

CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



PRESENTATION TO ABSA

MAY 2012



CULEMBORG QUARTER

Cape Town



LOCATION
VIEW OF SITE FROM TABLE MOUNTAIN
MAY 2012



CULEMBORG QUARTER

Cape Town



LOCATION
AERIAL PHOTOGRAPH IDENTIFYING SITE IN CONTEXT
MAY 2012



CULEMBORG QUARTER

Cape Town



CONTEXT PLANS
LOCATION OF DEVELOPMENT POCKETS
MAY 2012



CULEMBORG QUARTER

Cape Town

Old Mutual Portside
1 Dock Road
Jetty Street
Parcel B
Erven across Oswald Pirow
Erf 156 (Parcel C)
Culemborg Quarter
Culemborg Precinct Development Framework
Other (not shown) Development of Potential Port land-holdings

District Six Conceptual Development
Cape Town Station Conceptual Long term development



CONTEXT PLANS
FUTURE GROWTH IN SURROUNDING CONTEXT
MAY 2012



CULEMBORG QUARTER

Cape Town



MASSING
FUTURE ENVISAGED CONTEXT MASSING
MAY 2012



Block	Development Block area (m ²)	Developable Area (m ²)	Maximum Building Floor Area (m ²)	Minimum Retail Building Floor Area (m ²) *	Minimum Number Residential units *	Minimum Number Hotel Rooms *	No. Publicly accessible parking bays required	Proposed max Height (m above MGL)
Block A	9,660	9,078	28,000	4,540	-	-	55	60
Block B	4,783	3,911	24,500	2,540	-	-	34	30
Block C	5,151	3,859	24,500	2,510	-	-	34	30
Block D	2,554	1,518	10,500	990	-	-	20	37
Block E	9,745	6,731	28,000	2,320	-	-	33	44 - 54
Block F	10,371	6,034	37,000	2,040	-	-	30	44 - 54
Block G	11,221	7,990	45,500	2,800	-	-	38	72
Total	53,485	39,121	198,000	17,740	270	120	245	

* Note: Minimum retail building floor areas apply per block, while minimum residential and hotel requirements apply to the precinct

CULEMBORG QUARTER

Cape Town

Block	FLOOR AREA					RETAIL (Incl Gym & Showroom)		GYM	SHOWROOM	OFFICE	RESIDENTIAL			HOTEL	
	BLD Floor Area in Rezoning	MaxTested GFA by Setbacks	Provided GFA (excl struct park & plant)	Provided GFA (incl struct park & plant)	Provided GLA	Retail Min M2	Retail Provided m2 GLA (incl. showroom)	Gym m2 GLA	Showroom m2	Office Provided M2 GLA	Residential m2 GLA provided	Residential Units provided	Min Residential Units	Hotel Provided No. rooms	Hotel Min Bedrooms
Block A	28 000	35 207	30 851	46 876	25 029	4 540	6 197		5 166	18 832	0				
Block B	24 500	29 332	17 370	27 027	15 159	2 540	1 340			13 820	0				
Block C	24 500	29 332	23 612	24 072	20 070	2 510	2 213			0	17 857	150			
Block D	10 500	13 785	9 937	9 999	9 433	990	418			0	0			174	
Block E	28 000	32 245	26 844	39 256	23 432	2 320	1 080			22 352	0				
Block F	37 000	39 025	31 306	38 988	26 700	2 040	1 579			3 726	21 395	161			
Block G	45 500	42 756	33 739	60 345	29 359	2 800	4 092	3 397		25 267					
Total (Precinct)	198 000	221 682	173 659	246 563	149 184	17 740	16 920	3 397	5 166	83 997	39 252	311	270	174	120

PARKING		
Ratio used	Blocks A, B, G with 4bays /100m2 Office GLA	
	Blocks C, D, E, F with 2.5 bays/100m2 GLA	
	Parking Req.	Parking Prov.
Block A	805	917
Block B	620	601
Block C	246	244
Block D	111	146
Block E	613	608
Block F	342	454
Block G	1249	1051
TOTAL	3986	4021

