



# CENTURYCITYLIFE

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# CENTURYCITY LIFE

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## CENTURYCITY **SPORTS** *festival* 2010

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## CENTURY CITY 2010 SPORTS FESTIVAL A HUGE SUCCESS



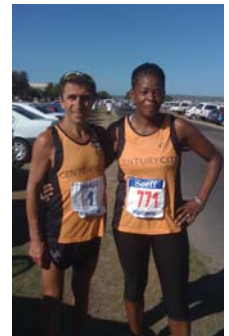
The Century City 2010 Sports Festival, which took place from Friday 19 March to Monday 22 March, proved to be a huge success.

Building on the inaugural festival held last year, the four-day action packed Century City 2010 Sports Festival, which was aimed at both corporate teams and individual participants and which provided both participatory and spectator sports, was held in and around Central Park.



This year's festival included an official Western Province Athletics 10km Road Race sponsored by Crystal Towers Hotel & Spa as well as a 2.5km Family Fun Run/Walk. Just under 1000 runners took part in the Crystal Towers 10km Road Race with more than 200 participating in the fun run/walk.

The full programme included corporate and league Touch Rugby tournaments, five-a-side Corporate Soccer competitions, Kermesse Road Circuit Cycling races, Dragon Boat Racing, a Western Province Junior Canoe Marathon and Schools' Touch Rugby and Soccer competitions.



Swartbooi Luketz won the Men's Open and Men 40-49 categories in a time of 29 minutes 45 seconds and Zintle Xiniwe the Women's Open category with a time of 36 minutes 50 seconds.

Century City brand ambassador, three times Comrades winner Vladimir Kotov, won the Masters (Men 50-59 years) in a new Western Province record time of 31 minutes and 47 seconds.

A full list of winners and places in the Road Race as well as the other sports codes can be found at [www.centurycity.co.za](http://www.centurycity.co.za)



## NEW VISITORS' CENTRE PLANNED FOR INTAKA ISLAND

A new multi-purpose Visitors' Centre is being planned for Intaka Island to enable this environmental jewel fulfill its enviro-educational potential.

Construction of the centre is to be funded by donations from environmentally conscious corporates and individuals and so far a third of the estimated capital costs of R3m has been raised from four sponsors – the Rabie Property Group, Nedbank, the Gutsche family and the Louis Group and additional donations are now being sought. The professional team have all pledged their services pro bono and Big Ben Construction has agreed to construct the centre at cost.

Intaka Island has been designed to provide ecosystems to conserve a rare and threatened fynbos vegetation type, to manage and improve water quality, as well as to provide a recreational and educational amenity. It comprises 8ha of ephemeral seasonal salt pans and Sand Plain fynbos and a further 8ha of reconstructed wetlands consisting of four ponds which act as a natural water purifier for the 7km of canals at Century City.

Home to 177 species of indigenous plants, including some red data species, as well as 120 bird species, Intaka Island has an internationally recognized heronry and is the starting point of Bird Life SA's Flamingo Birding Route.

More than 6500 people per year currently visit Intaka Island and through emerging partnerships with MTN Sciencentre, City of Cape Town's Youth Environmental Schools (Yes) programme and local schools, it is becoming known as an exciting enviro-education destination.

However, to enable this important wetland to fulfill its potential in this regard, there is a clear need for a multi-functional Visitors' Centre to accommodate groups of up to 75 at any one time and which will include an assembly area, educational activity centre, a reception and ablution facilities.



The planned centre also provide a unique opportunity to design, build and brand a modern, energy conscious, enviro-friendly green building to showcase sustainable living best practices optimizing energy and natural resource efficiencies.

Every effort will be made to use natural or recycled materials to reduce the carbon footprint of the building and to be natural resource efficient in terms of energy, water and waste.

The Century City Property Owners' Association, which maintains and operates Intaka Island, is prepared to cover the day-to-day running costs of the proposed Visitor's Centre which will include employing an educator to run enviro-educational programmes.

Professionals who are giving of their time pro bono are Rabie Property Group, Maas & Coetzee, Planning Partners, Strong Consulting, Sonnekus & Toerien, JD Reitz, Descom, David Hellig & Abrahamse, Big Ben Construction, Deneys Reitz and Mazars.

A Trust is being established as the fund raising vehicle and application is being made to have it registered as a Public Benefit Organisation enabling it to issue Section 18 A certificates to all donors and sponsors.

Sponsors will also be acknowledged on plaques in the centre, on any marketing material and on the Century City and Intaka websites.

