

CHAPTER 10

DEVELOPMENT CONTROL AND DESIGN REVIEW PROCESS

DEVELOPMENT CONTROL PROCESS AT CENTURY CITY: EXECUTIVE SUMMARY

THE PACKAGE OF PLANS

Development control at Century City is based on a system known as the “package of plans” process, and a legal mechanism called a “deemed substitution scheme.”

The parent erf for Century City, Remainder Erf 1609 Montague Gardens, has been zoned to “Subdivisional Area” subject to conditions. These conditions include compliance with an approved development framework and specified bulk limitations for the entire site. There is effectively a basket of rights that can be utilised for Century City.

The package of plans process enables individual land units to be created at different stages, with site specific bulk and use rights attached to each land unit as required.

The package of plans process recognises that the project is planned and constructed in different stages, and the approval process also occurs in stages. The package of plans comprises the following:

Development Framework

This is a planning framework which depicts general planning principles, distribution of land uses, access requirements and overall bulk limitations for the site as a whole.

Precinct Plans

These plans apply to local areas within the development framework, and illustrate in more detail the planning and urban design principles that will be promoted for each precinct. While the precinct planning must be consistent with the development framework, the process allows for a degree of flexibility so that later planning and development can respond to shifts in market forces. Precinct plans are generally prepared by Century City Limited and require approval by the Municipality.

Subdivision Plans

These are processed in terms of the Land Use Planning Ordinance and determine the exact boundaries of individual land units. It is necessary to obtain an approved subdivision plan before the Surveyor General will process the SG Diagram and for the Deeds Office to register or transfer the land unit.

The subdivision plan should be generally consistent with the approved precinct plan. Included in the conditions of subdivision are conditions of zoning and development control. Once transfer of the land unit is registered these conditions confer zoning rights to the land unit through a mechanism known as a “deemed substitution scheme”.

Site Development Plan

A condition of development at Century City is the requirement for a developer to submit a site development plan to both the Property Owners’ Association and the Municipality for approval.

The site development plan stipulates more detailed design and development parameters for the property concerned, within the limitations established by the precinct plan and subdivision approval. It includes details relating to architectural form, landscaping and the layout of the site.

The site development plan may be approved at the same time as a subdivision plan, or at a later stage. However final building plan approval will not occur without an approved site development plan.

Building Plan

The final step in the process is the building plan application submitted to the Municipality in terms of the National Building Regulations and Building Standards Act.

Design Review Committee

Both site development plan and building plan must be submitted to the Design Review Committee established by the Century City Property Owner’s Association. These plans must be approved by that Committee, before being submitted to the Municipality.

Evaluation of these submissions will be done in terms of the urban design framework and the relevant precinct plan.

Property Owners Association

Every owner of property in Century City must be a member of the Century City Property Owner’s Association. This is an association incorporated under Section 21 of the Companies Act with responsibility to look after common interest and common property within Century City. The “Memorandum of Association” and “Articles of Association” are two documents that describe the powers of the Association and its rules of operation. These documents can be viewed and downloaded at www.centurycity.co.za. These powers include the management of architectural design to ensure an attractive, aesthetically pleasing and co-ordinated project. It exercises this function with advice from a Design Review Committee.

SITE DEVELOPMENT PLAN REQUIREMENTS

Contents of a Site Development Plan

A site development plan means a plan which shows details of the proposed development including:

- 1) The position and extent of buildings in relation to property boundaries;
- 2) The layout of the site indicating the use of buildings and open areas;
- 3) Sketch plans and elevations of proposed structures including information about their external appearance;
- 4) The alignment and general specifications for access roads, parking and pedestrian footpaths;
- 5) The position and extent of private, and communal open space;
- 6) Typical details of boundary treatment around the property;
- 7) General provision for services including sewerage water supply, stormwater, refuse, electricity;
- 8) External signage proposals;
- 9) Landscaping proposals including hard and soft landscape features;
- 10) The proposed development in relation to existing and future ground levels;
- 11) The phasing of the development;
- 12) Statistical information about the proposed development, (floor area parking supply, height);
- 13) Any other information considered necessary by the Design Review Committee.

Submission of a Site Development Plan

Site development plans should be submitted to the Property Owners' Association (POA) in the following format for consideration by the Design Review Committee (DRC):

- Line drawings on paper to a standard scale, preferably 1:250, together with any colour illustrations (for detailed evaluation).
- One set of the above drawings at A3 size (for distribution to DRC members).
- The required scrutiny fee, which is currently R1 per bulk m².
- The site development plan may consist of a series of plans, but must include the information listed in the definition opposite.
- Submissions must be made at least three days before a meeting of the DRC.

The developer and his professional team may be given an opportunity to explain the proposals to the DRC, and will receive feedback in writing. It is advisable to motivate the proposals in relation to the urban design framework and the relevant precinct plan.