AREA SUMMARY

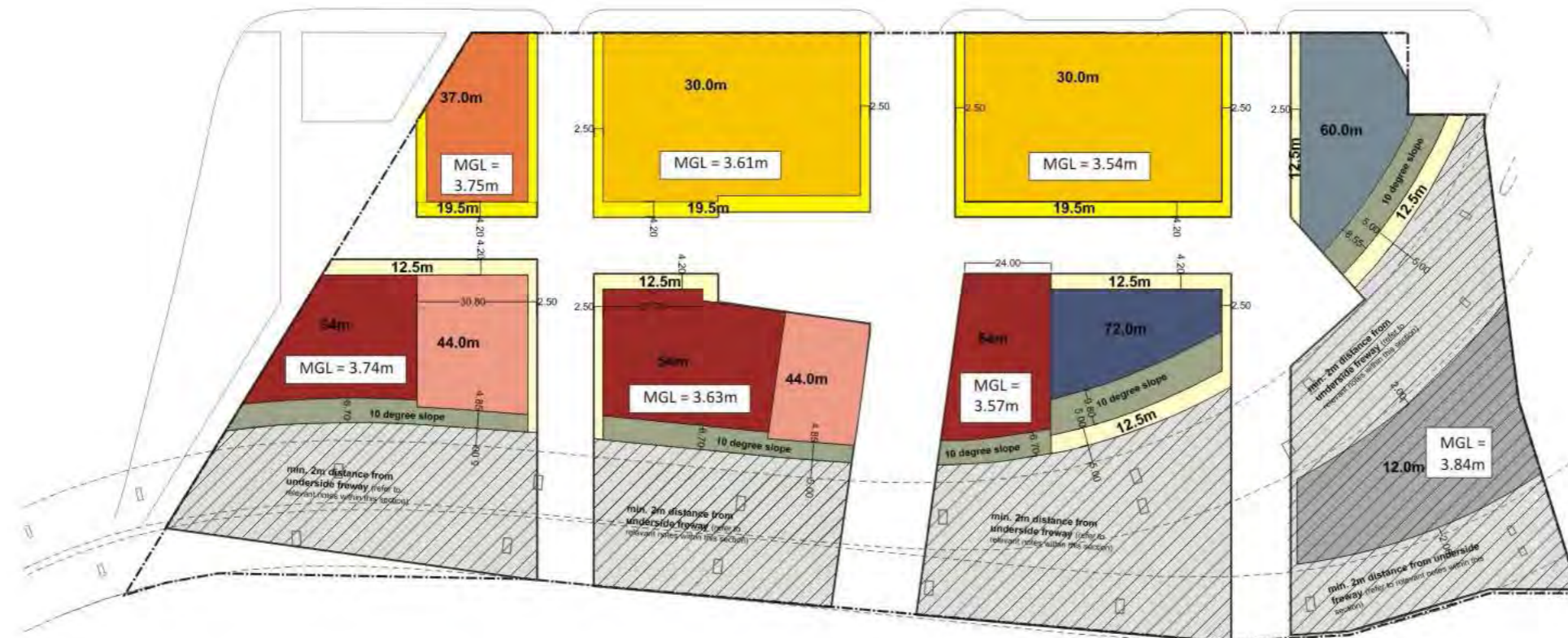


MAY 2012



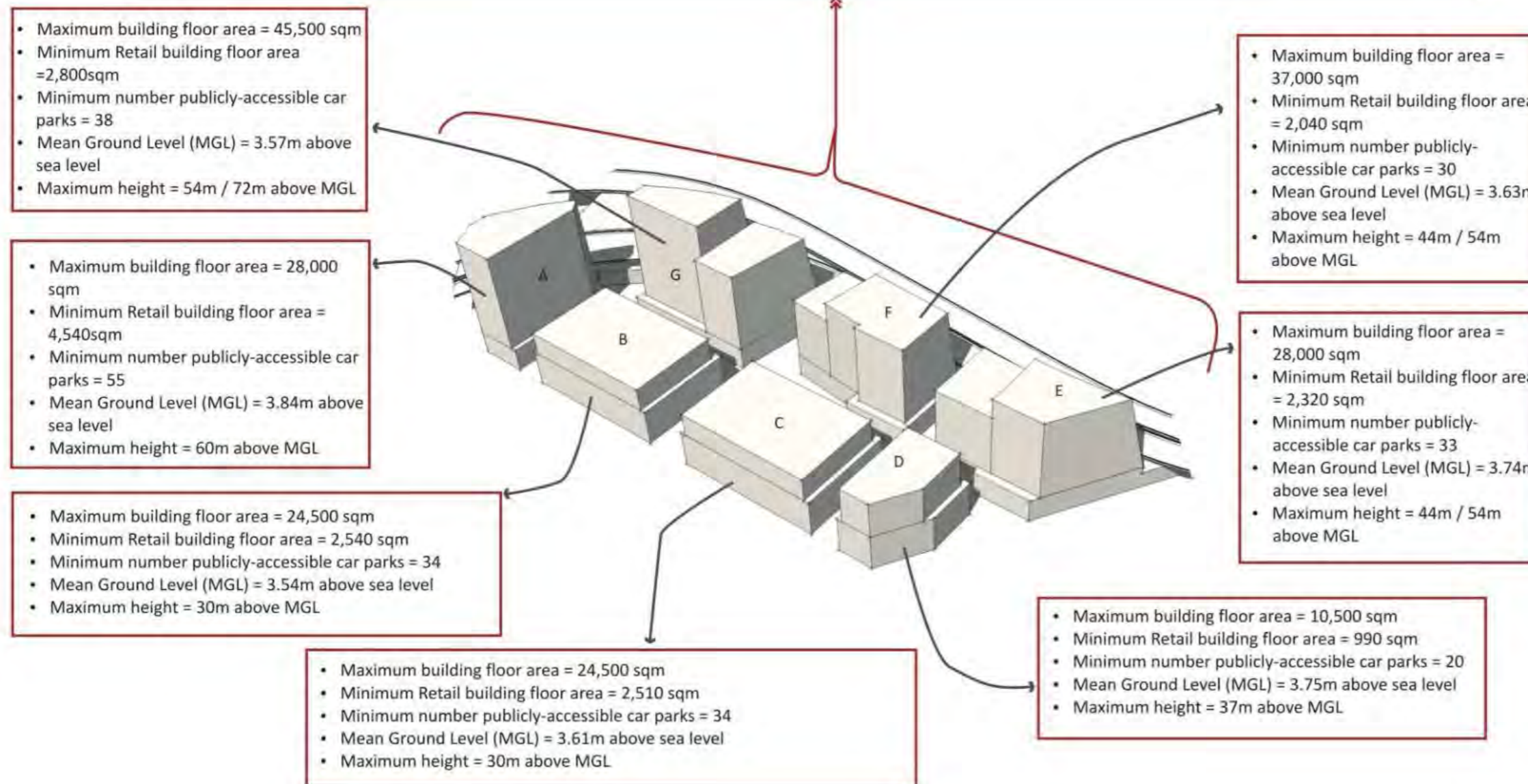


OSWALD PIROW



- VARYING HEIGHTS BELOW FREEWAY (SEE DOCUMENT FOR DETAILS)
- NO HIGHER THAN 1.0M BELOW ADJACENT TOP EDGE OF FREEWAY
- 12.5M TOP OF BASE LEVEL
- 19.5M TOP OF BASE LEVEL
- 30.0M PERIMETER BLOCK
- 37.0M PERIMETER BLOCK
- 44.0M LINKED BUILDING
- 54.0M LINKED BUILDING
- 60.0M TOWER
- 72.0M TOWER
- 80 DEGREE SLOPE FROM TOP OF BASE LEVEL (12,5M) TO MAXIMUM BUILDING HEIGHT
- DEVELOPABLE AREA
- NOTIONAL HEIGHT SECTIONS - REFER TO DOCUMENT
- ** MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM MEAN GROUND LEVEL TO TOP OF THE HIGHEST FLOOR ROOF
- ** HEIGHTS EXCLUDE ANY EXTERNAL SERVICES, LIFT CORES, TOWER MASTS ETC THAT MAY OCCUR ABOVE ROOF LEVEL
- ** HEIGHTS EXCLUDE ANY EXTERNAL TERRACES, PERGOLAS ETC THAT MAY OCCUR ON PODIUM LEVELS

PERMITTED LAND USES:	PROPOSED PARKING RATIOS - Refer to TIA by Arcus Gibb 14.09.10		SUMMARY OF PRECINCT REQUIREMENTS:	
Residential	Retail (shops)	1 bay / 100 sqm GLA	Institution (hospital)	1 bay / bed
Office	Retail (restaurants)	4 bays / 100 sqm GLA	Institution (clinic)	2 / consulting room
Retail	Retail (showroom and ancillary uses)	3 bays / 100 sqm GLA	Places of Assembly	0.10 / seat
Hotels	Office	2.5 bay / 100 sqm GLA	Places of Instruction: school	1 / classroom
Institutions	Residential (1 bed flat incl. visitors)	1 bay / unit	Places of Instruction: college	0.40/student + 1/room
Public Garages	Hotel	0.5 bays / unit + 10	Places of Worship	0.10 per seat
Places of Assembly	Residential (2/3 bed flat incl. visitors)	1.25 bay / unit		
Places of Instruction				
Places of Worship				
			Development Block Area	53,458 sqm
			Developable Area	Maximum 39,803 sqm
			Floor Area	Maximum 198,000 sqm
			Retail Floor Area required	Minimum 17,740 sqm
			Number Residential units	Minimum 270
			Number hotel rooms	Minimum 120
			Total number parking bays	3500



	Category	Description	Commitment/ Recommendation Level	
1	2	Stormwater	Stone layer beneath buildings as an attenuation system	1
2	5	Ecology and Environment	Data pack - guidelines and recommendations to be made to developers of land parcels for EMF (132kva), acoustics and wind	1