If you would like to contribute to this exciting project please contact Chris Blackshaw on 021 5526889.



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## NEW NICHE DEVELOPMENT LAUNCHES AT CENTURY CITY

Little Moorings, an exclusive new niche development of 39 sectional title apartments, 33 of which are water-fronting, is being launched at Century City by Rabie Property Group.

Comprising studio, one and two bedroom apartments, Little Moorings will boast beautifully landscaped, private gardens fronting onto the water. There will also be a private jetty from which residents can launch their canoes.

Priced from R960 000 to R1 950 000, apartments vary in size from 48 square metres for one bedroom units to 95 square for two bedroom, two bathroom apartments. In addition, all apartments have balconies which vary in size from eight square metres to 35 square metres. Four of the two bedroom apartments have a mezzanine level which can be converted into a third bedroom,

Designed by architect Gisele Vanderstraeten, the architectural style of Little Moorings is contemporary yet sophisticated allowing for a lock-up-and-go lifestyle and complements the neighbouring award-winning residential development, Bougain Villas, also designed by her.

“The architecture introduces the use of traditional materials such as timber, light clad stonework and steel. Walls will be painted with various taupe tones while the general principal is to create as much variety and interest as possible with regard to detailing, particularly in regard to the varied falls of monopitch roofs,” she said.

The interior layouts are modern open-plan living areas providing views over the landscaped gardens and waterways towards Table Mountain while the generous balconies to the interior living areas of all units will ensure a free-flow interior/exterior entertainment area.



A number of energy saving measures are being installed which will substantially reduce owners electricity bills. These include a new hot water heating system that eliminates the use of the element in the geyser, gas hobs instead of electric and energy saving bulbs throughout. All 13 top floor apartments will have built-in braais with chimneys at different heights to create an interesting skyline.

Set over basement parking, the three storey building will have two staircases and an elevator which is not usually a feature in three-storey walkups. All apartments will have at least one undercover parking bay with two bays provided for some of the two bedroom apartments. The site will be secured by means of perimeter palisade fencing with access control. Construction is expected to start in May with transfers anticipated to take place mid-2011.

John Chapman, a director of Rabie Property Group, said this was the first niche residential development of this size to be developed at Century City and the first development they had publicly launched there in 20 months.

“We believe the market fundamentals are now right, namely interest rates are low, bank finance is more freely available, and building costs are down due to lack of new work. In addition, purchasers will take possession of their units in mid-2011 when we believe the markets will have recovered further.”

Chapman said the residential property market at Century City, which has also seen more than R1billion in new commercial property investments in the past 18 months, had proven resilient through the downturn.

“We are definitely seeing a pickup in both sales and resales, the latter of which are continuing to show

significant capital growth for investors. There have been two recent sales at the Island Club, for example, where units have been resold at a 200% to 300% premium on their original selling price five years ago.”

He said continued strong demand for rented accommodation in Century City was also underpinning sales to investors who were having no problem in finding tenants.

“In fact many of the agents are reporting a shortage of rental stock which has seen rentals rising significantly in the past year or so.”

For further details on the launch, which takes place on 25 February, contact Rob Downey of Property World, the official on-site agency, on 021 5550105.



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## WELCOME NEWCOMERS

### CRYSTAL TOWERS HOTEL AND SPA



The iconic Crystal Towers Hotel and Spa opened at Century City in December 2009 and is trading very successfully.

The five star 180-room hotel, which boasts conference facilities for 300, extensive board rooms and a Life Day spa, falls within the exclusive African Pride Collection and is a sister hotel to Melrose Arch in Johannesburg.

It forms part of Rabie Property Group's R750m mixed use development which also includes 91 luxury apartments, an internal street linking the apartment and hotel towers, office suites and a 6000 square metre standalone office block which has been let to an international audit firm.

The apartments, which are now selling for between R1,5m and R10,5m, will be completed in May with sales in the first two months having topped R100m including two penthouses at R8,2m each, the highest price realised for a residential property within the precinct.

For apartment enquiries contact Allen on 082 451 9988. For hotel enquiries telephone 021 525 3888.

## WHAT'S ON AT CENTURY CITY

### CENTURY CITY CORPORATE GOLF CHALLENGE TO BE HELD ON 21 MAY



The second annual Century City Corporate Golf Challenge, organized on behalf of the CCPOA by Golf Partners, is to be held at the Atlantic Beach Golf Course on 21 May.

