

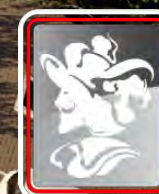


BOTFONTEIN PARK CAPE TOWN

The ideal solution to all your
industrial and commercial needs.



THE CAVALEROS GROUP



Abland
Property Developers

Location of Botfontein Park

03

Introduction to the location of the site of Botfontein Park.

Site Context

04

A visual representation of the site and points of interest around the Park.

Context & Development Pressures

05

In depth descriptions of the precincts around the site.

Development Framework

06

Information regarding services and access to the site as highlighted in the Development Framework of the area.

Artistic Impressions

08

Artistic impressions of erf 10 & 11.

Proposed Precinct Plan

09

Overall layout of all the erven located in Botfontein Park.

Land Use Framework

10

Important information regarding the site and an overall site axonometric.

Individual Plans

11

Individual sketch plans of erf 1 to 11.

Architecture & Precedents

22

A brief description of projects with architectural features that can be considered for future designs in Botfontein Park.

Technical Features & Sustainability

23

A look and feel of possible materials, features and design elements.

Botfontein
concept



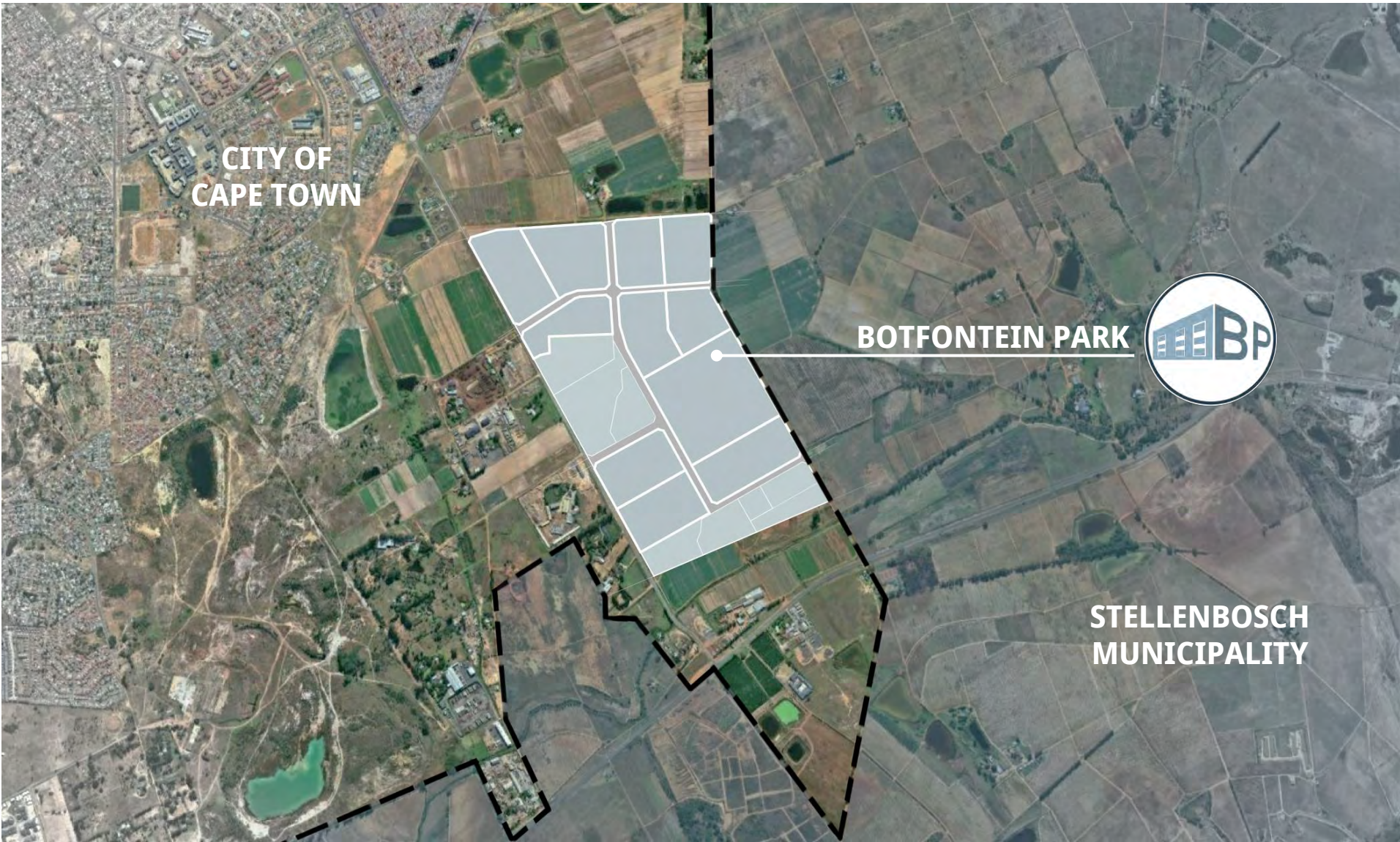
LOCATION OF BOTFONTEIN PARK

Botfontein Park is located on the edge of the City of Cape Town. The park forms part of a “buffer zone” between Cape Town’s suburban areas and Stellenbosch’s agricultural land. The surrounding areas range from wine estates and farm hills to suburban/residential areas.

The park’s entrances are located on Botfontein Road, which connects Bottelary Road and Maroela Road. The connection between these two major roads allows Botfontein Park to serve as a gateway into the city.

Cape Town’s Municipal Spatial Development Framework (MSDF) indicates that the site is marked for industrial development with a wider focus on Mixed Use Development.

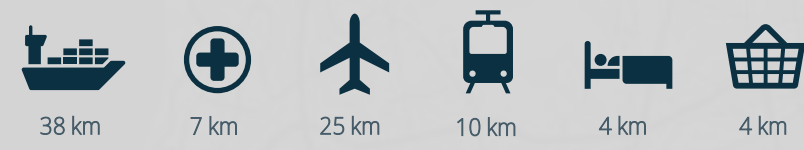
This site form part of a gradual transition between the urban periphery and the agricultural areas of Stellenbosch. The development of the site has the opportunity to create employment and enrich the surrounding areas.



SITE CONTEXT

Approximate distances

Cape Town CBD.....	40 km
Stellenbosch Central.....	17km
Paarl Central.....	38km
George Central.....	410km



CONTEXT & DEVELOPMENT PRESSURES

The zones surrounding the site result in a landscape that must negotiate the transition between urban and agricultural land uses.

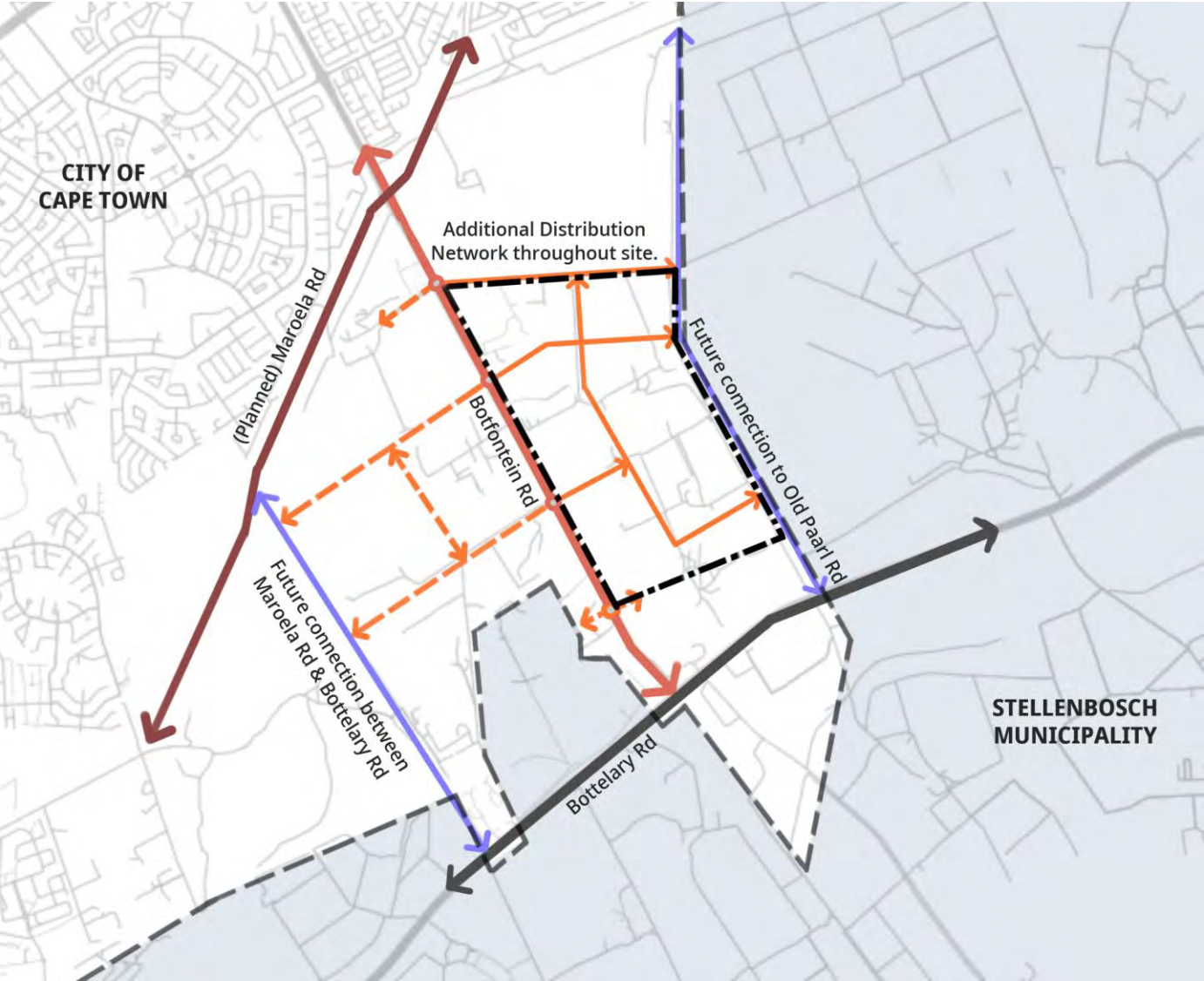
Earmarked for Mixed Use, the site aims to mediate the edges between Cape Town and Stellenbosch through responsible and sustainable development by increasing local revenue and employment opportunities.

The aim is that this well-considered approach to the development of these land parcels and overall "buffer zone" will have a positive impact on the residents and landscape of these areas.



- BNG (Breaking New Ground) Housing Developments
- Formalized BNG (Breaking New Ground) Housing Developments
- Suburban Neighbourhoods
- Site for planned future higher-income housing developments.
- Area earmarked for Mixed Use developments including industrial, commercial.
- Productive farm portions and historic wine farms located in Stellenbosch.

DEVELOPMENT FRAMEWORK – ACCESS, WATER & ECOLOGY



ACCESS & ROADS

Access to and from the site plays a very important role in the future development of Botfontein Park.

Multiple elements needs to be considered including pedestrians, private vehicles, logistics vehicles and public transport.

The road network will provide comfortable and safe movement throughout the site for all of its users.

- Existing Botfontein Road – Minor Arterial
- Planned Maroela Road - Minor Arterial
- Future connecting roads:
 - To Old Paarl Rd
 - Between Maroela Rd & Bottelary Rd
- Proposed additional connecting roads throughout the site.
- Proposed additional connecting roads in adjacent areas.
- Existing Bottelary Rd – Major Arterial
- Edge between Cape Town & Stellenbosch
- Botfontein Park Site