3	7	Transport	Pedestrian signals at all vehicular intersections	1
4	7	Transport	Creation of shared space between vehicles and pedestrians, prioritizing pedestrian movement	1
5	7	Transport	Dedicated Class 1 cycle lanes	1
6	11	Management Structures	The primary developer will establish a 'property owner's association' (POA) for the precinct. Amongst other responsibilities, the POA will set up a review system to review proposals from secondary developers and ensure compliance with the controls.	1
7	4	Public Realm	Additional landscaping over an additional external to and adjacent to the site 4,300m2	2 (A)
8	6	Socio Economics	Promote formalised trading in pavilions and public realm	2 (A)
10	7	Transport	Creating car-sharing website and actively market the service for the development	2 (A)
11	11	Management Structures	The 'property owner's association' (POA) will establish a centralised management company to oversee precinct management including but not limited to the following: land use & tenant mix, a precinct wide retail strategy, waste management; security; buildings maintenance; public realm design, implementation & maintenance; and supply & billing of precinct services by third part service providers (energy, cooling, water, etc).	2 (A)
12	11	Management Structures	A centralised security company shall be established for the precinct (with CCTV's, public on-site personnel)	2 (A)
13	2	Stormwater	Stone layer beneath buildings plus permeable paving attenuation (sustainable urban drainage) system	2 (B)
15	4	Public Realm	Extra over cost for high quality public realm to principle developer approved specification and palette	2 (B)
16	4	Public Realm	Water features provided within public realm for amenity, cooling & potentially drinking	2 (B)
17	5	Ecology and Environment	Minimum of 15% of the precinct roof area to be green roofs. Green roofs to be concentrated on 'lower' roof areas and can be defined as courtyards, roof terraces or podia areas that are overlooked by lettable area	2 (B)
18	7	Transport	Provide cycle racks/ storage - 1 per 750sqm GLA	2 (B)
9	7	Transport	Provide 1no. IRT Feeder Stations on Oswald Pirow adjacent to the development subject to CoCT agreement	2 (B)