The event follows the huge success of last year's inaugural event and the challenge is on for Century City- based corporates to beat last year's winner, Nashua.

The objectives of the event are to create a prestigious golfing platform for like-minded business people to network and build sustainable and valuable business relationships within Century City and to create a competitive golfing camaraderie with other companies trading on your doorstep.

The competition will again take the format of a Combined Betterball Stableford. Each corporate team will be divided into two Betterball teams playing one score to count and paired with two golfers from another corporate team. The two Betterball Stableford scores from both pairs are combined at the end of the round to determine each team's Combined Betterball Stableford total.

The cost per corporate team of four golfers (men or women) is R4000 ex VAT. The entry fee includes all green fees, halfway house and refreshments, prize presentation dinner, complimentary wine and limited bar as well as entertainment.

Each corporate team will be allocated either a tee box or green to display promotional banners, flags or products and may be hosted by a company representative. The field is limited to 32 teams so



book now to avoid disappointment.



For more information and bookings contact [cherry@golfpartners.co.za](mailto:cherry@golfpartners.co.za) or Cell 083 539 5033 or [jenny@golfpartners.co.za](mailto:jenny@golfpartners.co.za) or Cell 082 495 0085.



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## WHAT'S ON AT CENTURY CITY

### RATANGA GEARS UP FOR ANOTHER BUMPER SEASON



Ratanga Junction, The Wildest Place in Africa, is enjoying another bumper school holiday season.

The theme park is open daily until Sunday April 11 and then again for school bonus days from Saturday 24 April until Monday 27 April.



General Manager Bill Taylor said they were preparing for another busy season.

“Our Summer season was very successful with more than 160 000 guests visiting the theme park over December – January in spite of the summer

school holidays having been shorter than usual. The Easter holidays are our second busiest trading period for the year so we are expecting a good turnout.”

An exciting and varied live entertainment programme will be on offer this season over and above the park's much loved thrills and spills attractions.



### SUSHI MAKING EVENING



Back By Popular Demand!! Century City will once again be hosting a round of Sushi Making evenings. To be held in April, guests can choose their level of preference and enjoy a 2½ hour lesson in which you will be taught all five types of sushi. The evening will include a professional Sushi Chef, prizes, all materials and products that you can eat as you make or take home!

Look out for you invitations via email. For more information on Century City events, please email Bianca on [bianca@ccpoa.co.za](mailto:bianca@ccpoa.co.za)

### COME HEAR BRUCE FORDYCE



Join us on Thursday, April 1 for the quarterly Century City Business Networking Forum. Hosted at the Century City Clubhouse, guests will have the opportunity to network with fellow business owners, enjoy a fabulous breakfast and just days before the 2 Oceans Marathon be treated to a fascinating talk by none other than Bruce Fordyce. Look out for your invitation via email.



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## WHAT'S ON AT CENTURY CITY

### NEW STATION DUE TO OPEN IN MAY



The new R60m Century City Station is due to be commissioned in May in time for the 2010 Soccer World Cup.

To enable the construction of the pedestrian link between Century City and the new Century City Station currently being built, it has been necessary to close the north-bound ramp from Sable Road onto the feeder road for the N1 for a four month period. The closure was widely publicized and warning and alternative route signage is in place to direct motorists.

Power Construction has been appointed to undertake the R5m pedestrian link project which will start at the Sable Road bridge and include widening the pedestrian pavement on the bridge, the construction of a subway under the Sable Road north-bound ramp joining up with an existing culvert under the railway line coming out at the back of Ratanga Junction before linking up with Century Boulevard. The project on land belonging to the Public Rail Agency of South Africa (previously known as the SA Rail Commuter Corporation) and the Province is being funded by the Rabie Property Group, developers of Century City.



The CCPOA will be responsible for securing and maintaining the pedestrian link up to Sable Road bridge and there will be a pedestrian access control point and CCTV coverage.



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## WHAT'S ON AT CENTURY CITY

### NATURAL GOODS MARKET

**DATES:** First Sunday of every month  
(No April Market due to Easter Weekend)  
**TIME:** 09h00 - 14h00  
**WHERE:** Central Park, Park Lane in Century City



Calling foodies, fashionistas, green and stylish shoppers! If you like to buy fresh organic produce and creative arts, crafts and clothes direct from source, then the Century City Natural Goods Market is the place to be.

This distinctive market, with its great selection of quality products available in a relaxing and safe environment, is the perfect place to chill out with friends and family. Best of all, there are loads of activities for children such as a jumping castle and go kart track.