WATER & ECOLOGY SYSTEMS

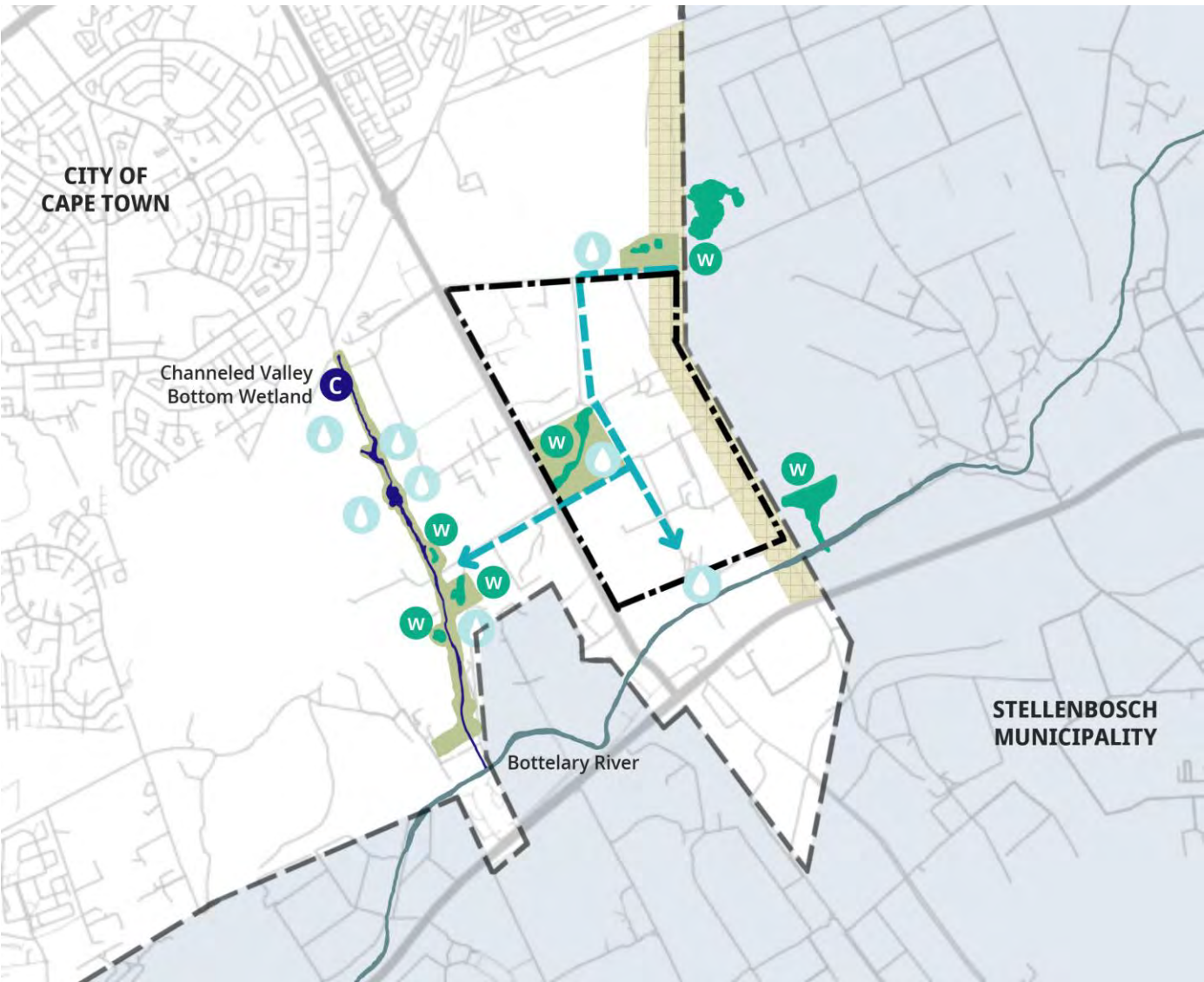
The site and the surrounding areas houses a variety of natural water systems including the Bottelary River, a Channelled Valley Bottom Wetland as well multiple Seep Wetlands.

The Development Framework suggests a “Soft Engineering” approach to the site’s water management to help reduce the amount of hard engineering pipes in the area.

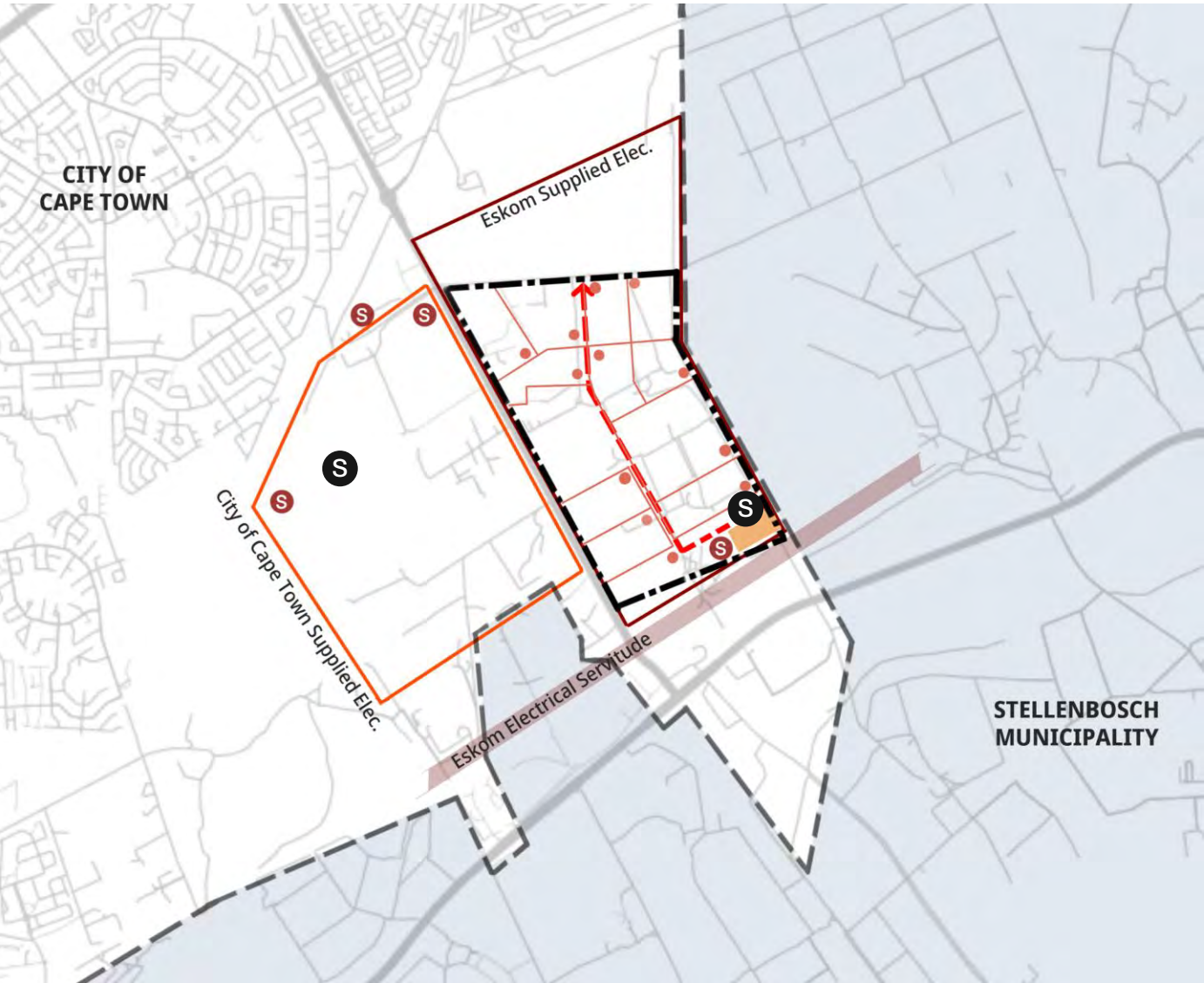
A Sustainable Urban Drainage System will follow the road networks to add value to the overall ecological network and character of the site.

- Seep Wetland
- Channelled Valley Bottom Wetland
- New Stormwater Area
- Edge between Cape Town & Stellenbosch
- Botfontein Park Site
- Stormwater Movement

The development of this site has the opportunity to use both ecology and infrastructure to create the perfect “Buffer Zone” between Urban and Agricultural where people can interact with nature and support the ecology at the same time.



DEVELOPMENT FRAMEWORK - SERVICES



ELECTRICAL SERVICES

Provisions will be made to accommodate the necessary electrical infrastructure of the future development.

Multiple facilities will be provided including mini-substations for each erf, Substations and Step-Down facilities. An Eskom Servitude is located toward the southern edge of the area.

Eskom will provide electricity to the site of Botfontein Park. The area west of the Park will receive their electrical supply from the City of Cape Town.

The positions of Substations and Mini-Subs will be determined during detail design phases.

- 200x100m Step-Down Facility – to 132kva
- Mini-Sub for each parcel (erf) – locations to be determined
- S Proposed alternative positions for City Substations
- S Substation – 132 to 11kva
- Electricity routing via 32m road reserve
- City of Cape Town Supplied Electricity
- Eskom Supplied Electricity
- Edge between Cape Town & Stellenbosch
- Botfontein Park Site

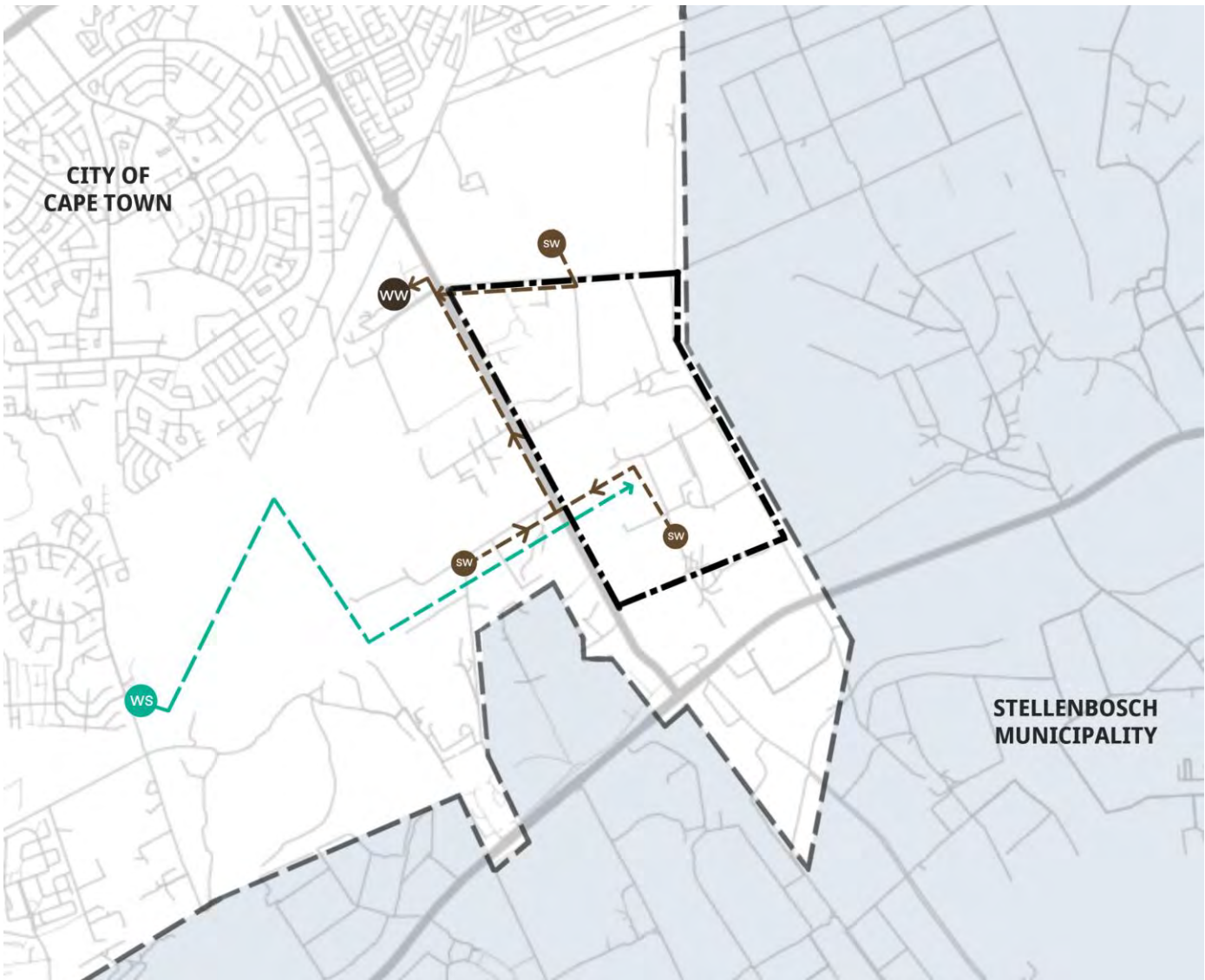
SEWER SERVICES

Provisions will be made to accommodate the necessary waste infrastructure for the future development.

Sewerage Pump Stations will be accommodated in the design of the development that will connect to the Waste Water Treatment Works. These connection pipes will be along the public road reserves/verges.

Positions of the necessary infrastructure will be determined during the more detailed design phases.