19	8	Materials & Waste Strategy	A 5-stream storage facility shall be provided for waste and recycling. Area = 0.15% GFA to comply with Green Star Mat-1 (2 pts) with integrated precinct wide waste management strategy. The location for such a facility is recommended within the Basement. 5-stream storage means to provide storage space for 5 types of recyclable waste, for example paper, glass, tin, plastics and cardboard.	2 (B)
20	8	Materials & Waste Strategy	All restaurants/food outlets will be required to provide industrial capacity macerators to prevent the need for holding areas for wet waste. Allow for 10no. such units.	2 (B)
24	10	Land Use	Additional cost for 4.6m floor-floor heights on GL parking areas, over an area of approximately 12,980m ²	2 (B)
25	1	Water & Sewage	Fully integrated water treatment of grey-, storm- and black-water treatment	3
14	3	Energy	Centralised thermal plant to service the Site with chilled and hot water including insulated ring main to be installed by Primary developer or by Secondary developers as individual modular loops	3
26	5	Ecology and Environment	Minimum of 30% of the precinct roof area to be green roofs. Green roofs to be concentrated on 'lower' roof areas and can be defined as courtyards, roof terraces or podia areas that are overlooked by GLA	3
29	6	Socio Economics	Min. 10% of Residential component to be affordable / gap housing, i.e. loss of income	3
30	6	Socio Economics	Min. 5% of Retail GLA to allow for no rental profit, i.e. loss of Income on 1st year returns NPV over 25 years	3
31	6	Socio Economics	Min. 20% of Residential component to be affordable / gap housing, i.e.. Loss of Income	3
27	8	Materials & Waste Strategy	50% of demolition and construction waste to be re-used or recycled	3
28	8	Materials & Waste Strategy	70% of demolition and construction waste to be re-used or recycled	3
21	9	Benchmarking	All buildings are encouraged to achieve a minimum of a 4 star green star rating or equivalent as appropriate.	3
22	9	Benchmarking	Towers buildings in Block A and G are encouraged to achieve a green star rating of 6 or equivalent. These buildings have the potential to provide an 'iconic' green brand for the precinct.	3
23	9	Benchmarking	The project team for each development block must submit the project for assessment by the GBCSA (or similar). The result of this submission must be submitted to the design review committee within one month of the GBCSA releasing the result. In accordance with the GBC's normal procedures, if the first round result is negative, a second round submission must be made.	3

 – describes an intermediate level of 'greenness' when compared to a 'Base Case' scenario

 – describes a scenario that has most beneficial impact from a sustainability perspective.

