and provide a visual axis from one of the main entrances into Century City. The development

wraps around Half Moon Bay and extends along the Grand Canal. Particular attention has been given to the interface of buildings with the public promenade alongside the canal. Doorways, windows, studio apartments and mixed use activities front on to this promenade, and help to create vitality and interest along this important public space.

The main entrance to the project is from the existing Via Rialto road through a controlled access point. Vehicles enter a landscaped parking court, and a system of pedestrian and jogging paths winds its way through the site. Residential apartments that face on to the internal water body will have private gardens at the ground level leading up to the water, but all residents will have access along common pathways to the island, for use as an open space and recreation amenity.

Parking occurs as a combination of surface bays in parking courts and basement or semi-basement parking under the apartment buildings. Particular design attention is given to the landscape treatment at the ground level of these buildings. This is important within the scheme to ensure that the environment is attractive and user friendly for residents, but it is also particularly important at the edges of the scheme where the interface occurs between public and private components.

The interface of this project along the Grand Canal is particularly important and the buildings have been designed to offer privacy and security to the project behind, but along the front there is an attractive and inter-active public space. This public space will lead all the way along the Grand Canal and link up with the pedestrian path around the wetland.

In front of Half Moon Bay there will be a public plaza which links across a bridge to the shopping centre, and across to the internal island within the Island Club.



### Knightsbridge Residential Development

Knightsbridge is a striking residential apartment complex on an island at the northern end of the Grand Canal. This complex has fine views over the wetland as well as towards Table Mountain.

Knightsbridge will create a dramatic architectural and urban design statement at a focal point of the site. This is a knuckle where the Grand Canal, northern sector, shopping centre and wetland all meet. The significance of this site is accentuated by this building of stature.



The proposed Knightsbridge development is 15 storeys high and comprises 3 parking levels and 12 levels of apartments in a building complex which spans the Grand Canal. The buildings on either side of the canal are linked by a vehicular and pedestrian bridge as well as 5 duplex units suspended 35 metres above the water. The opening underneath these units is of such a scale that views are still possible from the canal through and beyond the building.

Communal facilities include a club lounge, gymnasium, indoor heated pool, and boutique wellness spa. The buildings will be modern in design reflecting contemporary lifestyles and complementing the urban vision for Century City. All apartments have views to the canal and Table Mountain or the wetland.

### The Oasis

The Oasis is a retirement complex next to Ratanga Road, comprising five separate but related residential buildings of 8 – 10 storeys in height, a related community centre and a frail care facility. Parking is provided in double level garages next to each

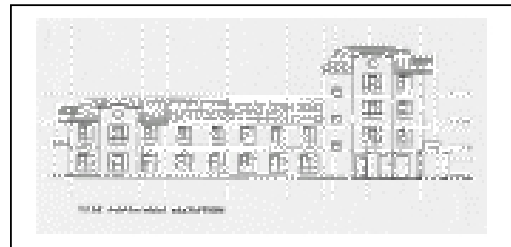
apartment block, as well as on surface bays.

The residential buildings incorporate individual retirement units, whilst those retirees needing medical care or greater assistance will be accommodated within the Health Centre. This centre provides a variety of assisted living, bedsit and frail care units. The Community Centre provides for the recreational needs of residents.

The site will be intensively landscaped, and apart from helping to lessen the impact of the busy road, landscaping will create an attractive edge for passing motorists, and will provide a park-like environment for residents within the site.



A common architectural theme will be implemented to ensure an aesthetically pleasing environment.



As with many of the developments within Century City, water plays a prominent part, and a number of water features will enhance the ambiance of the project. Pedestrian pathways will meander through the landscaped site.

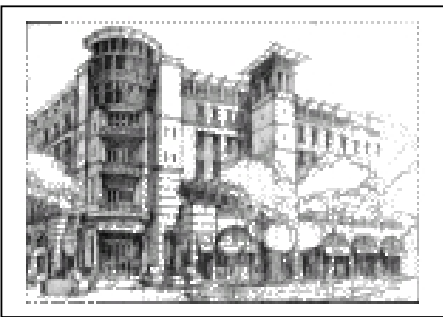
Two vehicular access points are provided for the Oasis. The main entrance is in the middle of the site and connects with the central precinct road. Pedestrians can also use this entrance to walk down to the Grand Canal and shopping centre. A secondary entrance is provided near the Health Centre.