- WS Alignment from Water Supply off site
- SW Sewerage Pump Station
- WW Waste Water Treatment Works
- Sewer line to WWTW
- Edge between Cape Town & Stellenbosch
- Botfontein Park Site



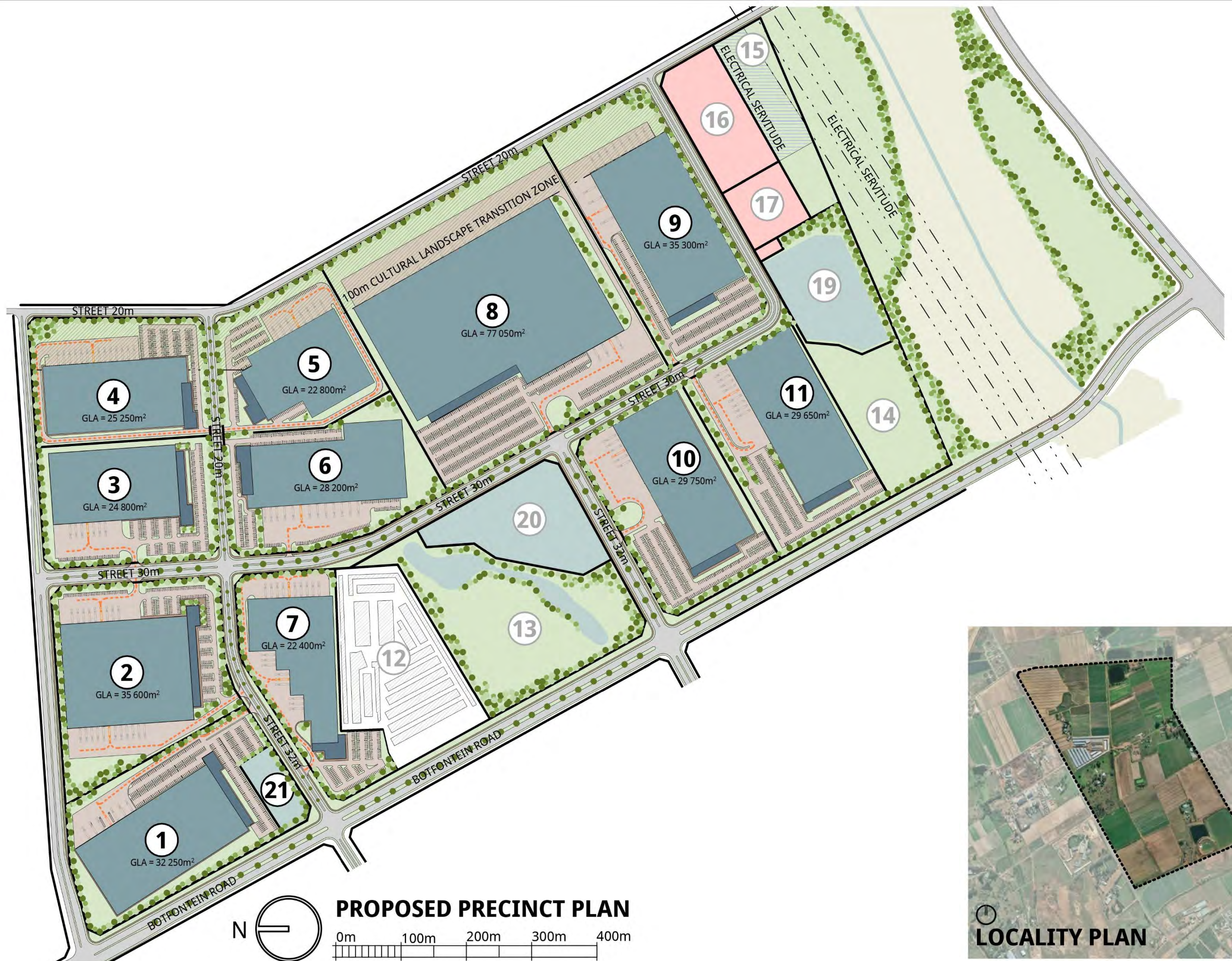
ARTISTIC IMPRESSIONS

Botfontein East Industrial Park development will include commercial and industrial elements. Each of the 11 erven will be individually developed according to the needs and wishes of the customers.

Offices, warehouses and any other spaces will be designed specifically for the activities that will take place in each building. Specific features such as PV systems, green walls etc. will be incorporated into the designs at the customer's request.

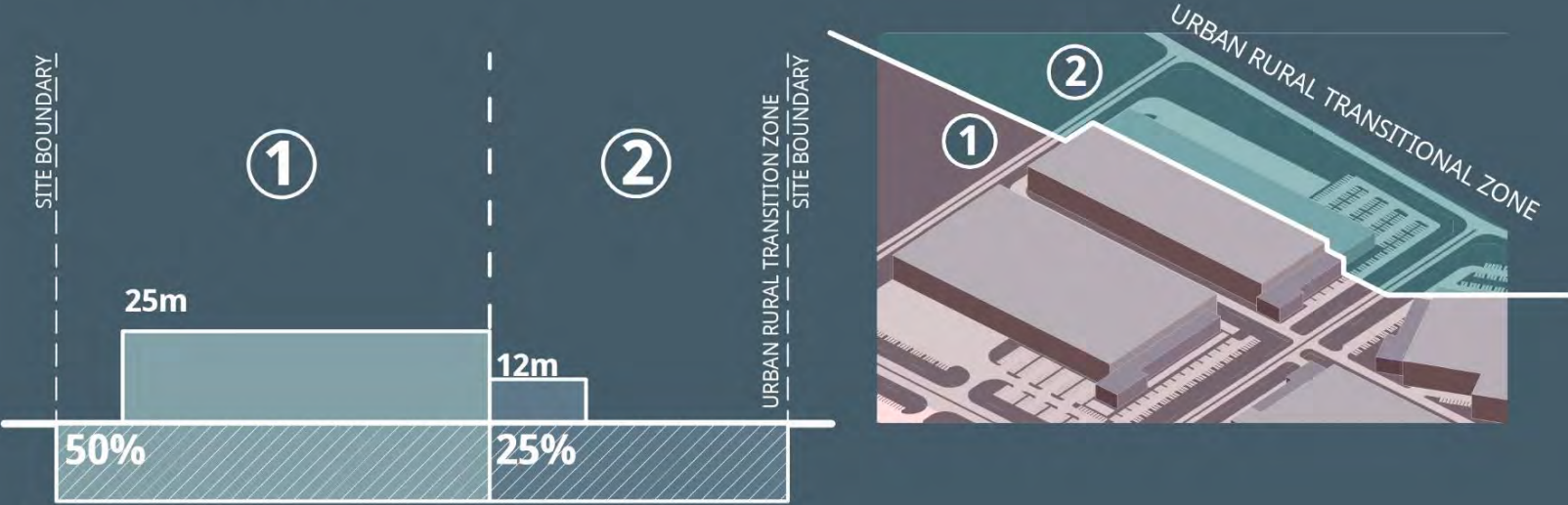
The artistic impressions of erf 10 and 11 gives an indication of the possibilities for the buildings and their architectural design, landscape features and access points.





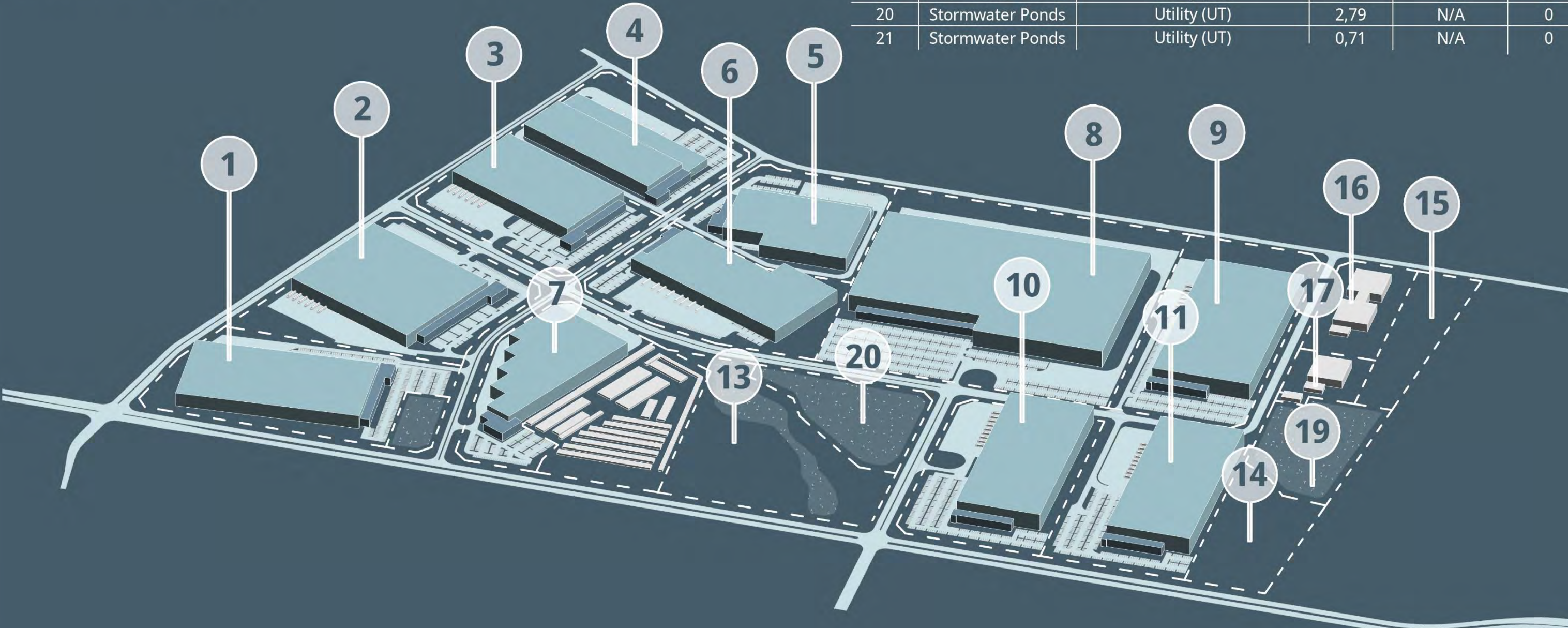
LAND USE FRAMEWORK

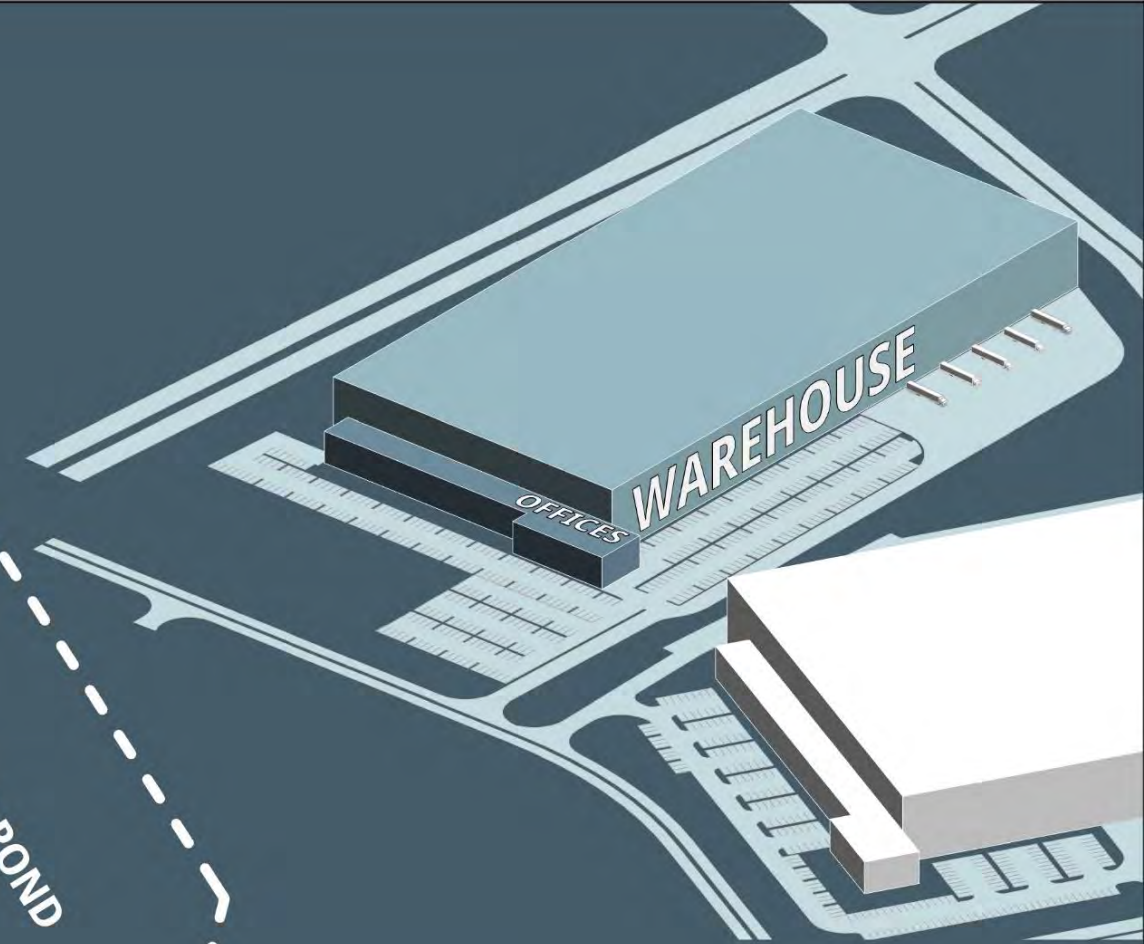
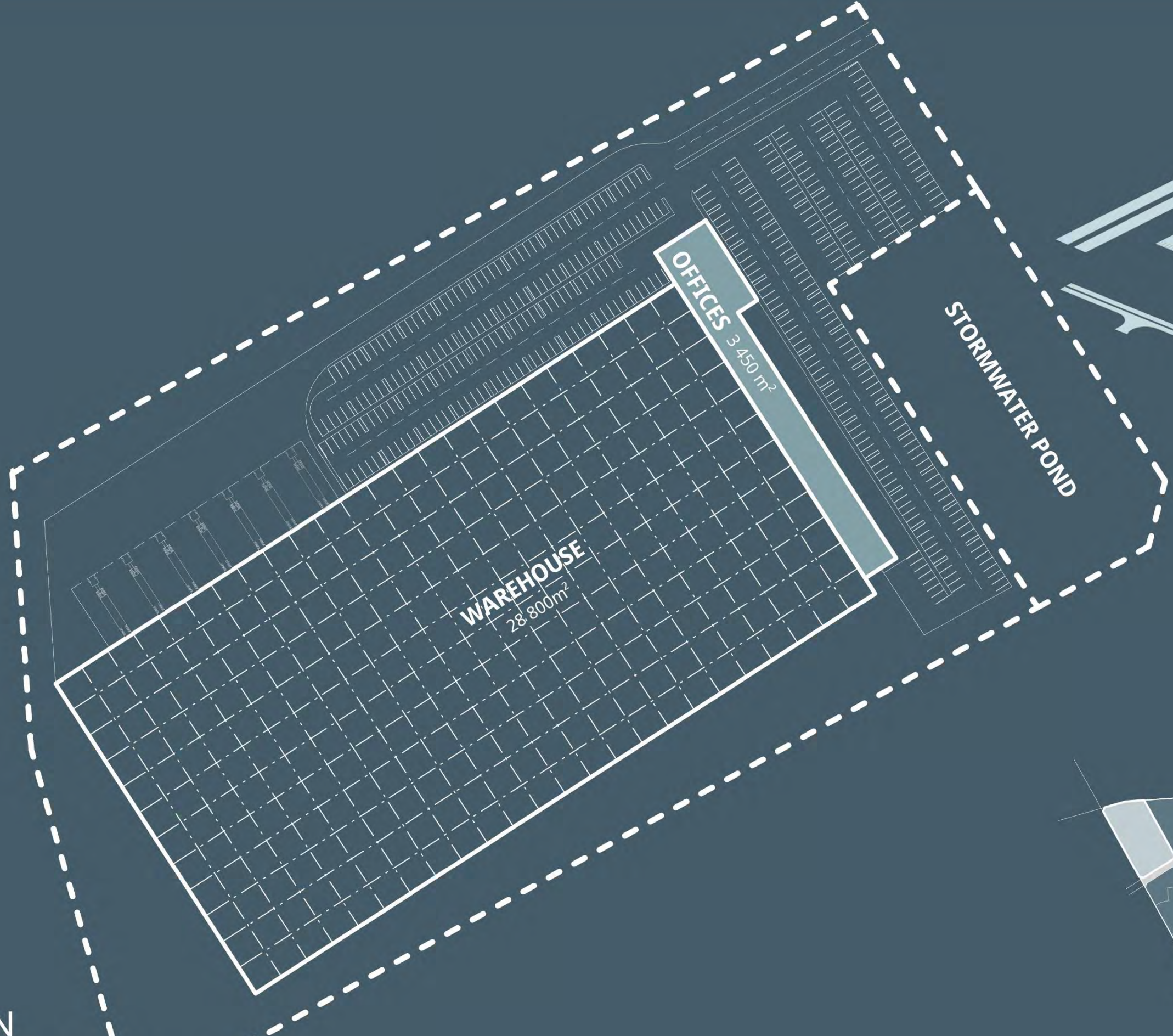
DIAGRAMS