CULEMBORG QUARTER

Cape Town



CULEMBORG QUARTER

Cape Town



BIRDS EYE VIEW OF PRECINCT



MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



AERIAL CONTEXT VIEW OF PRECINCT SEEN FROM EAST



MAY 2012



CULEMBORG QUARTER

Cape Town



AERIAL CONTEXT VIEW OF PRECINCT SEEN FROM NORTH



MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



AERIAL CONTEXT VIEW OF PRECINCT SEEN FROM EAST

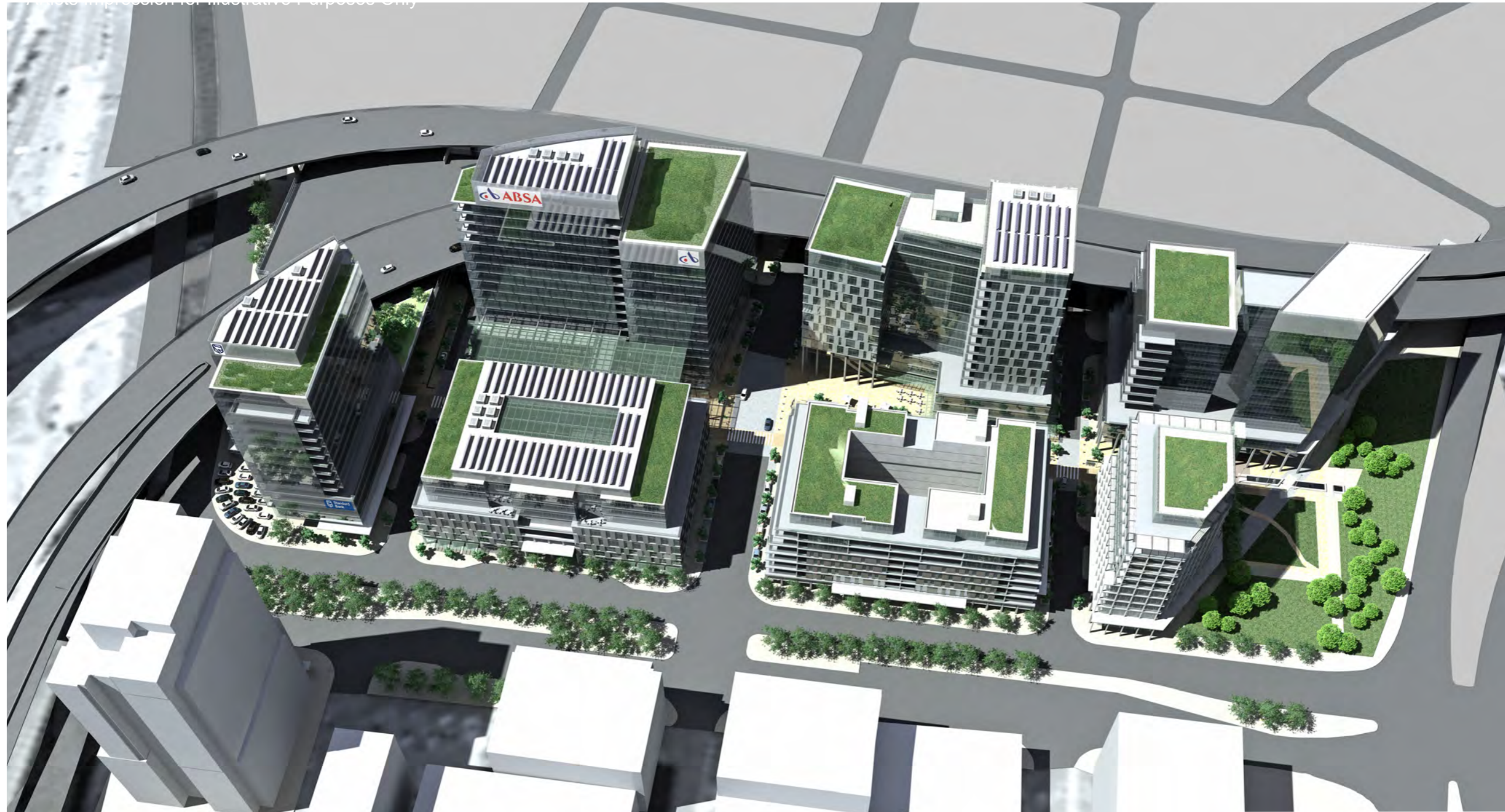


MAY 2012



CULEMBORG QUARTER

Cape Town



NORTH WESTERN AERIAL VIEW OF PRECINCT



MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



NORTHERN AERIAL VIEW OF PRECINCT



MAY 2012



CULEMBORG QUARTER

Cape Town



NORTH EASTERN AERIAL VIEW OF PRECINCT



MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



NORTH EASTERN AERIAL VIEW FROM ELEVATED HIGHWAY



MAY 2012



CULEMBORG QUARTER

Cape Town



EASTERN AERIAL VIEW OF PRECINCT

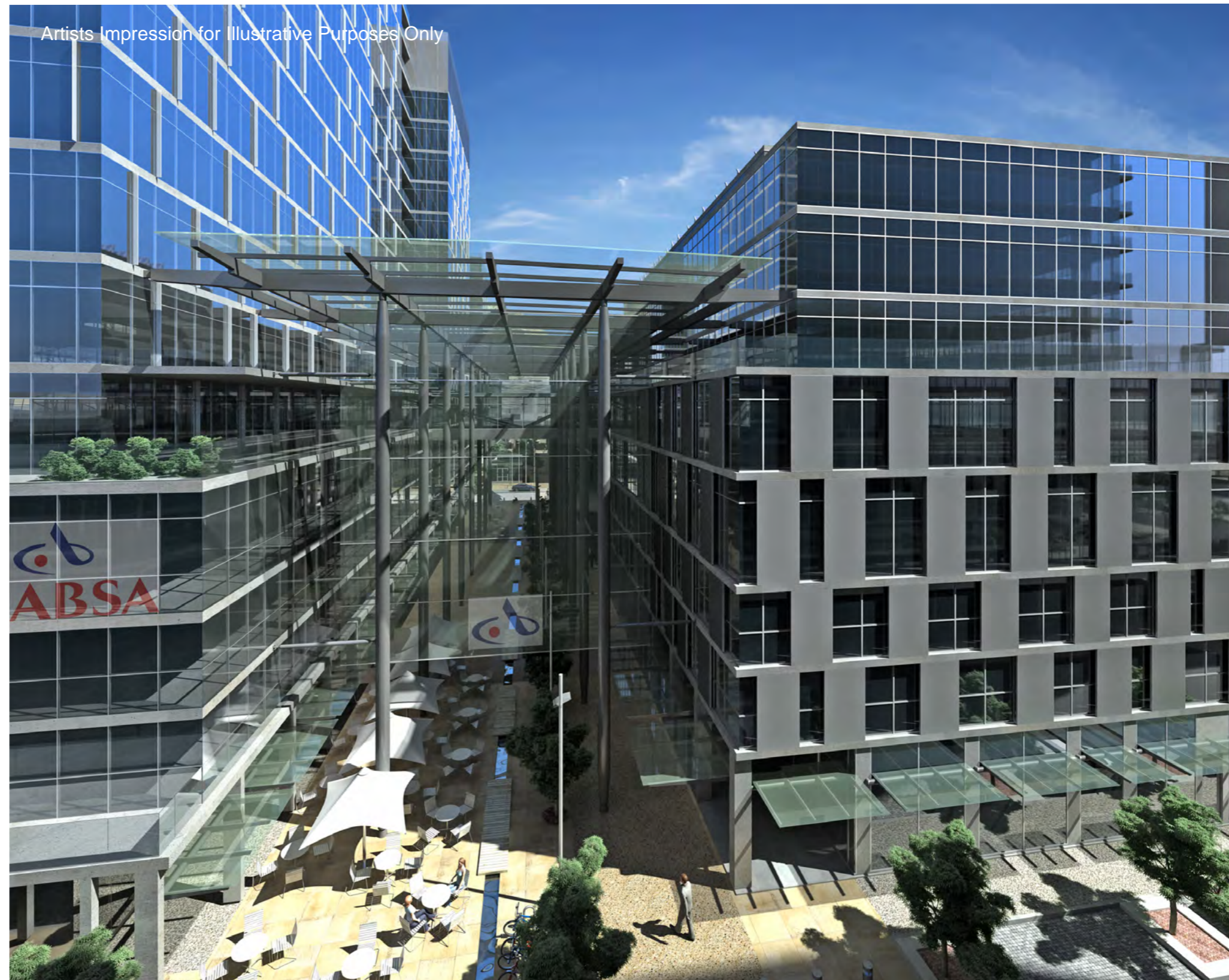