## Century Boulevard Proposal

A mixed use development is proposed between Century Boulevard, the Grand Canal and the Island Club as illustrated below.



Due to the scale, form and positioning of the individual buildings, a "Piazza" type environment is planned. The form of architecture will be Neo Tuscan in style. The layout responds to the external environment, especially adjacent to Century Boulevard and the canal, with the articulation of buildings and permeable nature of the ground floor activities.



Once again, water is a fundamental element in the design, and an internal canal will extend from the Grand Canal. This internal canal and the spaces around will assist in creating an attractive ambience for residents and visitors alike.



The main vehicle entrance will be off Century Boulevard opposite Dockside, a second vehicle entrance will be off Century Boulevard, and access to a separate residential component will be from Via Rialto.

Landscaping is planned for the south eastern corner of the proposed development at the interface with the Grand Canal. This area is to be celebrated as a focal point for pedestrian activity. The interface between the Century Boulevard and the remainder of the site will be softened by the extensive use of trees.

## Mixed Use Development Parcels

A number of mixed use land parcels are created in the Northern Sector, for which no specific proposals have yet been formulated.

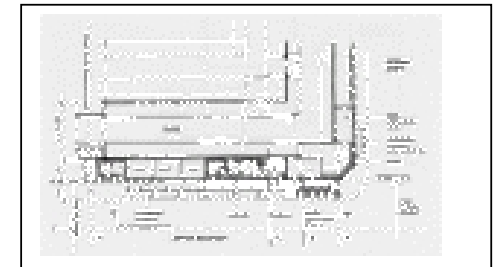
The road penetrates through the middle of this area and contains slight curves that respond to the adjacent blocks and the general curve of the canal system. Although, this road will accommodate fairly high traffic volumes, it has been designed to encourage slow speed movement, with traffic circles, four way stops and the road alignment.



A visual corridor has been created between development parcels to accentuate the feature building of Knightsbridge. Another visual corridor is provided into the Island Club.

The buildings should form active edges and support street level activities. This can be achieved by a perimeter block type of development with a functional interface to the public realm. The interface should include elements that help generate a sense of place, but can also include landscape features.

Functional interface means that people should be able to walk along a street in front of a building and experience an attractive environment including interaction between the building and street. Entrance lobbies, shops, coffee shops, offices, gateways into mid block spaces, all provide functional interfaces. Transparent surfaces, balconies and terraces provide a visual interface which means that people in the buildings and the public environment can see life and activity occurring. This helps to make a place vibrant and interesting.



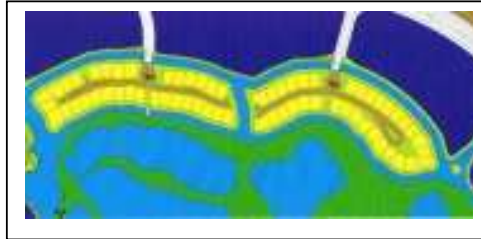
The design of public streets and squares are also important to create public spaces that can be enjoyed by residents and visitors alike. Parking structures should preferably not face directly onto the public environment because they normally present blank walls and are devoid of activity and interest.

A feature of successful urban avenues is the way that buildings interact with the street space. Buildings should preferably be placed on or close to the street boundary, to help frame the avenue, and the buildings should offer their front facades to the street, acknowledging the importance of the public realm. Activities on ground and first floor should be visually and functionally integrated with the street space.

### The Island Residential Component

A high income, medium density residential component is planned next to the wetland. This will comprise a number of single residential, double storey houses on an island. The island will contain an internal road with residential erven on either side and each erf will look out over a canal. Once again water is a feature of the development, and the canals help to enhance the amenity of these properties as well as provide some security since it is not intended to fence these islands.