### CANAL WALK EVENTS

#### CENTS-ABLE SHOPPING



Canal Walk has come to your rescue with a Cents-able shopping option and it's available to all Canal Walk shoppers.

Cents-able shopping unlocks incredible discounts; unleashes a feast of freebies and ultimately shows that it makes cents to do Cents-able shopping at Canal Walk. When used at participating stores, you qualify for a discount or special offer and your savings book will be stamped with each purchase. When the savings book has been filled, you get a great reward.

To apply for your Cents-able Shopper Savings Book now, visit the information desks at Canal Walk or contact 021 529 9699. Alternatively, visit [www.canalwalk.co.za](http://www.canalwalk.co.za) for updated details of participating stores.

**CANAL WALK**<sup>CW</sup>  
*shop the world*

#### KIDS WORLD



Enter a world of fun!! Canal Walk Kids World is an on-line based kids club for children aged 4 - 12 years. Kids World members receive monthly personalised newsletters with the latest information on events, movies, toys and other cool stuff.

To register, visit [www.canalwalk.co.za](http://www.canalwalk.co.za) and find the "Kids World" tab under "kids". Registration is instant and free of charge.



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## CENTURY CITY PROPERTY OWNERS' ASSOCIATION (CCPOA) NEWS

### A ZERO TOLERANCE TOWARDS CRIME



Orbis Security Solutions and Zonewatch are currently providing security and alarm monitoring services to the CCPOA and many other stakeholders within Century City.

Both companies are endorsed by the CCPOA and are well placed to provide property owners and tenants with an integrated security solution that will complement the existing crime prevention strategy in place at Century City.

Their investment in infrastructure and support mechanisms at Century City has proven results and in many instances given them a competitive edge over similar service providers.

Both companies have effective working relationships with SAPS and have direct radio communication with the CCPOA control room which facilitates the rapid deployment of support services as and when required.

Although the CCPOA has never dictated the use of service providers, it strongly recommends that the above companies be considered and evaluated in terms of service offering and support infrastructure at Century City.

Crime prevention must be seen as a collective approach and requires the buy-in and support of everyone if it is to remain effective in keeping Century City a safer place to work, live and play.

Should you require further information please contact: Jeremy Horner at Orbis Security Solutions - 021 7623813 / 0828078720 or [Jeremy@orbissecurity.co.za](mailto:Jeremy@orbissecurity.co.za), Tyrone Richards at Zonewatch - 0861515800 / 0768805810 or [tyrone.richards@hotmail.com](mailto:tyrone.richards@hotmail.com)

The CCPOA has and will always enforce a policy of zero tolerance towards crime within Century City.

A three tiered approach of combining technology with physical presence and rapid emergency response has proven very successful

in curbing crime in the Century City precinct.

The recent introduction of dedicated Metro Law Enforcement officers to Century City has further strengthened this strategy and proven very successful thus far in targeting errant traffic offenders.



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## CENTURY CITY PROPERTY OWNERS' ASSOCIATION (CCPOA) NEWS

CENTURY CITY TRADEMARK



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Century City has become so successful it is now considered to be a geographical location and not just a private development.

So ruled the Appeals Court in December last year in a case between the Century City Property Owners' Association and a closed corporation trading as Century City Apartments.

Millions of rands have been spent building brand Century City as a premier destination to live, work and play in the Western Cape since its launch back in 1997. In recent years as more and more companies, even some not located here, sought to trade off our name and reputation, the Board

of Directors of the Century City Property Owners' Association, with the support of Rabie Property Group, the developers of Century City, has fought to protect the Century City trademark in the interest of all stakeholders.

In 2007 the CCPOA Board of Directors resolved to institute legal action against Century City Apartments for infringement of its registered trademark. The honorable Dennis Davis ruled in the Cape High Court in November 2008 that Century City was a private development and the respondent had infringed its trademark and should desist from using the trademark Century City in its name. As it was a precedent setting ruling, the Judge allowed the respondents to take it on appeal.

In December last year the Appeal Court agreed that the company's use of the brand name Century City Apartments amounted to trade mark infringement. However, in considering the Appellant's counter application for the expungement of the Century City trademarks, the Court concluded that due to its success Century City has become an important landmark and a geographical location and as such companies operating at Century City should be able to use Century City in their trading name as it was a locator to where they did business.

The Century City device marks, in other words its logo and pay-off line, are still trademark protected. The ruling has wide-spread ramifications for successful private property developments in South Africa.