

CHAPTER 7

LANDSCAPE PRINCIPLES

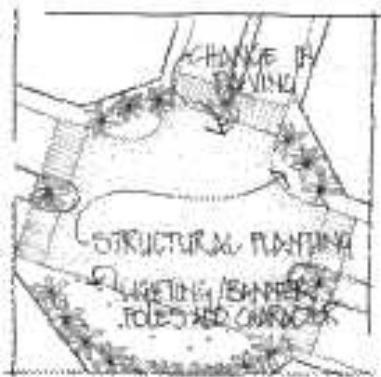
LANDSCAPE CHARACTER AND DESIGN GUIDELINES

In order to maintain continuity in the overall landscape character, developers are required to design and implement appropriate landscapes around their buildings in accordance with these design guidelines.

STRUCTURAL PRINCIPLES

Gateway Squares

Defining the importance of the entry node into the site can be enhanced by vertical elements that accentuate the space created by the urban form.



This can be done:

- By utilising large trees or palm trees to soften the vertical element of the space. Bringing the scale down for pedestrian purposes.
- By utilising lighting, banner poles and other structural elements to add character to the urban form.

- By a change in surface material from asphalt to paving material such as clay brick, concrete paver, cobbles etc at the intersections. The change in surface material will also integrate the vehicular aspect of the space with a pedestrian scale of detail.

Boulevard & Linkages

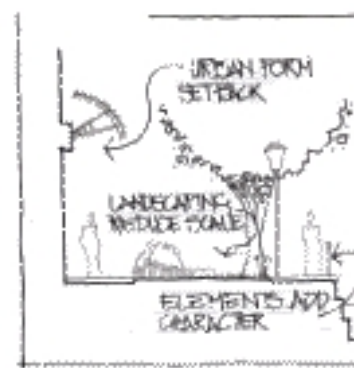
The boulevard and linkages are predominantly orientated to vehicular movement. The urban form needs to create an enclosed urban streetscape, that relates to the pedestrian scale and detail.

This can be done as follows.

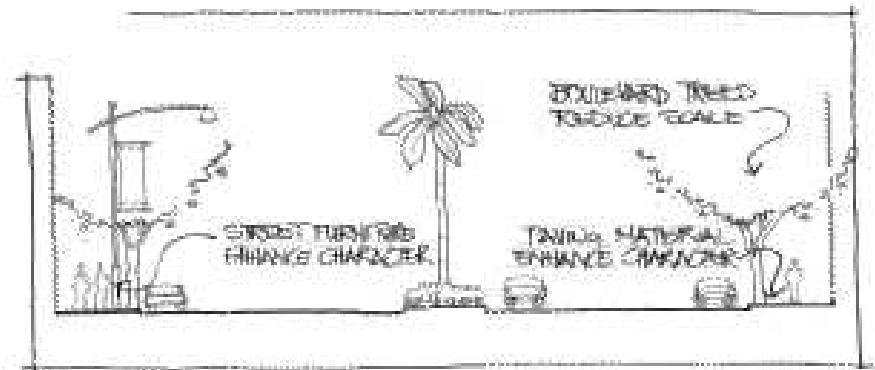
- Utilising street trees with spreading canopies should reduce the boulevard/ linkages scale. The trees will integrate the wide vehicular surface with the urban form on a pedestrian scale.
- A landscape median in the boulevard will also soften the road area and at the same time place the boulevard at a higher order within the linkage system.
- Detail at the pedestrian scale will enhance the urban experience. Detail such as paving material and patterns, lighting poles, banner poles and urban furniture will contribute to the character of the urban form.

Wetland Interface

The wetland and channels are the major value contributor to Century City. The interface between the built form and this value contributor is crucial.



- A pedestrian scale is important at the interface.
- Pedestrians should be able to walk alongside the channel and wetland. A broad walk along the channel and wetland in appropriate paving surface is therefore necessary.
- The urban form, if possible, should be set back from the channel and wetland. Soft landscaping in the open space between the built form and the channel is preferred.

