

Civic centre car park

Land bounded by Hertzog Boulevard, Civic Road & Old Marine Drive, Cape Town, South Africa



Note: Competition timeframes for Cape Town sites extended to early 2019. New deadline for submission of Expression of Interest to be confirmed in the new year.

This site is an open surface car park of approximately 1ha, located right in the centre of Cape Town CBD. It forms part of the City of Cape Town municipal corporate head quarters precinct, ie the 'Civic centre', which itself rises to a height of 22 storeys.

The central city CBD is Cape Town's primary urban node, where the highest density of development and widest range of higher order uses and facilities occur. The part of the CBD where the Civic Centre is located, known as the 'Foreshore', includes the central railway station and is located close to the harbour and major

freeways entering the CBD. It is characterised by larger and higher tower block buildings with a wider street grid pattern. The attractiveness of the site is guaranteed by its very good connections to the overall transport network, both from an individual vehicular as well as from a public transit perspective.

This underutilised open car park space has the potential to accommodate considerable high density and mixed use development in this central location. Bidder teams should consider the shared expectations for the delivery of carbon-neutral development demonstration projects.



Expected program:

The site is considered suitable for significant high density primarily mixed residential development, including some gap / affordable (tenure blind) housing, with some non-residential (possibly office / commercial) component on lower floors.

Owner:

City of Cape Town

Plot area:

Approximately 1ha

Type of property transfer intended:

Normally full freehold disposal of the asset, but depends on the proposal (eg how space for City fleet might be made available). Leasehold rights may also be considered.



Presentation of the site and expectations for its redevelopment

The site is an open surface car park forming part of the City of Cape Town municipal corporate head quarters precinct (ie the 'Civic centre' – which itself rises to a height of 22 storeys), located right in the centre of Cape Town CBD. This part of the CBD (known as the 'Foreshore', and that includes the central railway station) is located close to the harbour and major freeways entering the CBD and is characterised by larger and higher tower block buildings (of between 5 to 20 storeys) with a wider (boulevard type) street grid pattern, as opposed to the more finer urban grain and street pattern of the older and more higher lying parts of the CBD.

The central city CBD is Cape Town's primary urban node where the highest density of development and widest range of higher order uses and facilities occur, but is also subject to severe congestion. To counter this and stive towards more balanced and efficient travel patterns across the city, residential intensification in the CBD is strongly encouraged. This underutilised and very accessible car park has the potential to accommodate considerable high density and mixed use development in this central location. The plan below shows the site's location and context within greater metropolitan Cape Town.



The site is extremely well connected to the overall transport network, both from a individual vehicular as well as from a public transit perspective. Besides easy access to major highways and arterials, the site is located on the doorstep of the City's primary public transport interchange hub (ie Cape Town Station), that includes train, rapid city and long distance bus, minibus-taxi and other public transport services within very easy walking distance.

Forming part of the larger Civic centre (municipal corporate headquarter) precinct, this open surface car park currently accomodates fleet and staff vehicles, with an access off Civic Road (to the south east). Some provision for fleet vehicle accommodation would need to be incorporated into a new development scheme. The site also contains a number of mature trees (Ficus Rubiginosa) and is bordered by some tree lanes in the abutting road reserves. The abutting tree lanes would need to be protected and preserved. Although on-site mature trees should be retained as far as possible, where loss is unavoidable, this will need to be off-set by new tree planting.

Subject to the procedures mentioned elsewhere in this document, there are no obstacles to releasing the site for redevelopment purposes.

Property reference: Portion of Erf 1, Cape Town.



Specific planning rules and regulations regarding the development of the site

Current zoning: Utility Zone (UT)

An extract of the zoning map showing the site appears below.



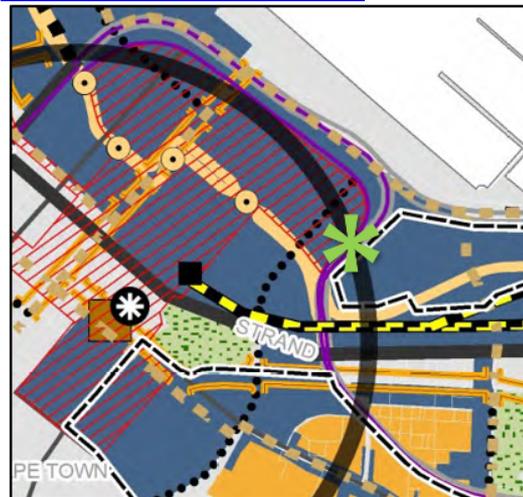
Further zoning information is available at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Online-planning-and-building-resources/Online-zoning-viewer>

The site is subject to the City of Cape Town Development Management (Zoning) Scheme and the over-arching Municipal Planning By-law, 2015 (as amended), copies of which are available at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Regulations-and-legislations/Land-use-and-zoning>.

Subdivision (off the Civic centre precinct) and rezoning of the subject portion to an appropriate zone will be required once a bid has been awarded. Given the context, it is estimated that rezoning to Mixed Use Zone 3 (MU3) or General Business Zone 5/6 (GB5/6) would be appropriate, translating to a bulk factor (floor factor) of 6 with a height of 38m or even significantly higher. Both the Mixed Use and the General Business Zones permit a wide variety of business / commercial and related uses as well as residential units on upper floors.

Being the responsibility of the successful bidder, these applications would have to commence after awarding of a bid and might take several months to complete. The City is however committed to working with bidder teams to assist and facilitate the expeditious processing of required development applications as far as possible as part of this initiative to enable successful implementation of approved proposals.

An extract of the Table Bay District Spatial Plan which covers the area, is provided below, in respect of which more information can be accessed at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Spatial-Plans-and-Frameworks/District-plans>



Implementation would also need to be preceded by building plan approval in terms of the National Building Regulations and Building Standards Act, No 103 of 1997, more information in respect of which is available at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Regulations-and-legislations/National-building-legislation>. Building plan and development applications (such as for example rezoning) can be submitted online at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Applications-and-submissions>.

The inclusion of the site as part of this initiative is subject to in-principle approval of its release / disposal for development by the City Council, as required in terms of the Municipal Finance Management Act, 2003, the Municipal Asset Transfer Regulations, 2008, as well as the procedures in the City's own Supply Chain Management Policy, 2017 and the Management of Certain of the City of Cape Town's Immovable Property Policy, 2010. This is currently being considered by the City Council and more information in this regard is available on request

Subsequent to conclusion of the Phase 1: Expression of interest phase process, the City Council will be requested to confirm the site's release for development purposes. The detailed (Phase 2) bidding phase will include bid approval by the City's Immovable Property Adjudication Committee (IPAC).

Asset transfer or occupation normally occurs upon development rights falling in place (ie land use approval). In part exchange for asset disposal or use rights, the City may want to acquire some fleet accommodation space (eg some underground parking space) or potentially additional office space.

➤ Specific climate or environmental issues regarding the development of the site

Besides the general imperative to pursue lower carbon, more resilient and resource efficient forms of urban development, there is no specific climate or environmental issues regarding to the development of this site.

Given the character of the Foreshore precinct, tall buildings in this location may require wind

impact analysis and mitigation to ensure a quality public realm at ground level.

It should be noted public consultation forms a standard part of any development application process.