The entrances to the island is planned from the distributor road and a visual corridor through the gatehouse will help to create a sense of arrival.



Of importance is the interaction between the island and wetland. A low intensity residential project overlooking the wetland is appropriate, but access to the wetland must be controlled. General public access will not occur around the island, but will be provided on the opposite bank so that continuity of this pedestrian network around the wetland is maintained. Buildings overlooking the canals and wetland should be treated in a sensitive manner in line with the natural setting.

### Bougainvillas

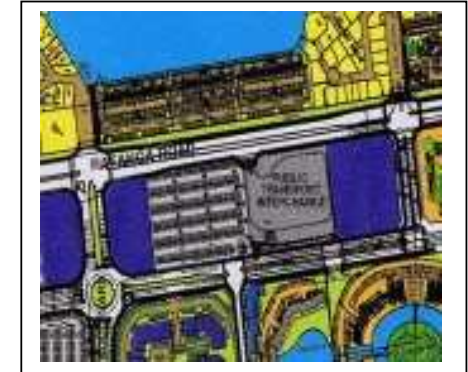
A medium income residential development, known as Bougainvillas, is located between Century Boulevard and Ocean Spirit Drive. This includes a combination of group housing and single residential dwelling units. As illustrated below. This residential estate will have access control through a single entrance, and careful attention has been given to the perimeter treatment alongside Century Boulevard. At the entrance, and where important roads focus on to the site, a number of focal points have been created with buildings and landscaping.



### Development Parcel No 8

The remaining development parcel within the Northern Sector Precinct is the area next to Ratanga Road which currently accommodates a bus and taxi facility.

It is not anticipated that this site will be further developed for some time and consequently the development proposals are very provisional. The transport interchange will be retained and two mixed use business sites will probably be developed at either end, helping to frame the gateways into Century City.



## THE ESTUARIES PRECINCT

Physical features such as Century Boulevard and Century Avenue structure the precinct into three distinct sub components. These are:

1. The crescent of land bounded by two "arms" of the Wetland canal system and Century Boulevard;
2. Land to the east of Century Avenue and Century Boulevard. This sub component has been named the Estuaries Office Park;
3. Land to the west of Century Avenue. This sub component has been named "The Oval".

Notwithstanding these sub components it is intended that the main distributor roads should not be seen as divisive features but rather as unifying elements, with development on either side of the Avenue and Boulevard complementing each other and contributing to the roads as prime addresses.

The precinct plan aims to create an urban framework which will enhance the quality of the environment, whilst optimising returns for individual developers. While the development parameters allow a degree of flexibility, they need to be respected in terms of overarching principles to ensure that the objectives of the precinct are attained. The following sections provide an overview of the three sub components of the Estuaries Precinct, and a composite of the Precinct Plan is illustrated overleaf.

## The Estuaries Office Park

This sub component will be predominantly office related, with a small minor business component, such as restaurant or office suppliers. The intention for erf 5161 (the CMC site) has changed, so that this will no longer accommodate a single large administration facility, but instead incorporate a number of smaller office blocks, which may include public sector and private facilities