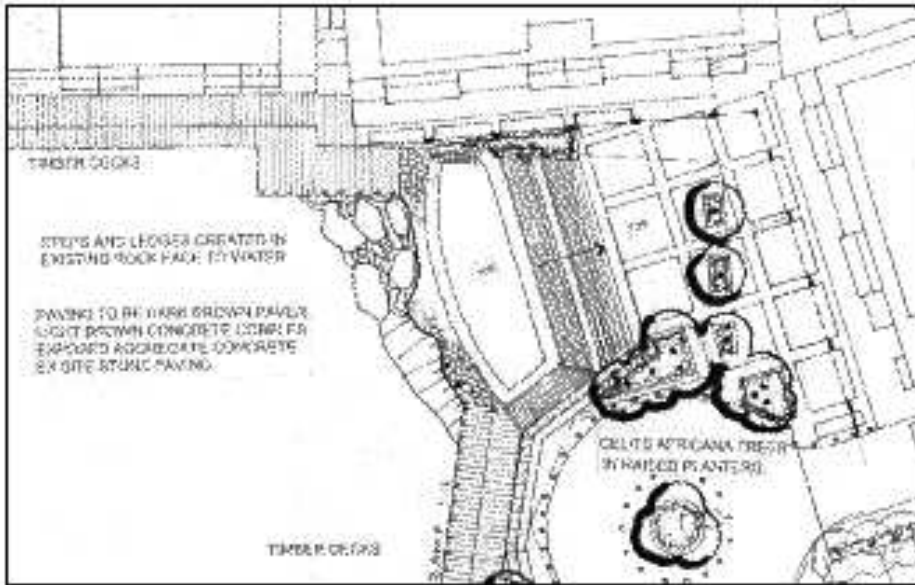


- Pedestrian scale can be maintained with trees and palms and appropriate landscape elements such as park furniture, bollard lighting etc.

Internal Open Space

Private open space should be a combination of hard landscaping and soft landscaping.

- Hard landscaping will predominately occur where the built form faces onto public roads and where internal vehicular and parking areas occur.
- Soft landscaping will occur as an internal 'park' at the rear or along side the built form, or between the built form and the channel and wetland.
- Soft landscaping should also be used to soften the built form and especially along the foot of the building.
- Soft landscaping should never be less than 40% of the open space allocated.



Structured landscaping

The setting for the Century City is urban, and a structured landscape response to this urban setting is appropriate.

- The soft and hard landscaping should in general stress structured form over informal form.
- Along the channel and wetland the structured form could flow into an informal form as a response to the natural setting.
- Landscape elements such as furniture, bollards and pergolas etc. could enhance the landscape structure.
- It is recommended that urban sculpture forms part of the hard landscaping.

DETAIL PRINCIPLES

Irrigation

- A fully automatic irrigation system must be installed to irrigate all landscape areas in the public road reserve and internally.
- All irrigation must be connected to Century City's irrigation water system.
- On completion of the landscaping, all landscaped areas are to be mulched (e.g. bark gravel, compost etc.) to reduce water demand.
- Plant species with similar water requirements should be grouped together.

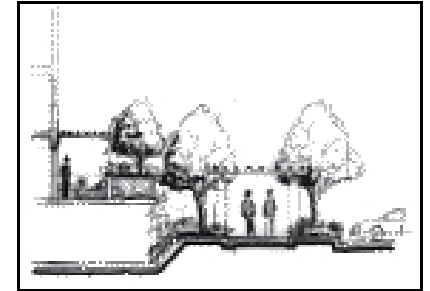
Landscape Maintenance

- All landscape areas are to be maintained to acceptable horticultural industry standards.
- All hard landscaping elements to be maintained to an acceptable standard that complements the overall standard of Century City, as set by the Property Owners Association.
- All landscape areas, which in the opinion of the Property Owners Association are poorly maintained, are to be reinstated to a suitable standard, to the total cost of the Owner of the property.
- All landscape areas, which in the opinion of the Property Owners Association require additional irrigation shall be irrigated in order to maintain an overall standard of landscape quality.
- The use of organic fertilisers should be given preference over inorganic fertilisers. Over-fertilisation is to be avoided to prevent leaching into the water system and wetland.
- Under-utilised areas, set aside for future expansion, are to be planted and maintained in a groomed, weed-free and litter-free condition.
- No landscape refuse may be dumped, stockpiled or be allowed to enter into the wetlands, but is to be removed from site.
- Landscapes must be maintained for a minimum of twelve months after final completion of the of the landscape contract.

Invasive Alien Control

- Alien invader species are to be removed from all landscape areas.
- The invader species must be removed at the sapling stage to ensure that the whole plant is removed.