MAY 2012



CULEMBORG QUARTER

Cape Town



VIEW OF GALLERIA ENTRANCE BETWEEN BLOCKS G AND B



MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



VIEW TOWARDS BLOCK A FROM GALLERIA ENTRANCE PIAZZA



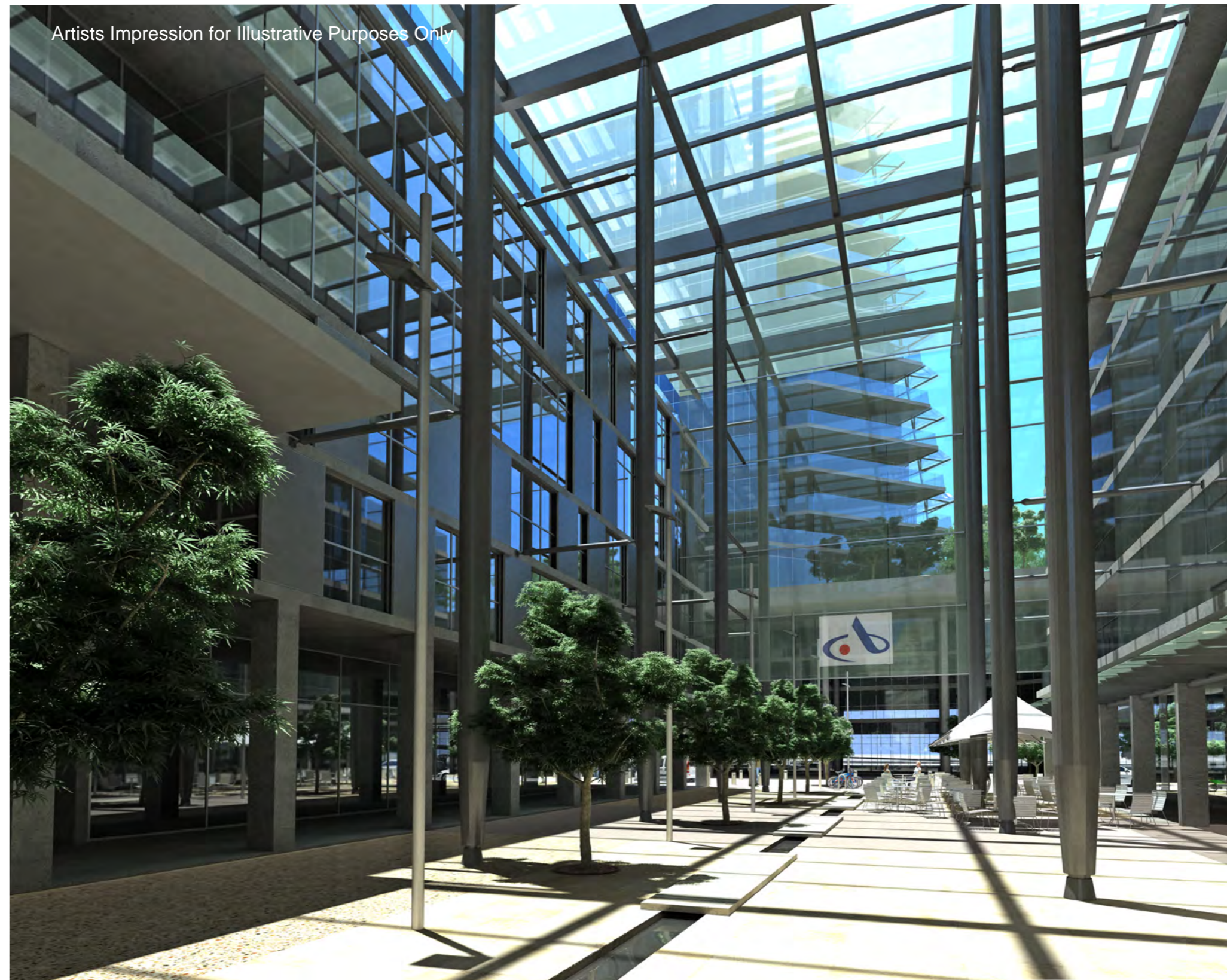
MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



INTERNAL GALLERIA VIEW LOOKING TOWARDS BLOCK A



MAY 2012



CULEMBORG QUARTER

Cape Town



VIEW OF PEDESTRIAN SPINE FACING NORTH EAST



MAY 2012



CULEMBORG QUARTER

Cape Town



VIEW OF PEDESTRIAN SPINE FACING SOUTH WEST
VIEWED FROM CENTRAL BLOCK A (WITHOUT GALLERIA)



MAY 2012



CULEMBORG QUARTER

Cape Town



DUSK VIEW OF PEDESTRIAN SPINE FACING SOUTH
VIEWED FROM CENTRAL PIAZZA

MAY 2012



CULEMBORG QUARTER

Cape Town



VIEW OF PEDESTRIAN SPINE FACING SOUTH
VIEWED FROM CENTRAL PIAZZA



MAY 2012



CULEMBORG QUARTER

Cape Town



VIEW DOWN THE PEDESTRIAN SPINE FACING SOUTH
VIEWED FROM BLOCK A (WITHOUT GALLERIA)