- 1 Maximum height of 25m and coverage of 50%.
 - 2 Maximum height of 12m and coverage of 25%.
- *Height of built form to be varied across site.

PORTION	LAND USE	ZONING	SIZE (ha)	GLA FACTOR	GLA (m ²)
1	Mixed Use	Mixed Use 2 (MU2)	6,45	0,5	32 250
2	Mixed Use	Mixed Use 2 (MU2)	7,12	0,5	35 200
3	Mixed Use	Mixed Use 2 (MU2)	4,96	0,5	24 800
4	Mixed Use	Mixed Use 2 (MU2)	5,05	0,5	25 250
5	Mixed Use	Mixed Use 2 (MU2)	4,56	0,5	22 800
6	Mixed Use	Mixed Use 2 (MU2)	5,64	0,5	28 200
7	Mixed Use	Mixed Use 2 (MU2)	4,48	0,5	22 400
8	Mixed Use	Mixed Use 2 (MU2)	15,41	0,5	77 050
9	Mixed Use	Mixed Use 2 (MU2)	7,06	0,5	35 300
10	Mixed Use	Mixed Use 2 (MU2)	5,95	0,5	29 750
11	Mixed Use	Mixed Use 2 (MU2)	5,93	0,5	29 650
12	Storage Units	General Industrial 1 (GI1)	4,61	N/A	9 847
13	Private Open Space	Open Space 3 (OS3)	6,09	N/A	0
14	Private Open Space	Open Space 3 (OS3)	2,80	N/A	0
15	Private Open Space	Open Space 3 (OS3)	2,05	N/A	0
16	Electrical Substation	Utility (UT)	2,04	N/A	0
17	Electrical Substation	Utility (UT)	1,00	N/A	0
18	Pump Station	Utility (UT)	0,08	N/A	0
19	Stormwater Ponds	Utility (UT)	2,74	N/A	0
20	Stormwater Ponds	Utility (UT)	2,79	N/A	0
21	Stormwater Ponds	Utility (UT)	0,71	N/A	0

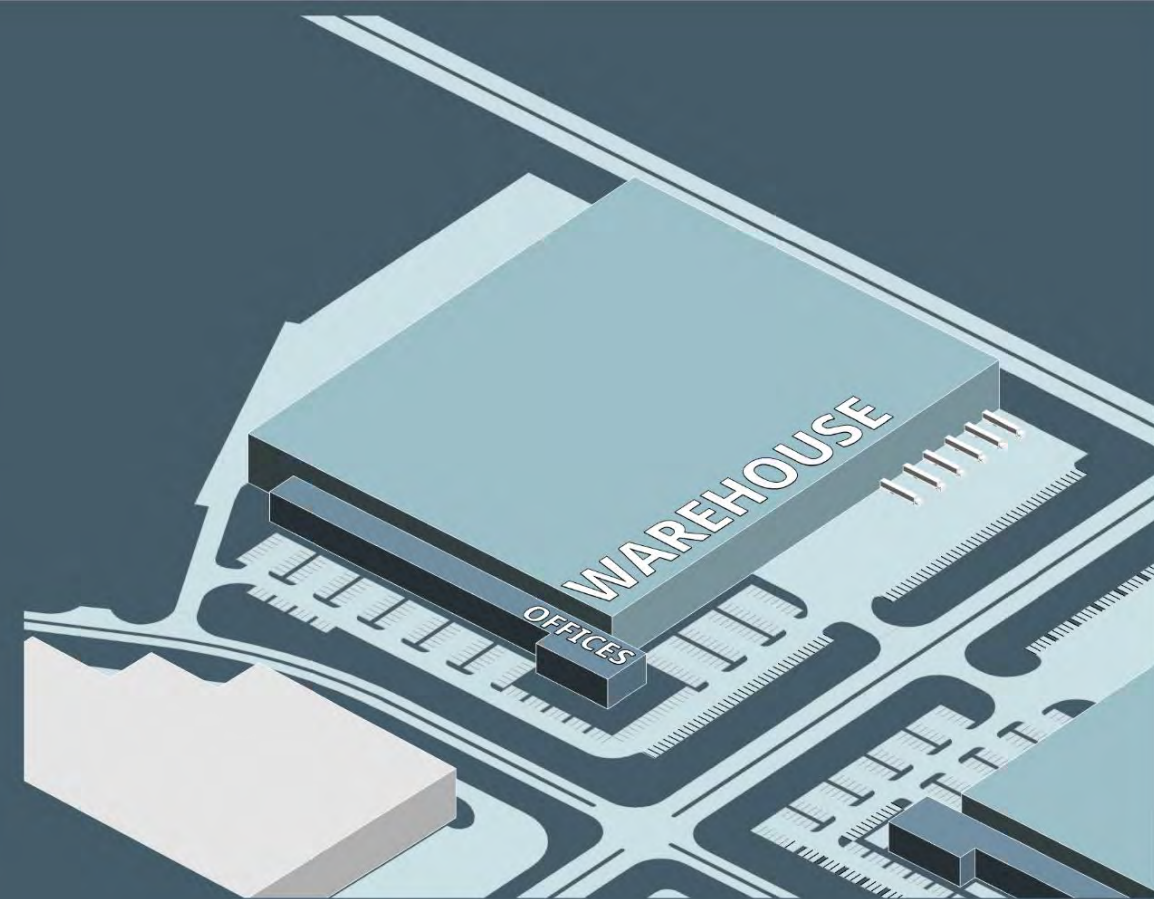
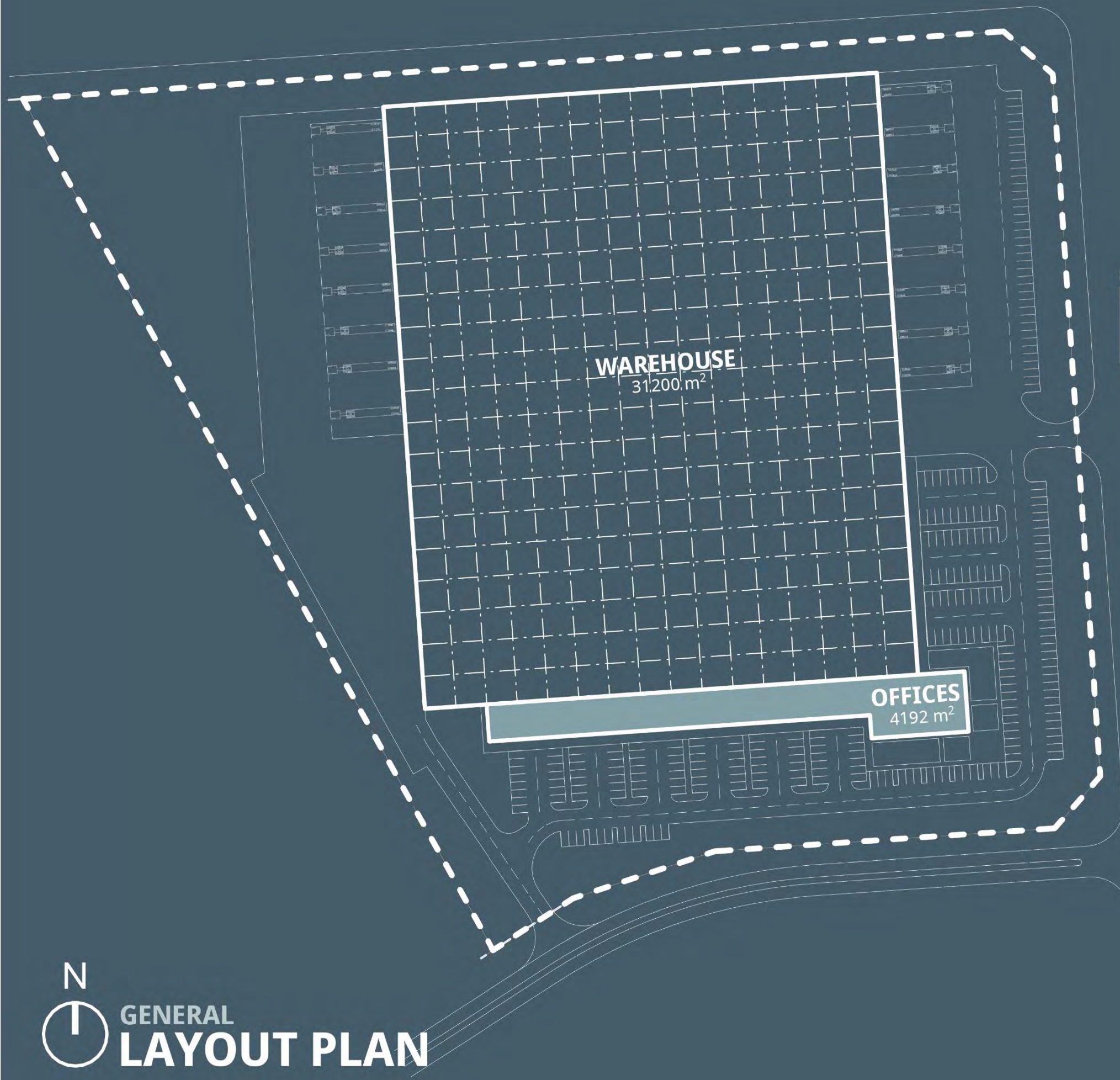