Boundary Treatment



- No vibrocrete walls are allowed.
- Entrance feature walls. Access points into the development may be demarcated with the use of feature walls. The walls are to be positioned on the property and may not encroach into the road reserve.
- All boundary treatment should be compatible with the architecture in material and colour.

Refuse yards and services

- Refuse yards and collection points are to be screened from public view.
- Where a structure is used to house the Refuse Yards/Collection Point, then the structure must be screened with soft landscaping.

Services

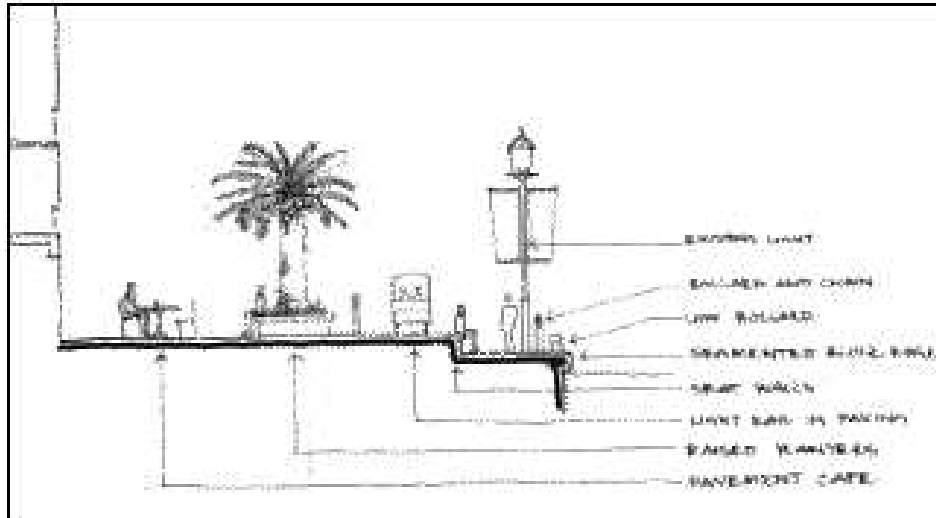
- Trees may not be planted over underground services.

Genetic Integrity

- Plant species utilised must comply with the Property Owners Associations list of genetically approved species.
- Genetically correct species are available at the Property Owners Association's Nursery.

- Bollard lighting along all pedestrian walkways, squares and building entrances.
- Bollard luminaire must have louvers and may not be installed higher than 1000mm
- Pole top luminaire must be hooded and could have louvers to reduce light pollution.
- No erection of high intensity lights along the wetland edges (which may affect bird life).

Lighting in landscape areas



- Floodlights may be used to discreetly light entrance features and service yards without causing light pollution.
- The material and colour of light fixtures to be compatible with the architecture and park furniture.

Park/Urban Furniture

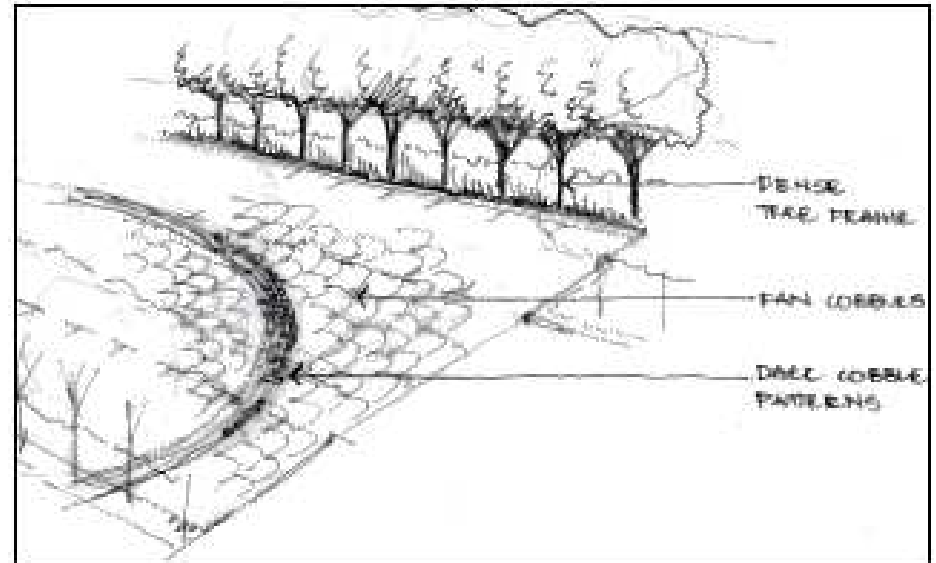
- Should the developer provide park/urban furniture, the elements should be compatible in material and colour to the architecture.