MAY 2012



CULEMBORG QUARTER

Cape Town



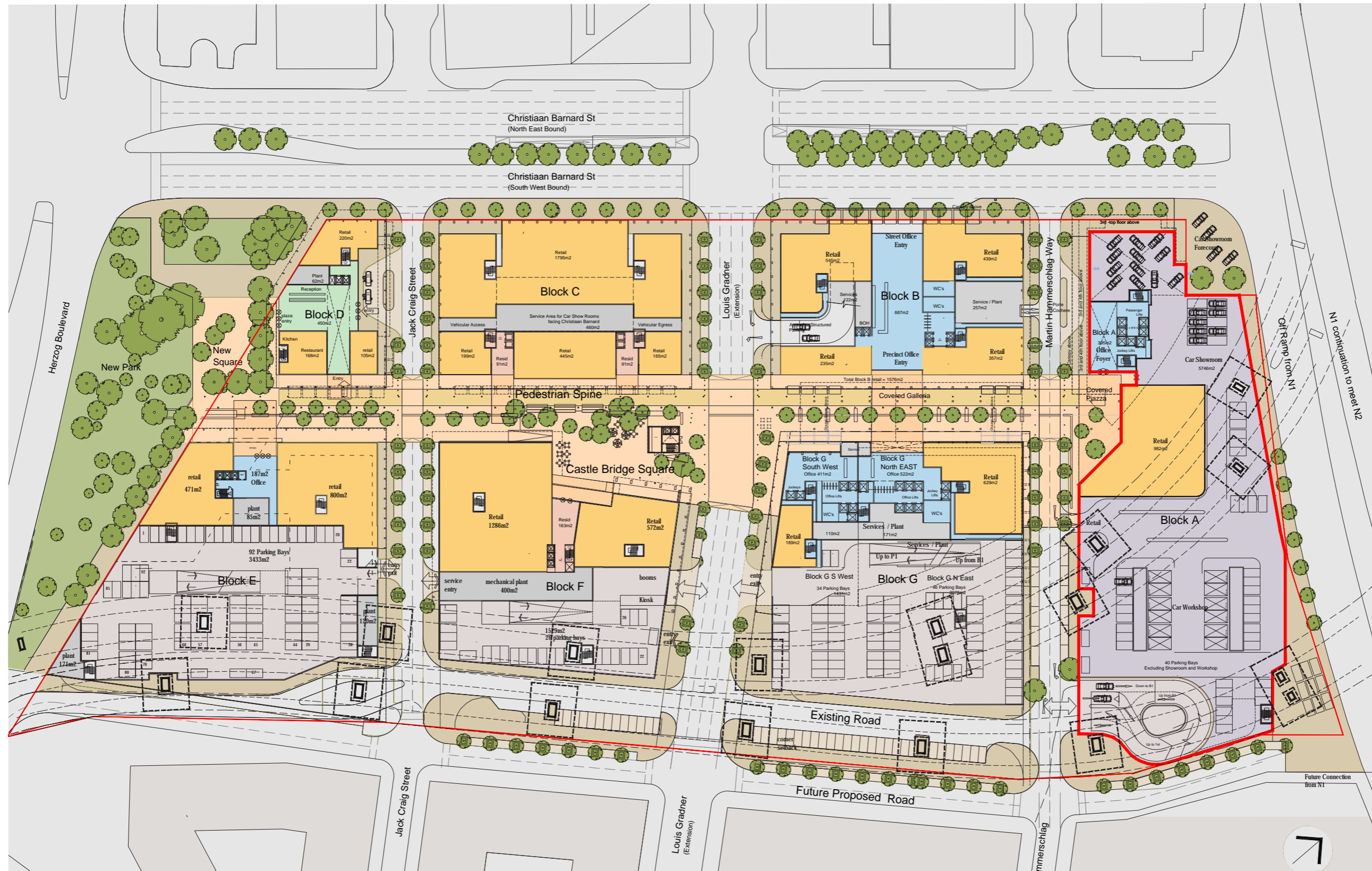
VIEW OF PEDESTRIAN SPINE FACING NORTH EAST