Mixed Use 2
ZONING
±6,45 ha
SIZE
0,5
GLA FACTOR
32,250m²
GLA

N
GENERAL
LAYOUT PLAN
0m 25m 50m 75m 100m

ERF 1



Mixed Use 2
ZONING

±7,12 ha
SIZE

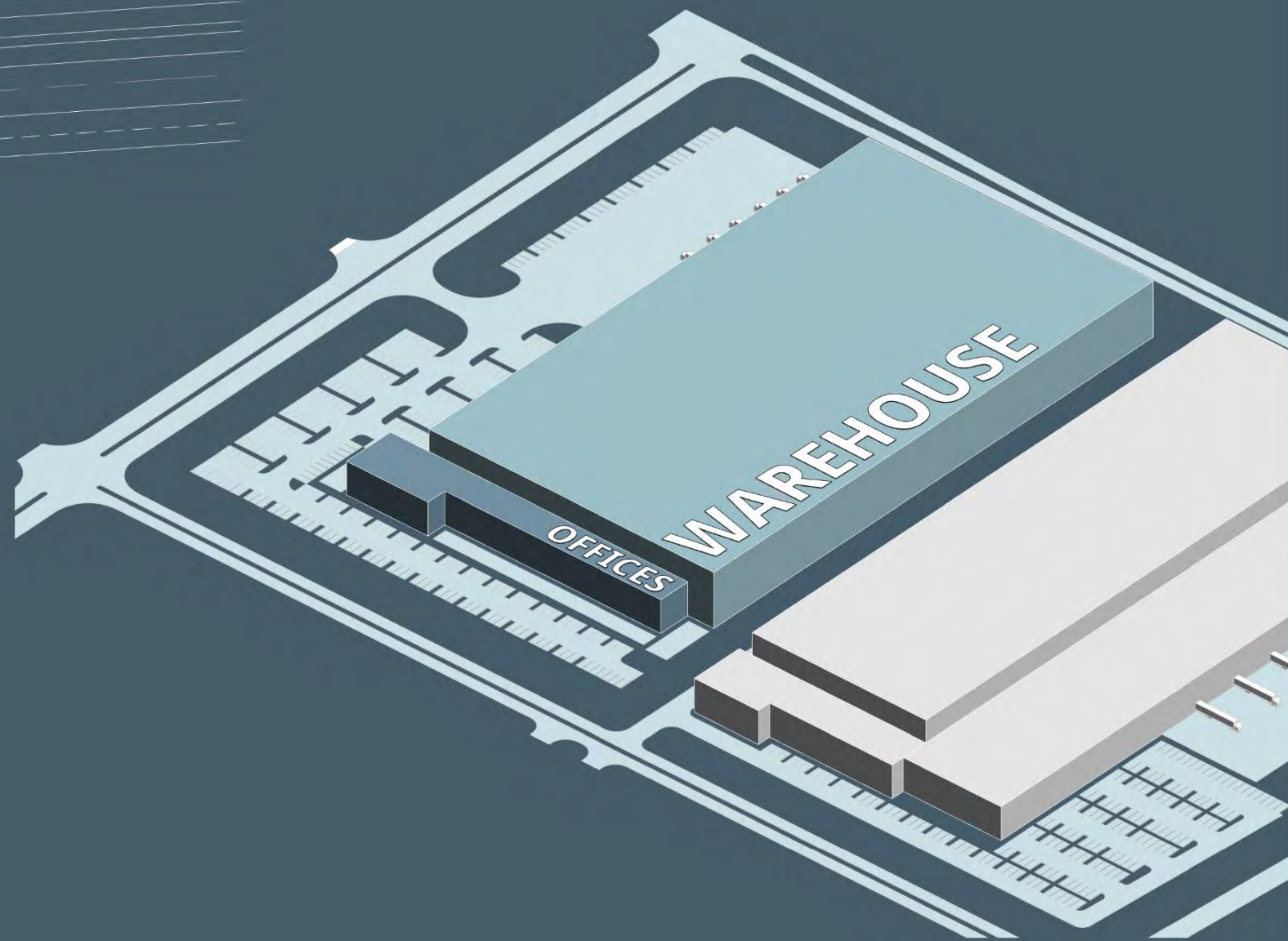
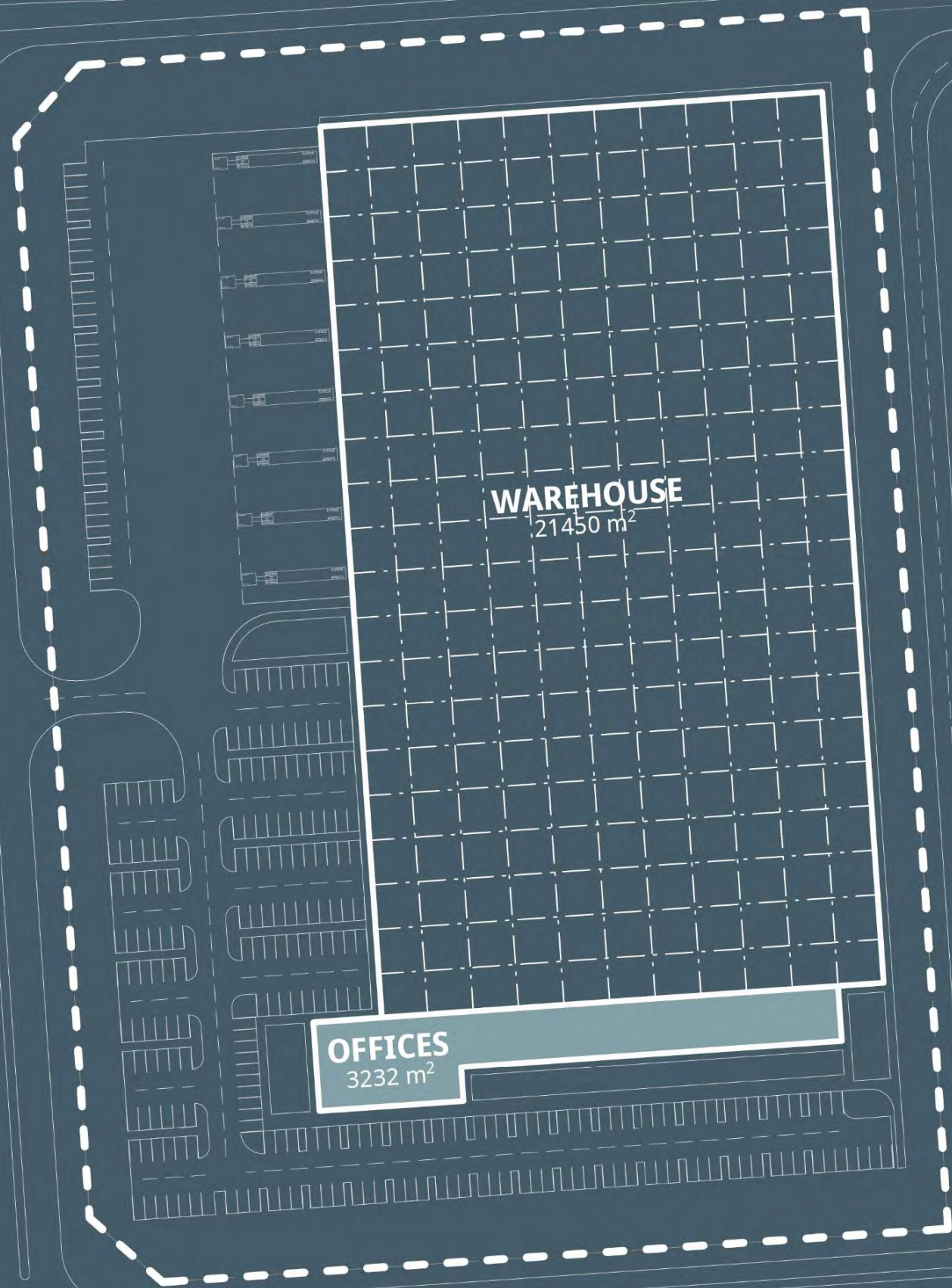
0,5
GLA FACTOR

35,392 m²
GLA

ERF 2

N
GENERAL
LAYOUT PLAN

0m 25m 50m 75m 100m



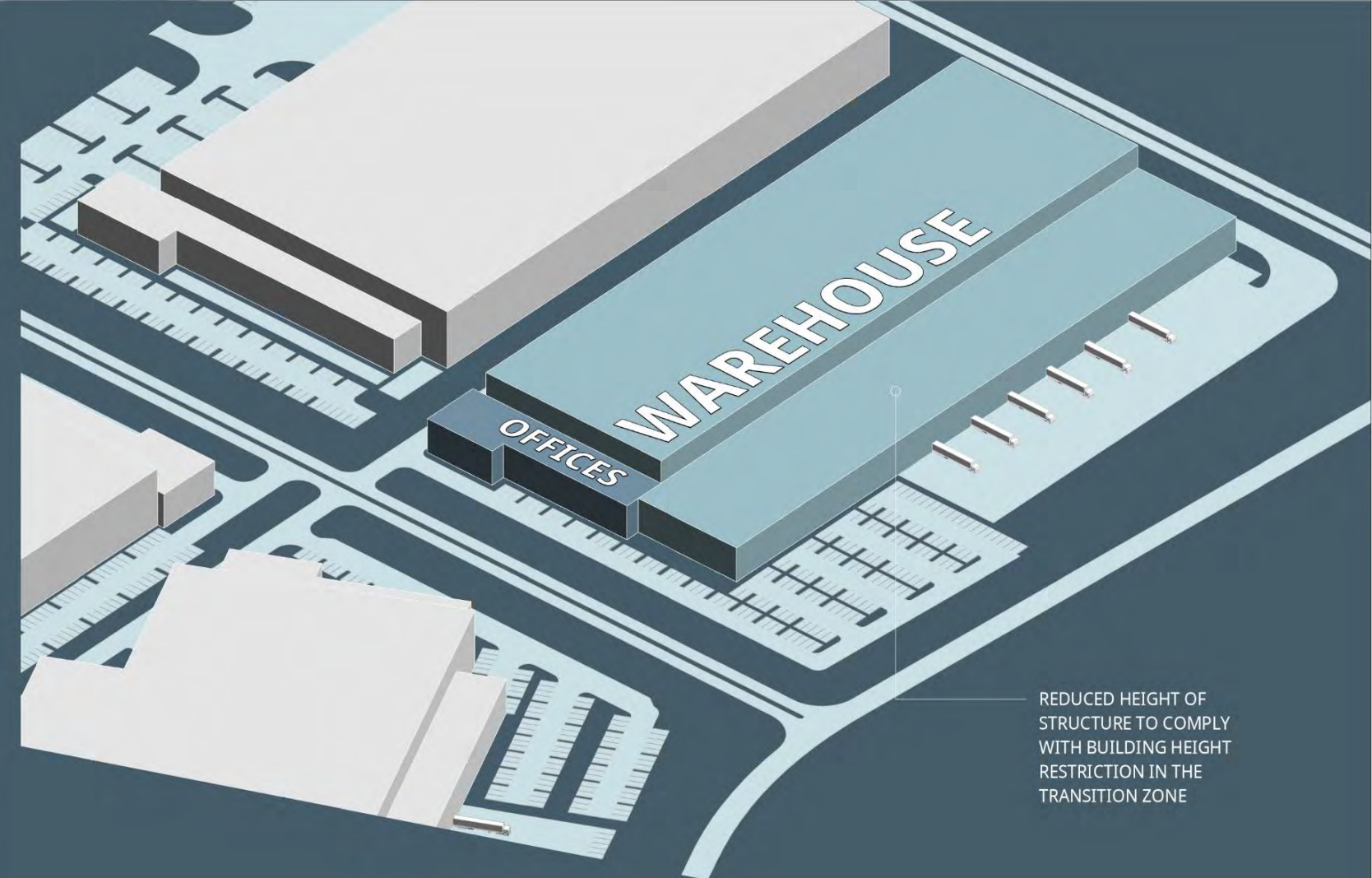
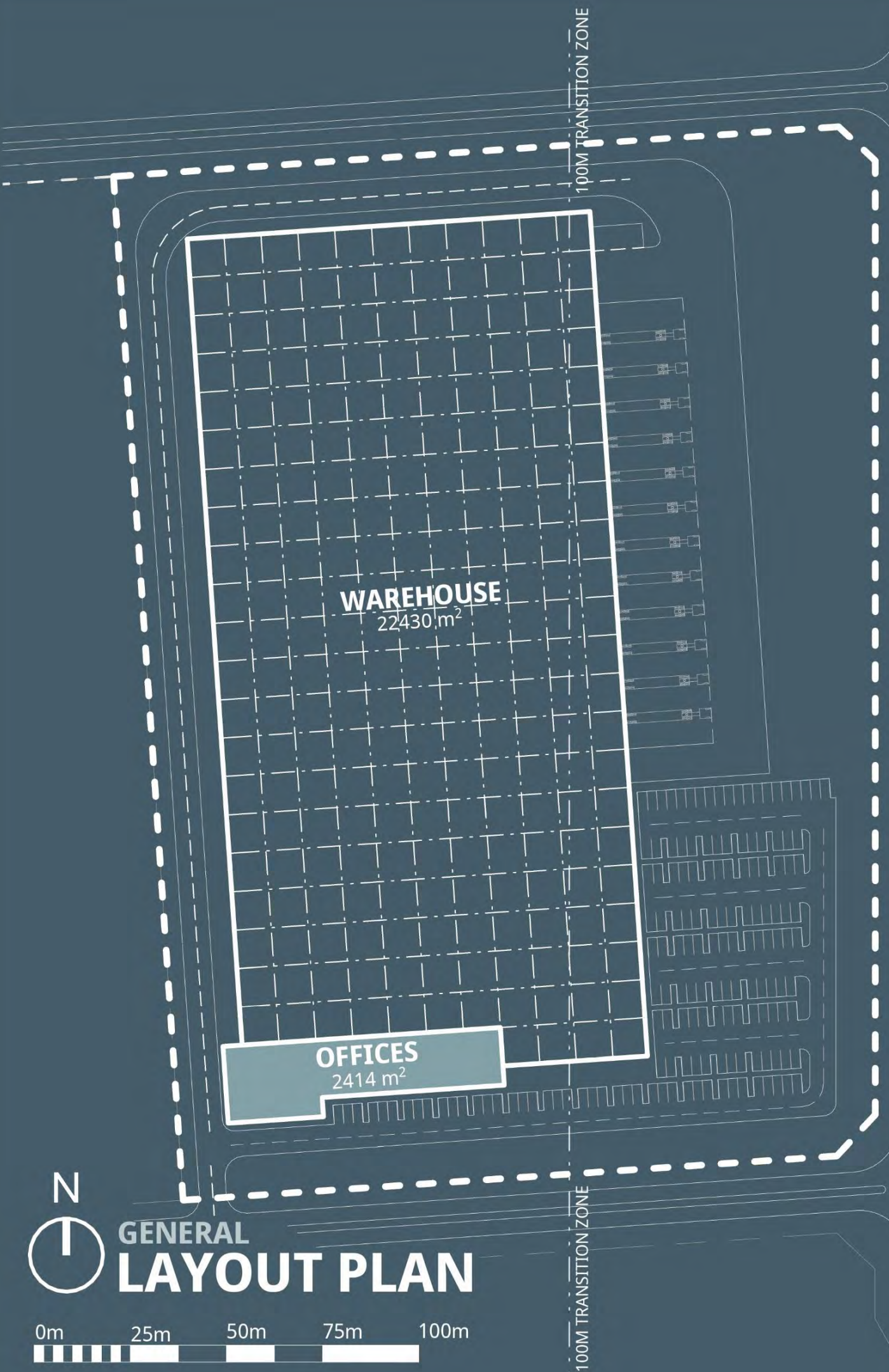
Mixed Use 2
ZONING