Paving

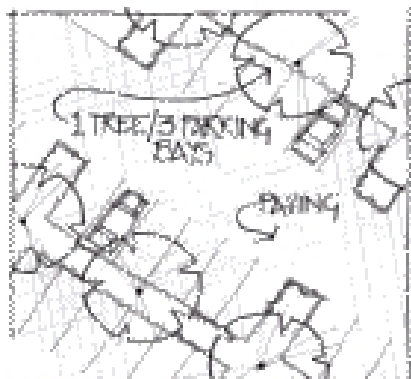
- Walkways connecting the building and entrances with the spinal/ring road walkway to be constructed by the developers.

Parking Areas

- A minimum of one tree per three parking bays is to be provided.
- Where more than one aisle of parking is required, a landscaped median is to be allocated.



- Asphalt surfacing is not recommended for internal vehicular reticulation or parking areas.
- Clay bricks, concrete pavers, cobbles and laterite may be used for internal walkways, vehicular reticulation and parking areas as specified by a civil engineer.
- Mountable kerbs and/or brick edging to be used in the vehicular and parking surfaces.
- Walkways to be retained by concrete kerbing or brick (clay or concrete) edge detail.
- After every sixth parking bay, one parking bay should be landscaped, to break up the visual impact of large parking areas.
- Parking areas to be screened from the spinal/ring road by both buildings and planting.



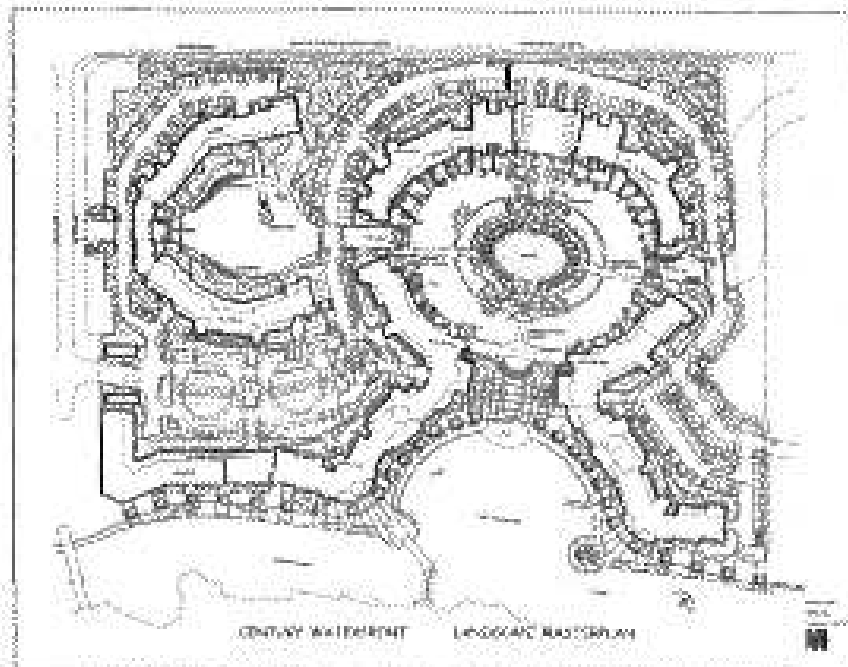
- All staff parking to be located at the side and rear of the building, unless the property has water frontage. Visitors bays may be provided at the front of the building.
- Parking to be provided to the side of the building with water frontage.
- Innovative shade structures to be compatible with the architecture and park furniture in material and colour.

LANDSCAPE DEVELOPMENT PLAN

Plan Requirements

A 'Landscape Development Plan' (LDP) as part of the Site Development Plan (SDP) process is required for each development. A registered Landscape Architect should prepare the LDP and must show the following:

- The plan is required to be at a scale of 1:100 or 1:200 with standard plan notations such as a north arrow, name of client, name of project, date, and cadastral information.



- All Private Open Space.
- All earth-shaping, levels and retaining structures.
- All planting areas.
- All planting material must be noted on the plan, the species; the number of plants, the plant spacing and size of planting material.
- All hard landscaping area. Details of hard landscaping must include all paving, benches, bins, signage, waterfeatures, pumps, fencing/walls and other artefacts etc.
- A comprehensive irrigation layout.
- All services that may crisscross the private open space.
- Utility areas and their screening must be shown.