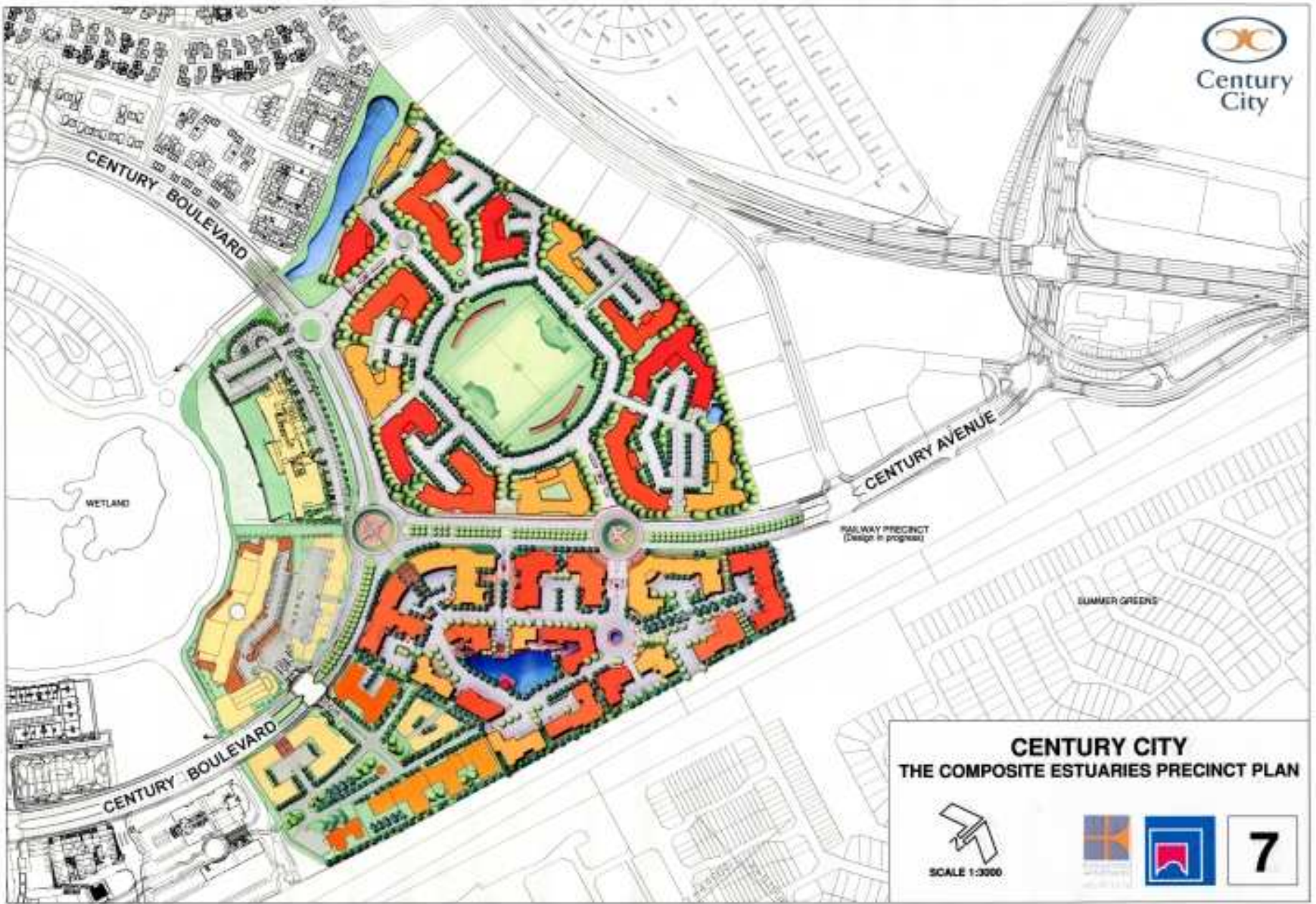
A water feature forms the heart of this development and, together with the local activity streets, help to unify this component. Buildings are located around the water feature which becomes a local focus, while the internal streets create a spine of activity through the area. These are pedestrian friendly and allow for some mixed uses.



The figures illustrate principles of the precinct plan:

- A compact, cohesive whole is created;
- The built form will result in a robust interface with Century Boulevard and Century Avenue;
- The site adjacent to Century Boulevard/Century Avenue, will contain a prominent building which will help to celebrate this intersection;
- The main entrance into the sub component, off the Century Avenue traffic circle, will result in an attractive "gateway" and will promote a sense of arrival;
- The water body will introduce a soft landscaped element as a counter point to the more dense building mass;
- An interconnected and legible built form will emerge from a number of separate structures, due to the implementation of common urban design principles.





## The Oval

The Oval is intended to be predominantly office related in nature, with a minor business component.

A communal open space forms the heart of this development. It is intended as a sports field for the entire Century City project, and will be owned by the Property Owners Association. The field can be used as a soccer field, for other open air events or just for passive recreation.



The communal open space provides a green heart to the project and relief to the higher density office development around the perimeter. Grassed seating will form an enclosing feature to the field, and provide an opportunity for some directional signage.