±4,96 ha
SIZE

0,5
GLA FACTOR

24,682 m²
GLA

ERF 3



Mixed Use 2
ZONING

±5,05 ha
SIZE

0,5
GLA FACTOR

24,844 m²
GLA

ERF 4

OFFICES
2600 m²

WAREHOUSE
20200 m²

100m TRANSITION ZONE

REDUCED HEIGHT OF STRUCTURE TO
COMPLY WITH BUILDING HEIGHT
RESTRICTION IN THE TRANSITION
ZONE



LOCALITY
PLAN

Mixed Use 2
ZONING

±4,56 ha
SIZE

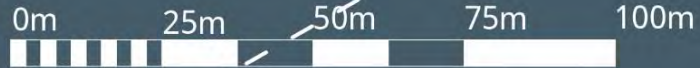
0,5
GLA FACTOR

22,800m²
GLA

ERF 5

N

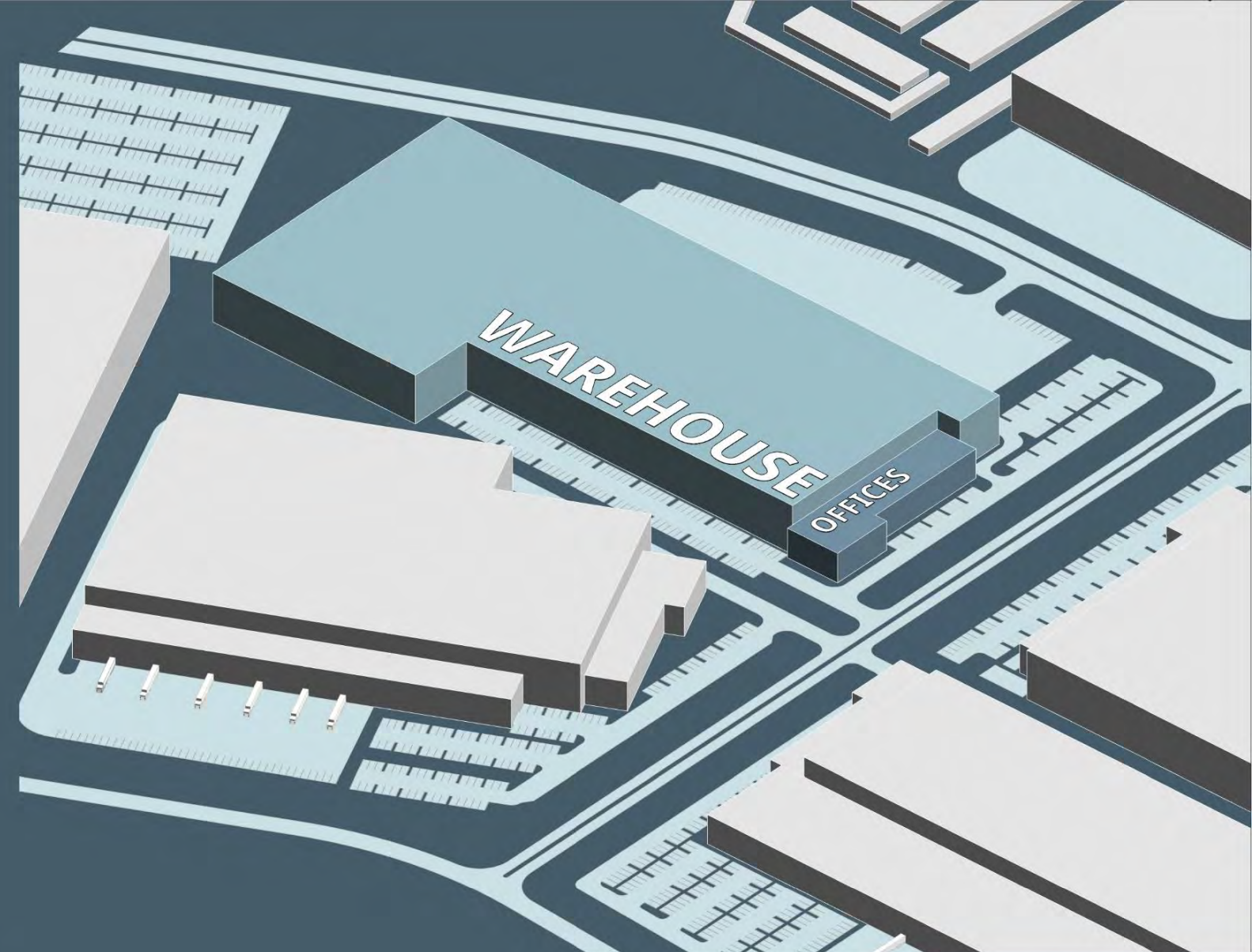
GENERAL
LAYOUT PLAN





OFFICES
2860 m²

WAREHOUSE
24760 m²



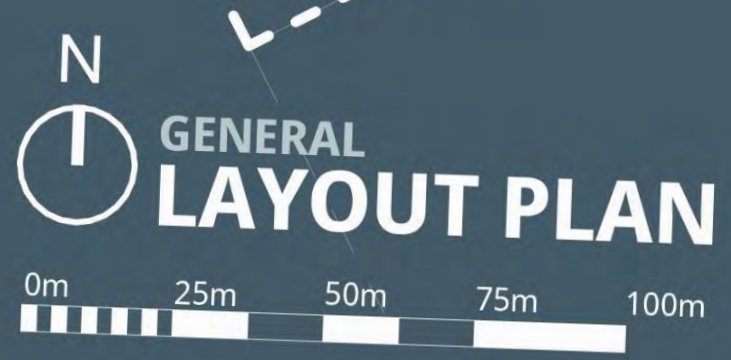
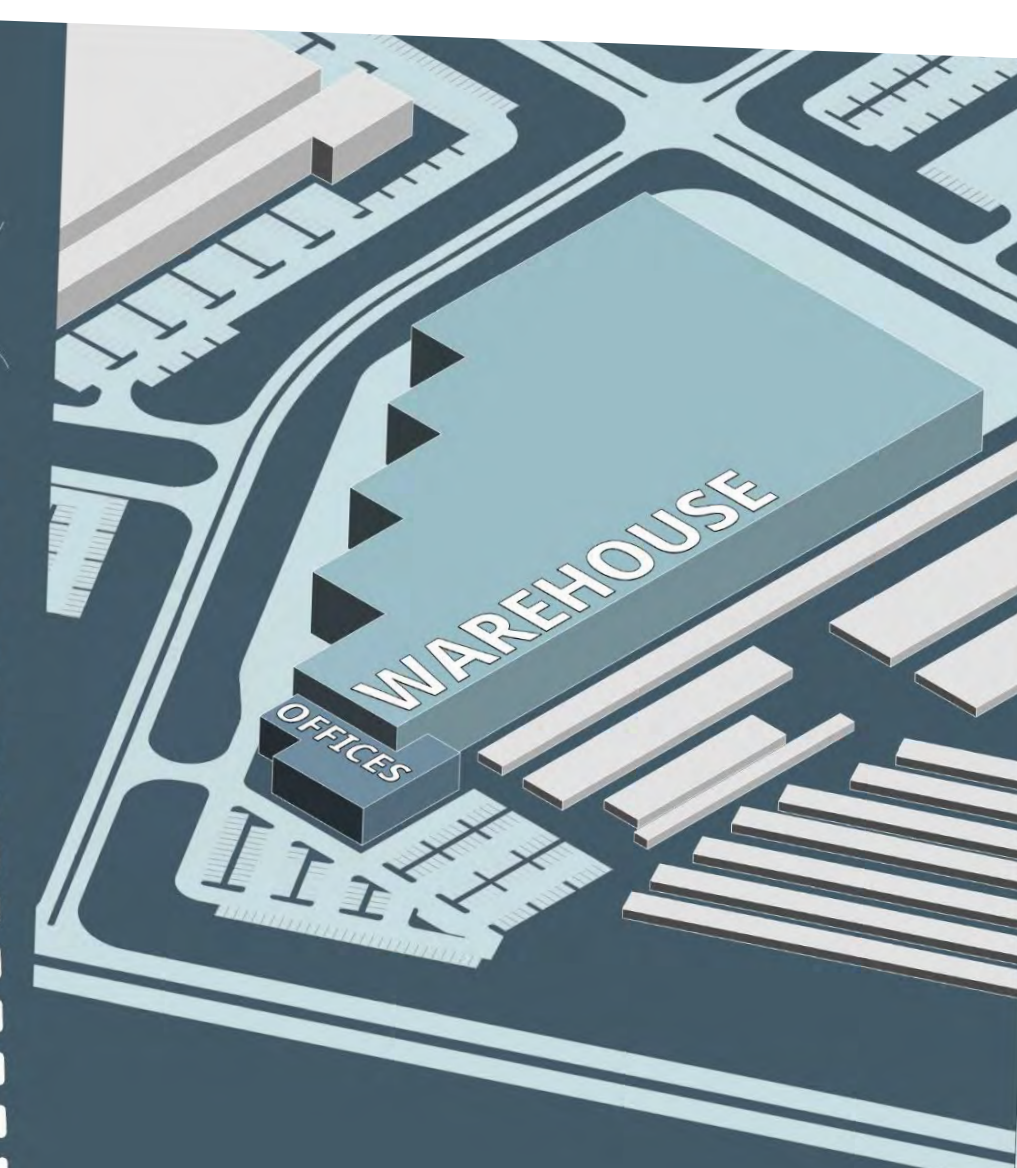
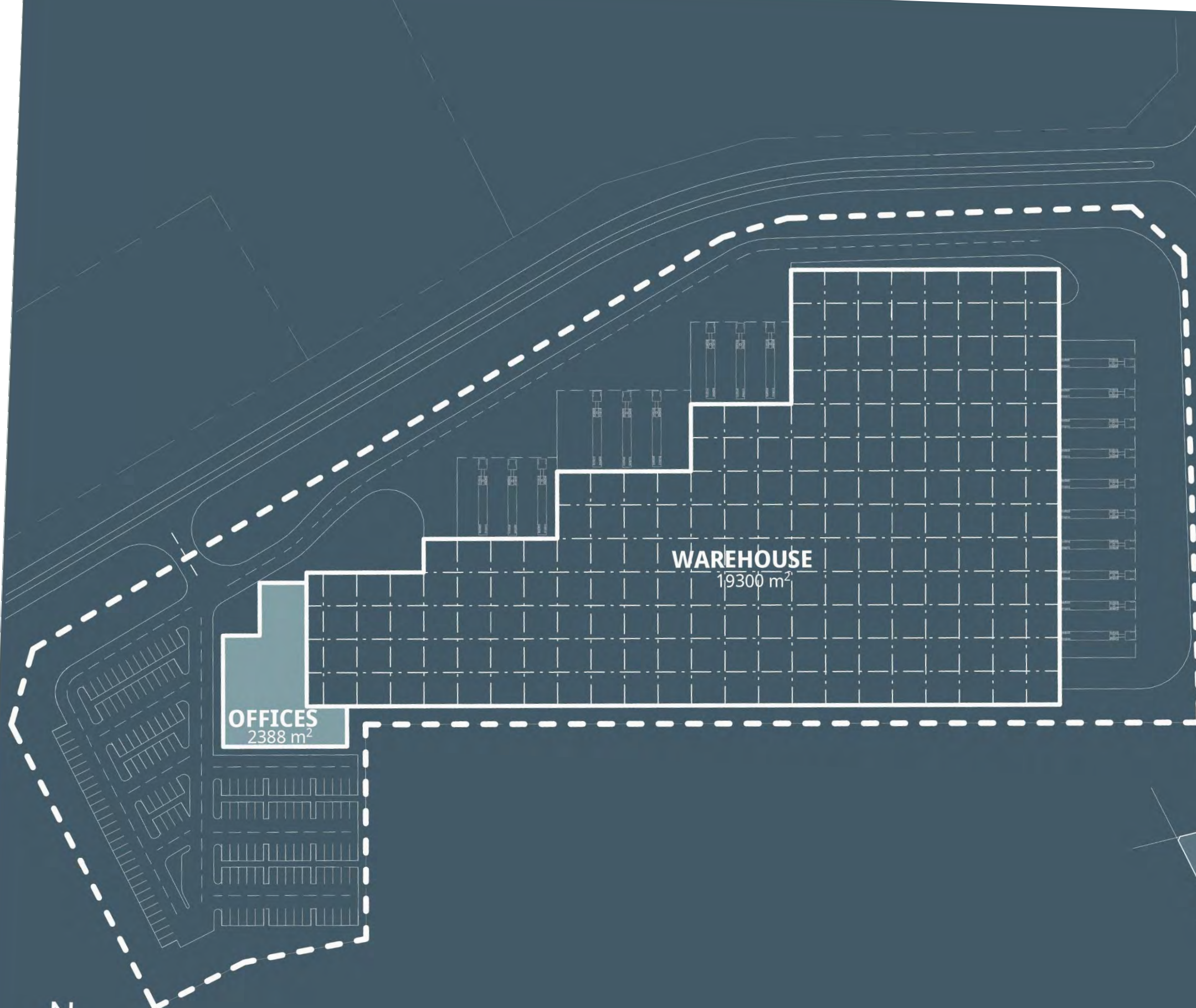
Mixed Use 2
ZONING