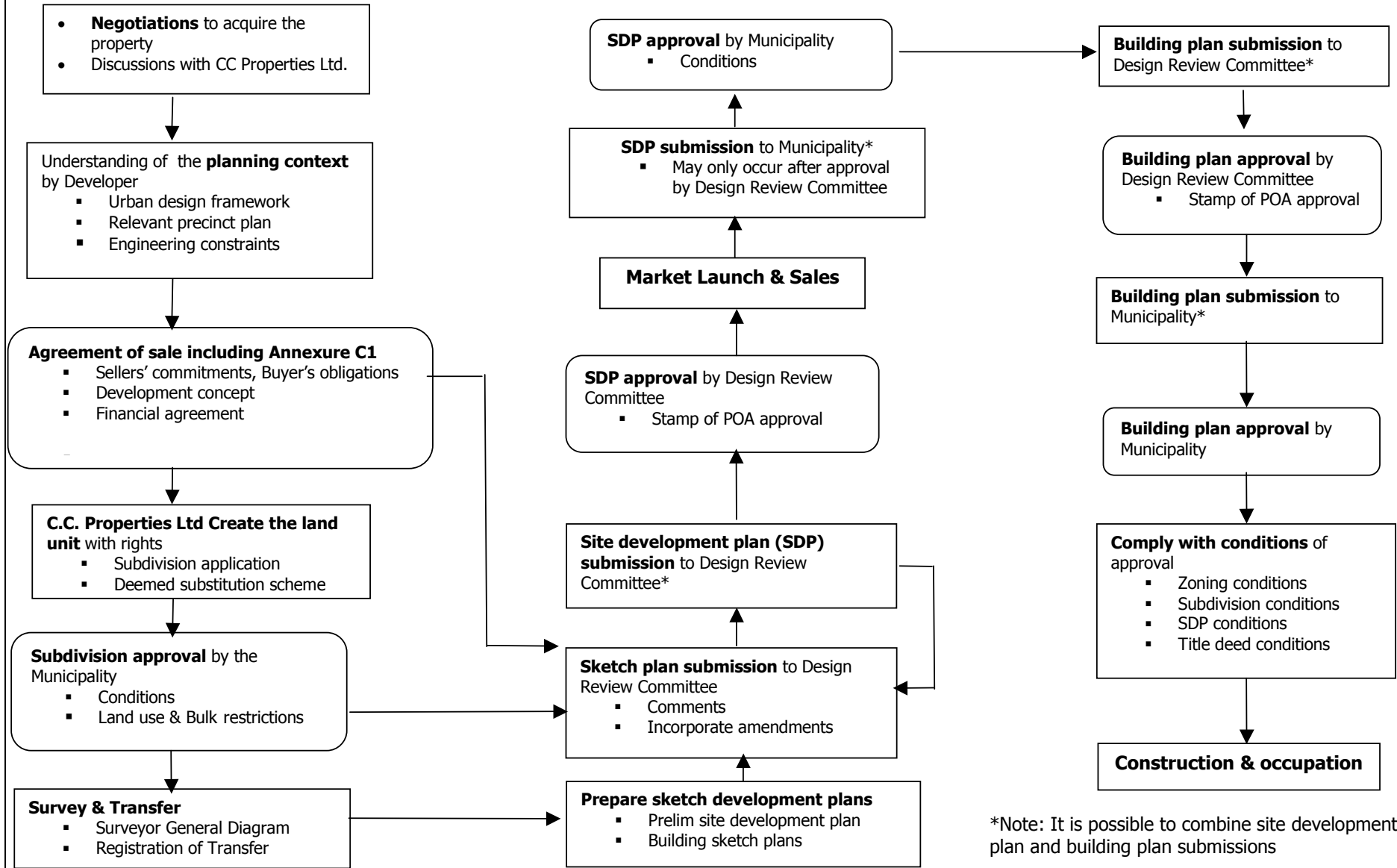
Once the DRC has approved the submission, two sets of approved plans will be signed. One set is retained by the POA and one set can be submitted by the Developer to the Council. The Developer will be required to submit the approved plan in a digital format for incorporation into the Century City GIS database.

Typical Example of a Site Development Plan



PROCEDURE FOR LAND ACQUISITION AND DESIGN REVIEW

The procedure for design review and plan approval can be streamlined if the submission requirements are met. The following is an overview of the process. The curved boxes represent key decision points.



*Note: It is possible to combine site development plan and building plan submissions

DESIGN REVIEW PROCESS

The review of plans by the Design Review Committee (DRC) is an important part of implementing and monitoring the urban design framework.

Objectives of the design review process are to:

- Encourage compliance with the urban design framework,
- Provide clear guidelines to developers and their designers,
- Provide a structured basis for decisions,
- Eliminate subjectivity and bias,
- Make the submission procedure user-friendly and simple, with minimal administrative procedures,

The diagram opposite summarises the process of submitting an application to the Design Review Committee.

ANNEXURE C1

Once a prospective developer at Century City has agreed in principle with Century City Ltd. about the purchase of land, the necessary legal documentation will be drawn up. This will include an "Offer to Purchase" which in turn makes reference to a series of annexures. One of these, normally referred to as Annexure C1, contain details about infrastructure and construction obligations to be fulfilled by the seller (Century City

Properties Property Developments (Pty) Ltd.), and the purchaser.

Typically Annexure C1 deals with access to the site, services, precinct requirements and site development parameters. It is important to study the content of Annexure C1 and develop in accordance with its requirements.