Extensive landscaping will complement the buildings to provide the sense of enclosure to this space. On grade visitor parking which serves the offices during normal office hours will double as spectator parking after hours. Roofs of buildings should be tiled with selected materials and pitched, although a portion of the roofs may contain flat concrete elements.

The figures illustrate principles of the precinct plan:

- A compact built form will be created, surrounding a soft green heart;
- Two entrances are provided with wide roads and flanking buildings that will create a strong sense of arrival;
- The built form is informed by, and responds to Century Boulevard and Century Avenue, and helps to reinforce the boulevard effect;
- The development provides an appropriate interface with the Bosmansdam Business Park and responds to the planned extension of the canal system next to Bougain Villas



## Specific Design Elements for the Oval and Estuaries Office Park

The "perimeter block" approach is an important principle of urban design in which the frontages of buildings are set close to the street creating continuity of streetscape and helping to define public, semi-public and private spaces. Design elements such as building heights, focal points and build-to lines create an attractive and integrated development.

The use of balconies, canopies and colonnades are encouraged to create an interesting and varied streetscape. On street parking has been provided in many cases to support street life and to activate the public realm. Traffic calming measures are placed throughout the precinct to ensure it is pedestrian friendly.

The design elements help to enhance legibility, identity and orientation within the precinct. They also give developers the opportunity to differentiate buildings. Variations in the height of buildings are encouraged.

Provisional building heights are illustrated. Further vertical modulation is encouraged by means of patios on ground, first and second floor levels, as well as roof terraces and other forms of junctions between façade and roof.

Axial focal points, gateways and significant corners will further enhance the building.



Focal points are created to enhance legibility and assist orientation within the precinct. These are of various types, such as gateway features, significant corners or axial views into the scheme or along local vistas.

Significant focal points within the Oval and Office Park are illustrated. Architectural design of individual buildings should respond to these focal points.



Build-to lines are recommended to promote a vibrant street character and visual continuity of the street facade. Most of a building's façade should lie along a build-to line, but localised setbacks and encroachments are encouraged to add diversity.

### Architectural Guidelines for the Oval and Estuaries Office Park

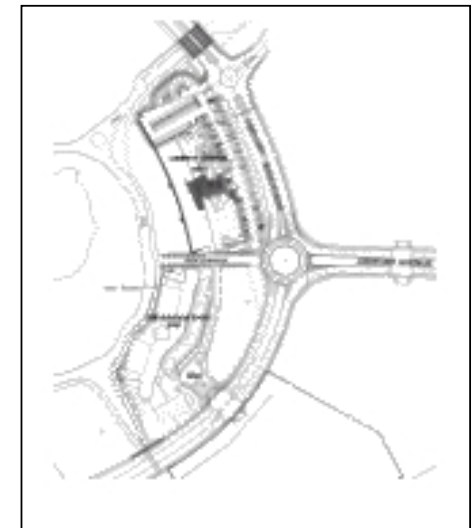
Developers are permitted a wide range of architectural styles within this precinct subject to certain parameters and guidelines. The focus is on creating an overall group form where the buildings work together to create a synergy rather than competing with each other. Certain sites are required to make significant architectural responses by virtue of their position as described above. The buildings should be classical in architectural language with the conscious expression of a base, plinth, a well ordered proportioning system, and vertical window penetrations. Materials should

be solid, warm earthy materials including sandstone, granite, marble, slate, ceramic and clay products. Selected face brick may be used. Plaster is encouraged but paintwork should be limited to earthy natural tones

### The Crescent Segment

This segment includes an office development known as Waterview Park and a new regional headquarters for Liberty Life, known as "Liberty Centre". A small strip remains between Waterview Park and the

Boulevard, and this remaining land is intended to be developed in two sites for offices.



Of particular importance is a 10m wide pedestrian link between the Waterview Park and Liberty Centre, to permit connections from Century Boulevard and the wetland. Care must be taken with the pedestrian walkway abutting the wetland and canal system to ensure that quality and continuity of this pedestrian system is protected.