±5,64 ha
SIZE

0,5
GLA FACTOR

27,620 m²
GLA

ERF 6



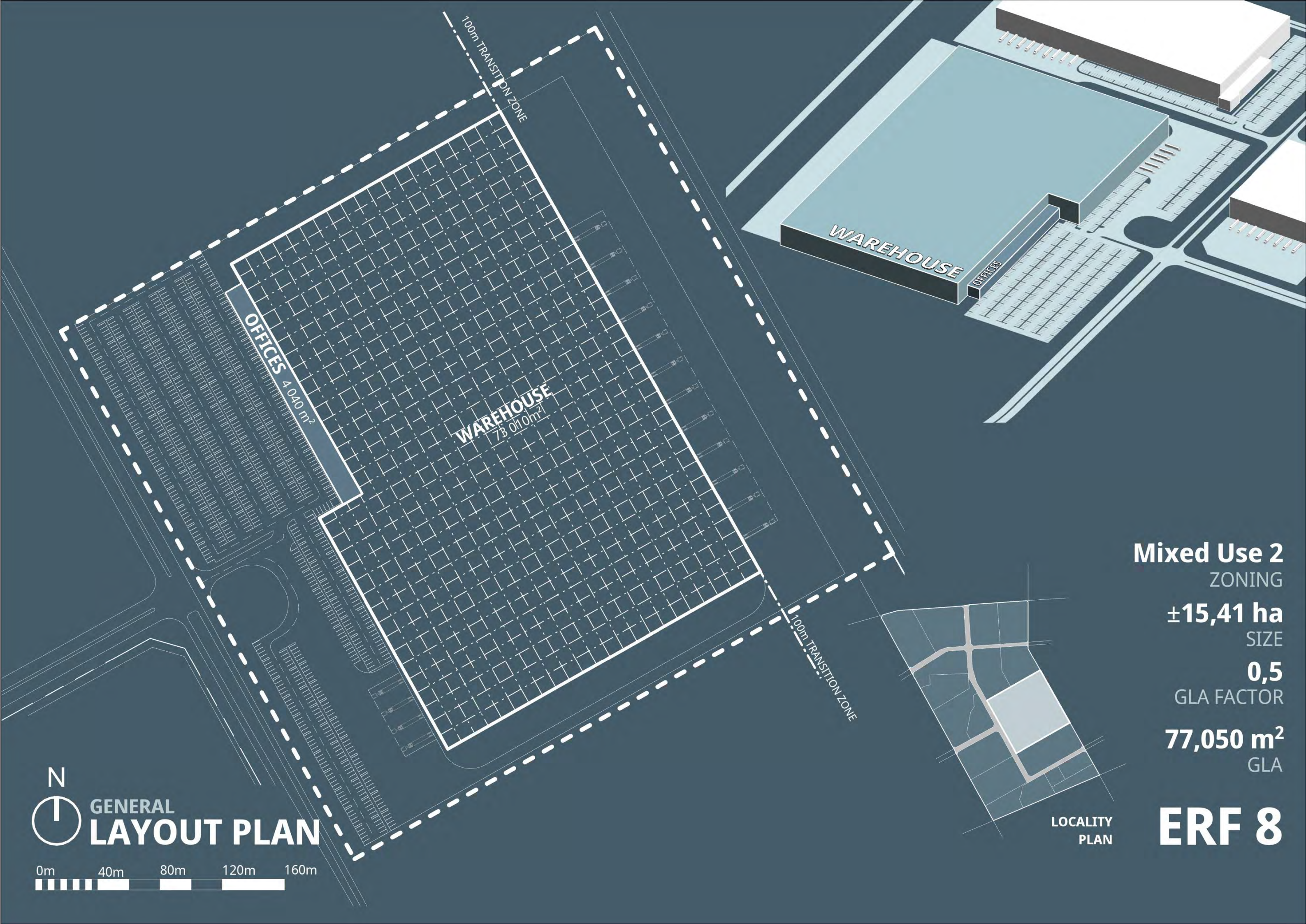
Mixed Use 2
ZONING

±4,48 ha
SIZE

0,5
GLA FACTOR

22,188 m²
GLA

ERF 7



OFFICES 4 040 m²

WAREHOUSE 73 010 m²

WAREHOUSE

OFFICES

Mixed Use 2

ZONING

±15,41 ha

SIZE

0,5

GLA FACTOR

77,050 m²

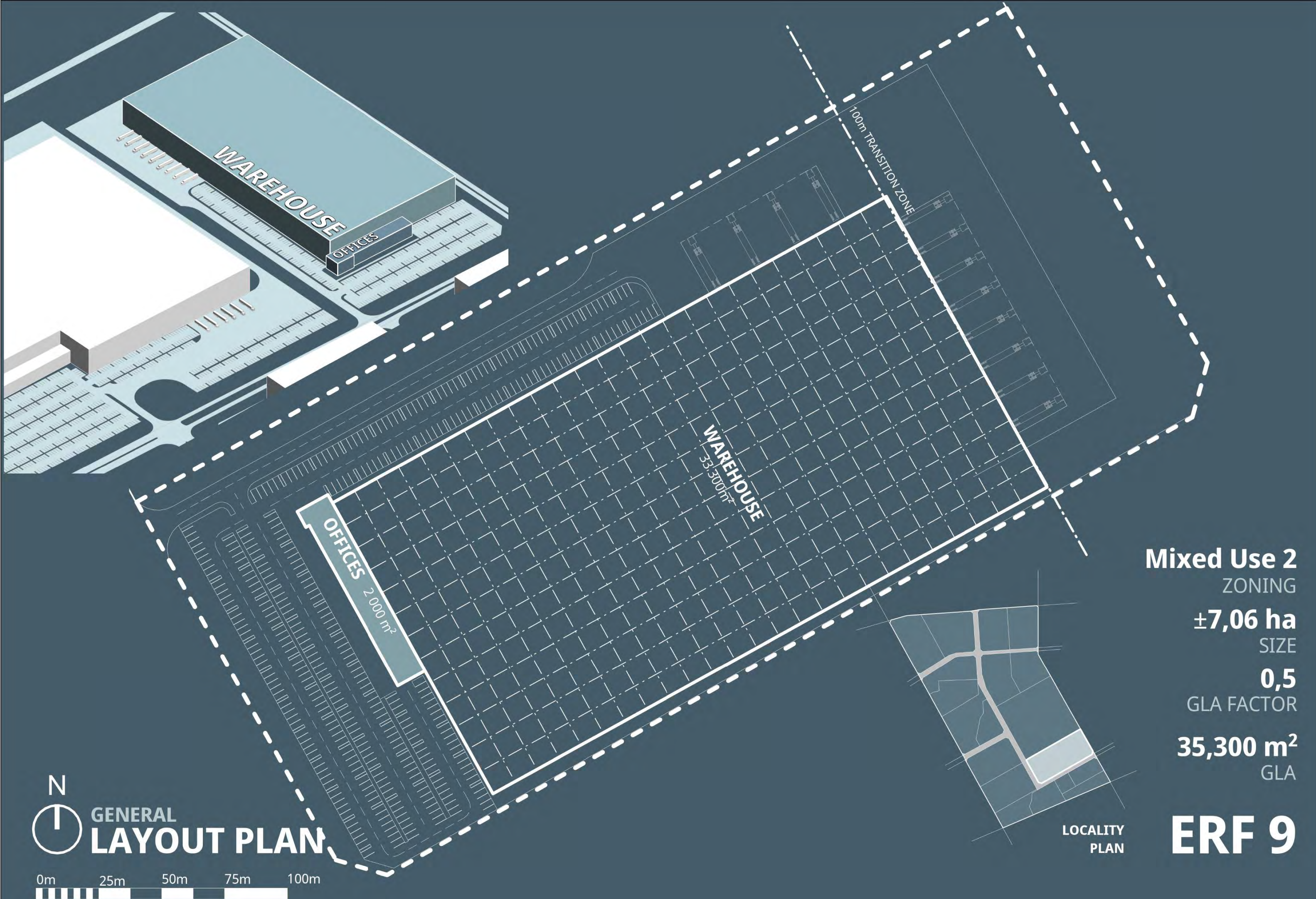
GLA

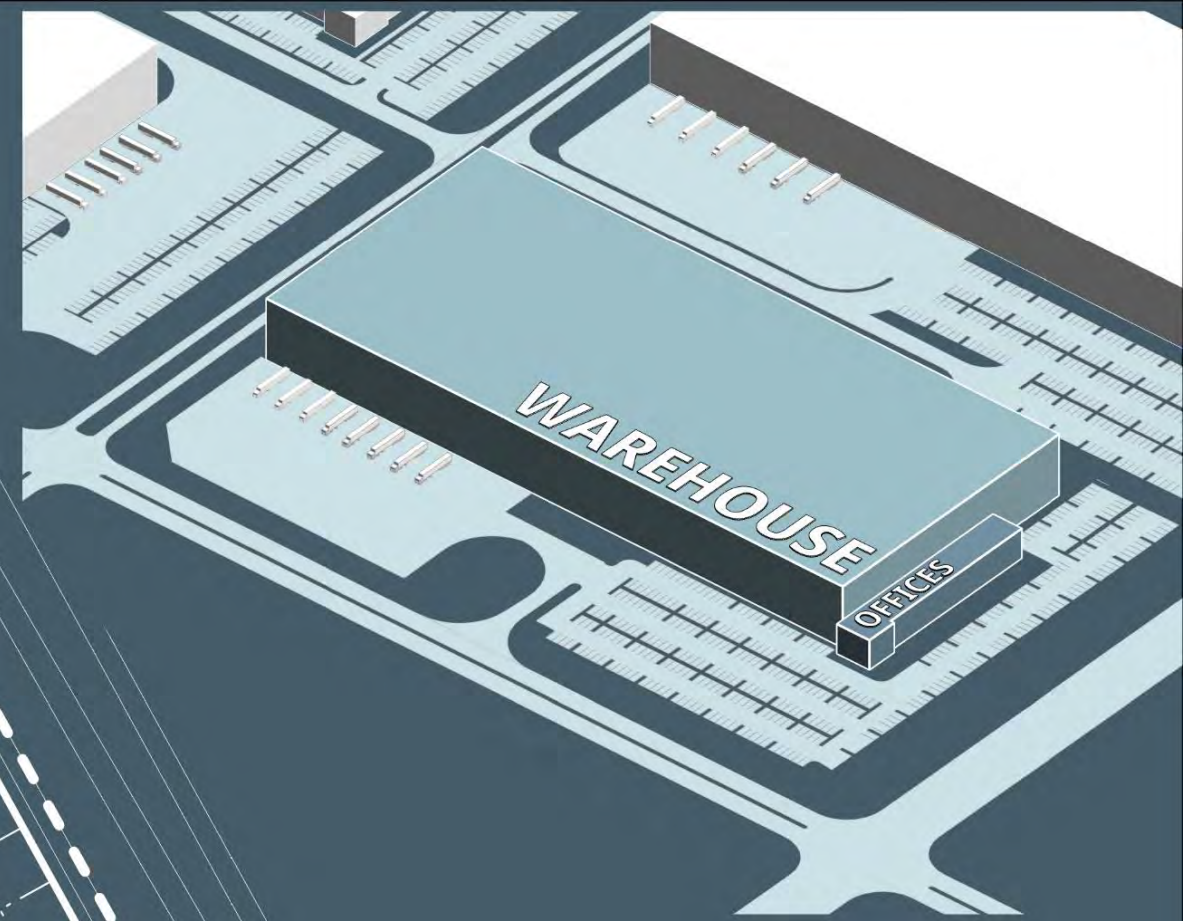
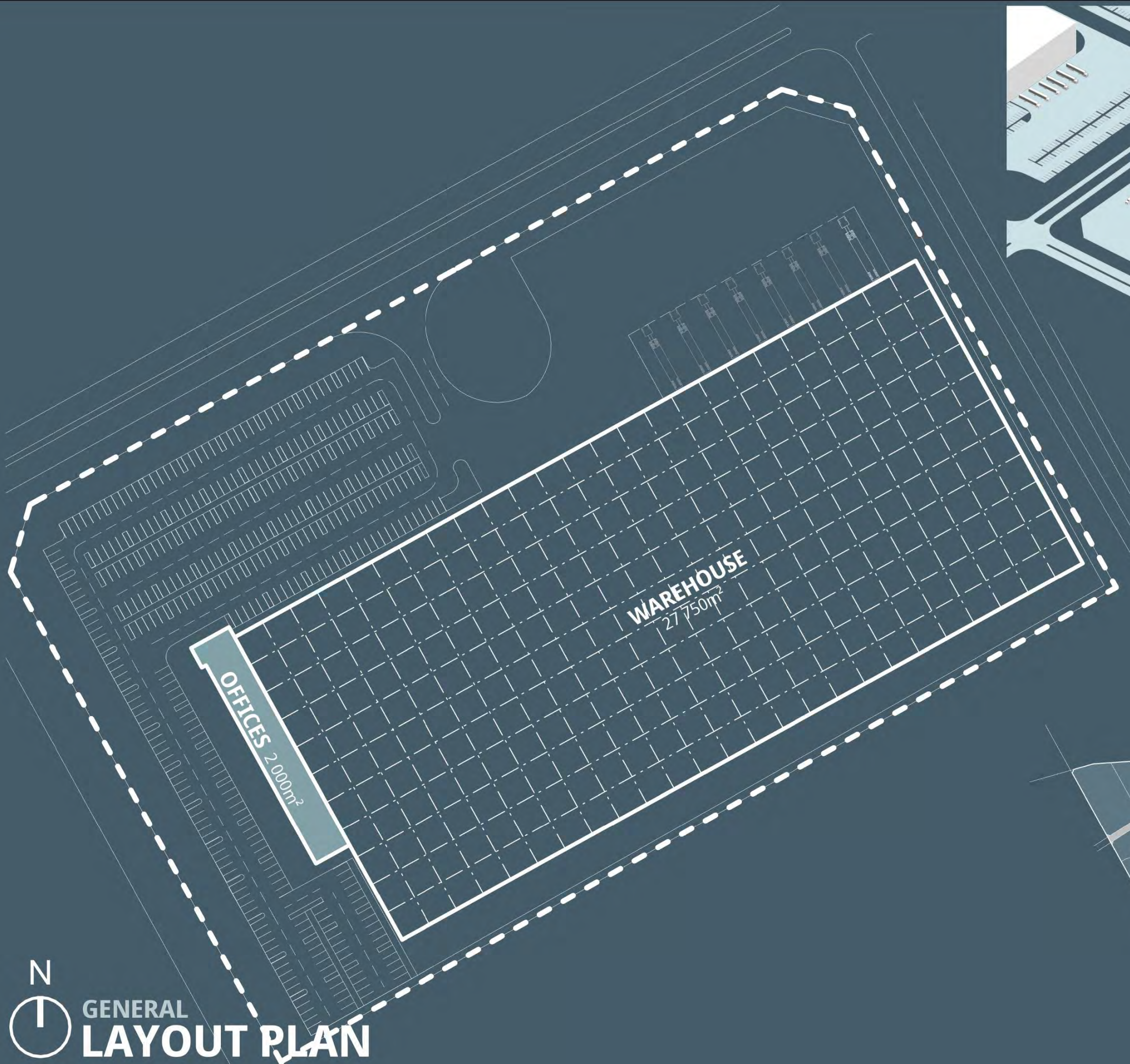
ERF 8