VIEWED FROM PARK ON SOUTH WEST
MAY 2012



CULEMBORG QUARTER

Cape Town

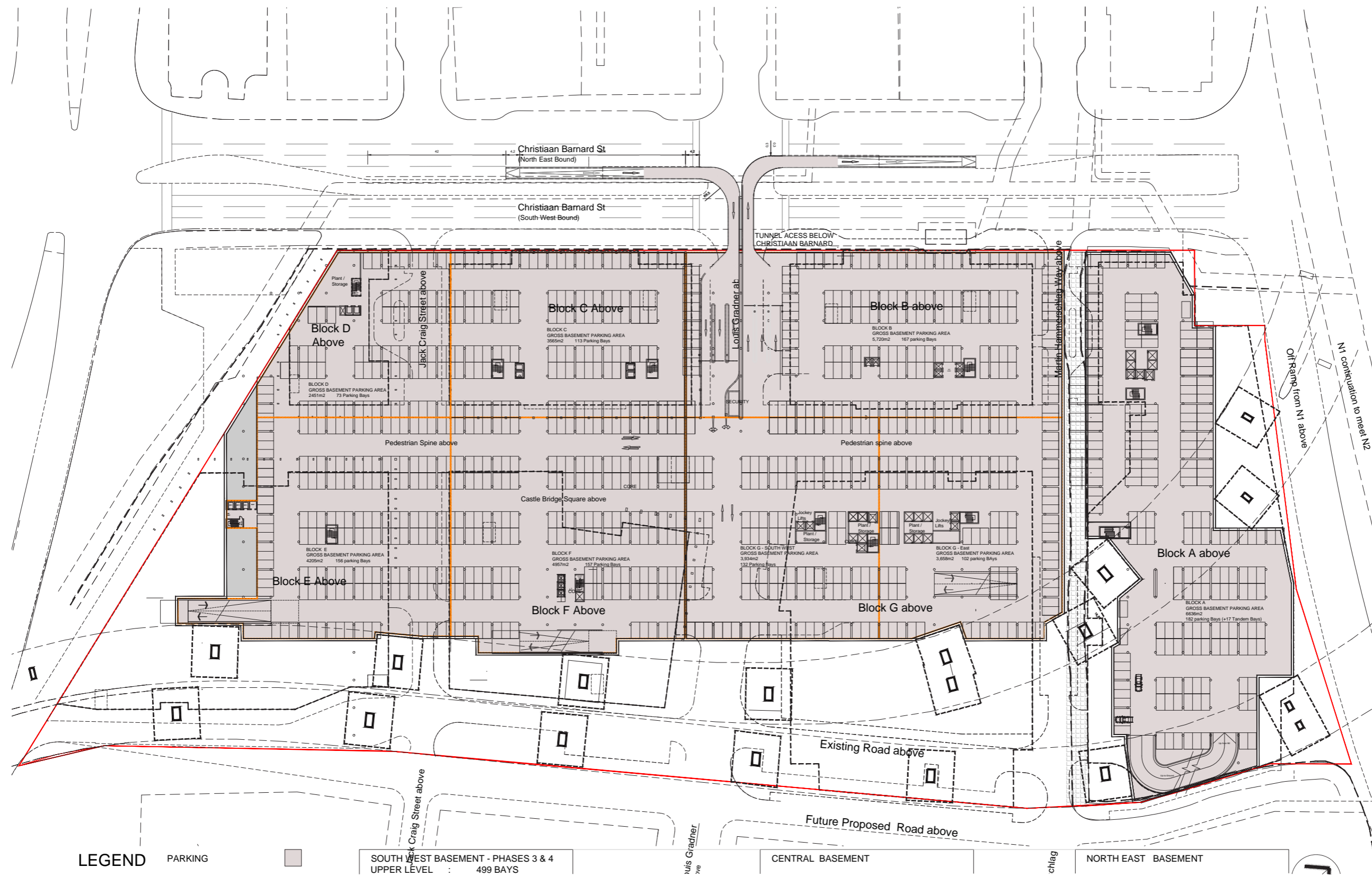


PLANS
GROUND FLOOR
MAY 2012



CULEMBORG QUARTER

Cape Town

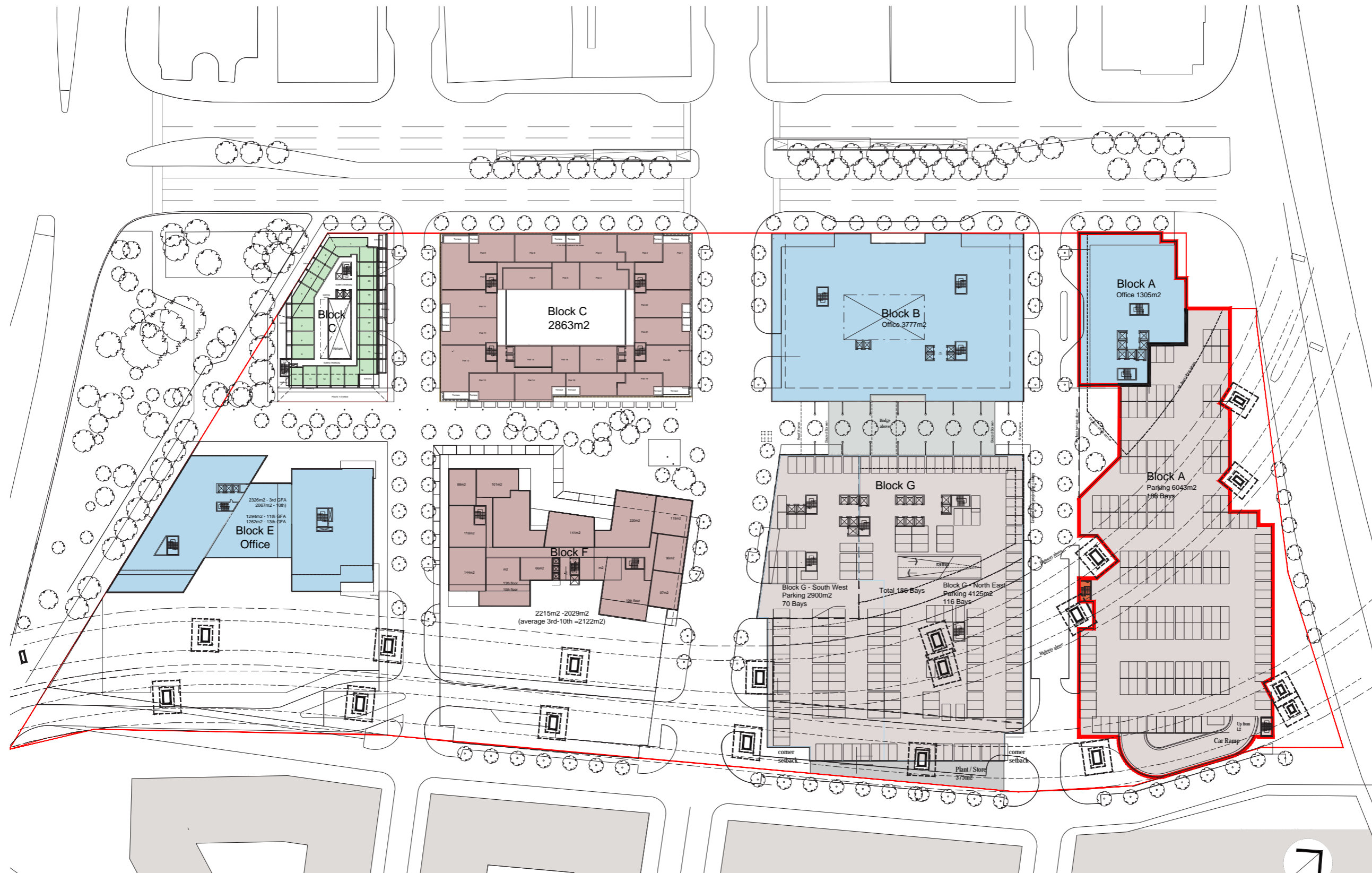


PLANS
BASEMENT LEVEL 2
MAY 2012



CULEMBORG QUARTER

Cape Town



PLANS
THIRD FLOOR
MAY 2012



CULEMBORG QUARTER

Cape Town



PRECINCT PLAN - FOURTH FLOOR



PLANS
FOURTH FLOOR
MAY 2012



CULEMBORG QUARTER

Cape Town

Artists Impression for Illustrative Purposes Only



NORTHERN AERIAL VIEW OF PRECINCT



MAY 2012