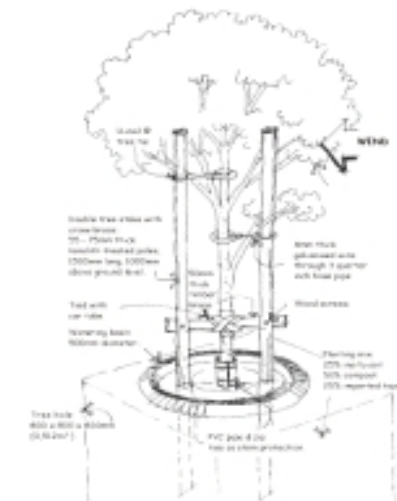
Restrictions

- It is not permitted for a Developer to remove or damage existing trees, soft landscaping or hard landscaping on private or public open space.
- No Kikuyu grass (*Pennisetum clandestinum*) may be established in the private open space, to prevent the invasion of the wetland.
- No invasive alien plants, trees, shrubs, groundcovers and grasses as declared in legislation are permitted to be established in the landscape areas.
- No temporary structures are permitted within the landscape areas.

LANDSCAPE SPECIFICATIONS

Trees Staking Detail

- All trees must be double staked with a cross brace to stabilise the stakes.
- Additionally, trees located in hard landscaping areas must also be protected with a Tree Guard.



Plant sizes

- All bag sizes refers to the Nurseryman Associations of South Africa Standardised Specifications.
- All trees and palms must be 50kg or larger.
- Shrubs and groundcovers can range various size e.g. plantlets, 4kg, 10kg etc.

Proposed Plantlist

A list of approved plants has been compiled in a list that is obtainable from the Century City Property Owners Association. The latest list is dated August 2005.

LIGHTING POLICY

Exterior lighting is required for visibility and safety at night, but lighting must also help to promote the vision of Century City as an area where people will live, work and play. Apart from helping people find their way around at night, lighting can identify major elements so that people can recognize familiar features of the daytime scene. However different levels and types of lighting are appropriate at different locations.

Lighting within an urban context has four distinct functions:

1. Illumination of roads. The illumination of roads, junctions and parking areas helps to ensure safer use by vehicles and pedestrians. This lighting is usually pole mounted and national standards exist governing specifications.
2. Security Lighting. The illumination of open spaces helps to enhance the personal security of pedestrians, prevent dark corners and improve visibility, and so deter crime. This lighting is usually pole mounted.
3. Signage Illumination. This is used to light up signage, road names and information to make these legible at night. This lighting usually consists of built-in light fittings or up-lighters.

4. Lighting effects. Lighting may be used in such a manner as to enhance the appearance and impact of individual buildings or civic spaces. Lighting may vary from up-lighting of mature trees, flood lighting of buildings, arrangements of street lights, fairy lights and decorative sensual panels that come in many forms and colours.

Along streets and major pedestrian corridors a good level of lighting is necessary. On local roads and internal walkways a more ambient form of lighting provides a softer more attractive effect. Individual buildings should have door or post lamps to highlight entrances. Shrubs and trees can be lit up with good results. Lights can convey a sense of warmth and activity, but should not be too overpowering, and should not detract from the general amenity by being too dominant or compete with lights from other buildings. Floodlighting of empty buildings for "effect" should be avoided because such lighting often emphasizes the absence of people. Unless they are symbolic landmarks, buildings should preferably be lit from inside and outdoor lights should focus on where people are gathering or need to see.

In general civic lighting can have a beneficial effect on the cityscape, its safety and attractiveness. Care must be taken to avoid light pollution of the night sky and address issues of energy sustainability. Individual fittings should be engineered so as not to spill light

unnecessarily by using pan tops, louvres and shields. Low energy compact florescent bulbs help to increase energy efficiency in many cases.

Lighting is a fundamental physical and psychological part of city life and its use should be considered in terms of integrated design and performance parameters according to different urban spaces. The pattern of exterior lighting will have a major effect on the night landscape and must be considered in the design of buildings and landscape areas. Information may be required to illustrate the impact of such lighting as part of the design review process. It must be recognized that darkness is a necessary contrast for the play of light on the night time landscape and overwhelming lighting effects can detract from the liveability of the area.