N
GENERAL
LAYOUT PLAN

0m 40m 80m 120m 160m

LOCALITY
PLAN





Mixed Use 2
ZONING

±5,95 ha
SIZE

0,5
GLA FACTOR

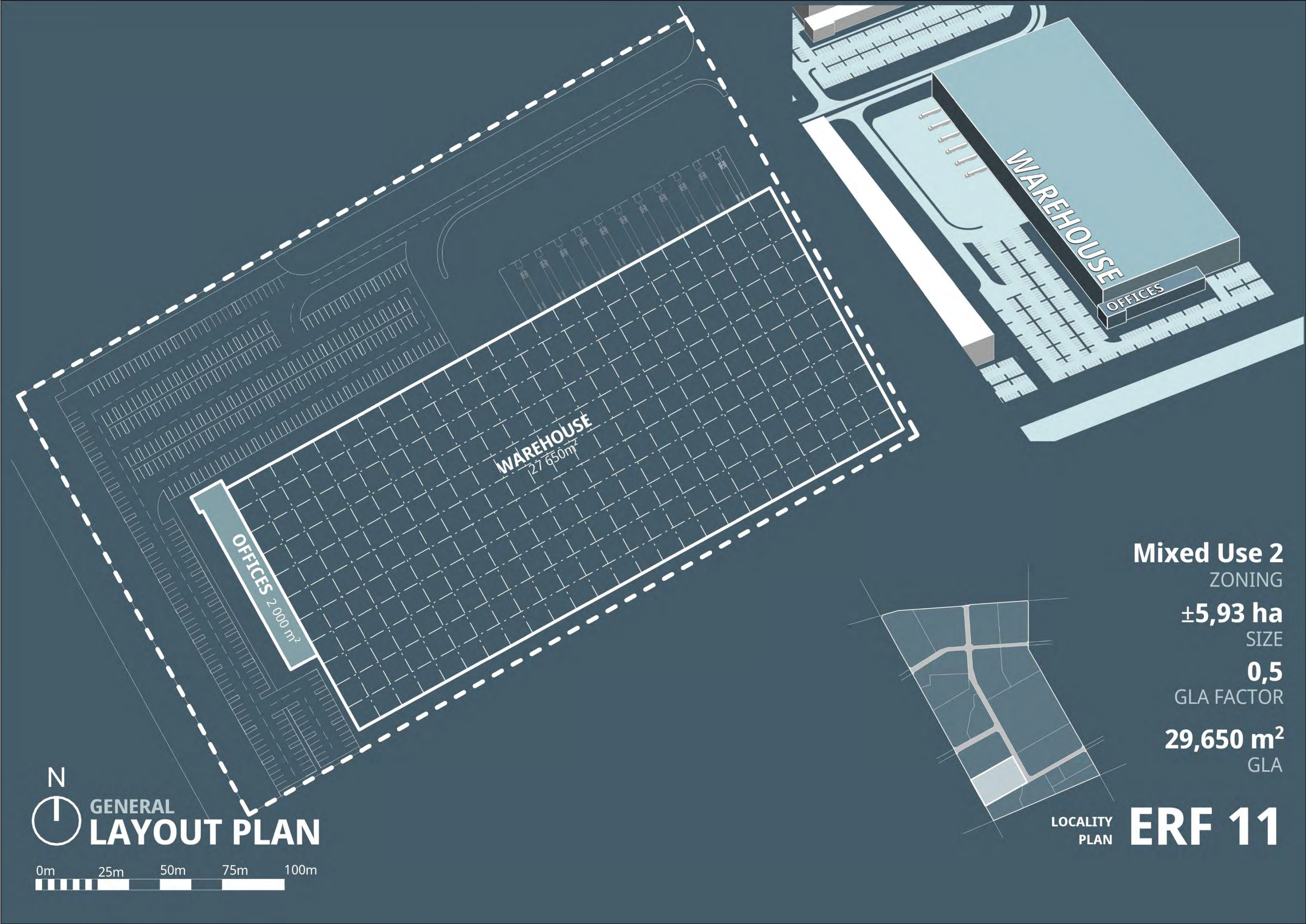
29,750 m²
GLA

LOCALITY
PLAN

ERF 10

N
GENERAL
LAYOUT PLAN

0m 25m 50m 75m 100m



WAREHOUSE
27 650m²

OFFICES 2 000 m²

WAREHOUSE

OFFICES

Mixed Use 2

ZONING

±5,93 ha

SIZE

0,5

GLA FACTOR

29,650 m²

GLA

LOCALITY
PLAN

ERF 11

N
GENERAL
LAYOUT PLAN

0m 25m 50m 75m 100m

ARCHITECTURE & PRECEDENTS

DESIGN MEASURES

With the site being located so close to the Stellenbosch Winelands, it is important to assess the influence Botfontein Industrial Park will have on the surrounding landscape and to design with sensitivity. The development should help to blur the line between urban and agricultural, and reshape the area into a centre for economic growth and productivity that compliments the beauty of the landscape it is situated in.

By introducing natural building materials with softer textures and colours mirroring that of the landscape, these buildings can help to create a beautiful transition zone between suburban and agricultural.

JACOB FACTORY G8A ARCHITECTURE + URBAN PLANNING



JACOB FACTORY

G8A Architecture in partnership with rollimarchini architekten set out to design a building that is focused on both economic growth and a positive environmental impact.

This strategic “land saving project” proposed the upward development of the building rather than the typical horizontal spread of manufacturing facilities which drastically reduced the footprint of the building and allowed for more open green spaces.

The plantation façade in addition to other design elements ensured completely naturally ventilated manufacturing halls within the factory, a first in the history of Vietnam.

OYAKI FARM FACTORY TONO MIRAI ARCHITECTS



OYAKI FARM FACTORY

Tono Mirai Architects in Japan designed the Oyaki Farm Factory building with the intention on uniting the structure with nature. The arc-shaped roof of the building resonates with the mountainous landscape that surrounds the Oyaki Farm and the local materials used in the construction of the structure creates an even deeper connection with nature.

POAL CAR HANDLING FACILITY PLUS ARCHITECTURE

The POAL Car Handling Facility designed by PLUS Architecture features a hanging garden on the façade of the building. The hanging garden is the “largest soil-based vertical garden” in the world featuring well over 3 800 plants of which 75% is native to New Zealand.

The use of green walls creates a soft and contrasting interaction with the harsh harbour environment.



POAL CAR HANDLING FACILITY PLUS ARCHITECTURE

GUSHAN FISH MARKET

C.M. Chao Architects & Planners focused on reviving the Gushan Fish Market by introducing a lively and interactive landscape environment around the building.

Various durable, natural materials were introduced to the building to create a long-lasting green building, able to withstand the daily activities of its many users.



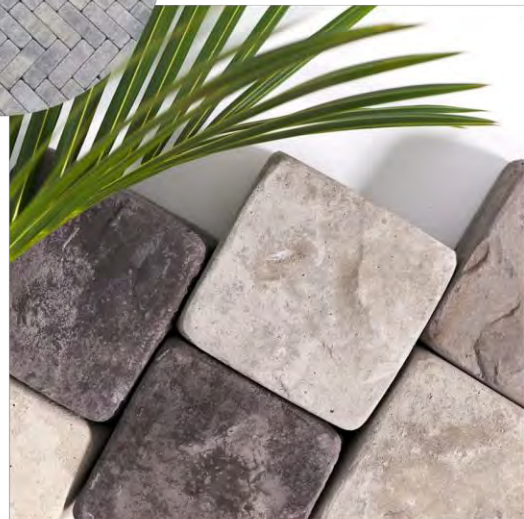
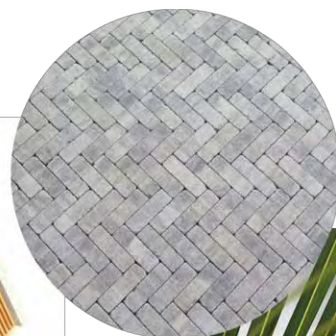
GUSHAN FISH MARKET C.M. CHAO ARCHITECT & PLANNERS

TECHNICAL FEATURES & SUSTAINABILITY

LANDSCAPE

The trees and tree lines have a heritage significance. Therefore, conservation-worthy trees must be retained and additional trees should be planted. There are multiple clusters of mature trees along roads and existing buildings that acts as windbreaks for the area.

Trees and additional landscaping on the site will not only add aesthetic value to the site but also help to improve ecological continuity.



GREEN ROOF/WALL

Green walls and green roofs will be incorporated into the design of the buildings on the site. These elements will help to reduce the energy consumption of the buildings and protect the building envelope against the constant temperature fluctuations of Cape Town.



PHOTOVOLTAIC SYSTEMS

PV panel installation can help to reduce carbon emissions and promotes an environmentally friendly energy source to the site. The benefits of photovoltaic systems also include; energy independence, low maintenance, lowered electricity bills and an increase in property value.

SKYLIGHTS & VENTILATION

Skylights can be incorporated into the buildings to allow for natural light in the interior spaces. Ventilation systems will be installed to ensure clean air in the building.



LIGHTING

Energy efficient lights will be used in office and warehouse spaces. The light intensity will be determined by the needs of the different areas in each building. Light controls will be separated into different sections for independent use throughout the buildings. Exterior/perimeter lighting will also be incorporated to ensure visibility around the buildings at night. Focus will be placed on the lighting needs in the delivery yards for safe and efficient deliveries at any time.

Light pollution is reduced by reducing lighting to only where necessary. Light sources will be shielded to moderate light spillage.

PAVING

Access roads, parking and delivery areas will consist of interlocking concrete pavers. These areas will be fragmented with vegetation and landscaping to prevent a 'sea of parking' around the buildings. Grass blocks will also be incorporated into these green spaces to further soften the parking and delivery areas. Permeable paving will help reduce stormwater runoff.



BOTFONTEIN PARK

We look forward to developing the future with you

All plans, axonometric models and artistic impressions contained in this document demonstrate allowable GLA and possible layouts for the erven and is subject to change based on the needs of the individual customers.

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THE CAVALEROS GROUP



Abland
Property Developers