



## Green Initiatives at Century City

Embracing the principles of new urbanism, Century City is a 250ha mixed-use development in Cape Town combining office, retail, residential, leisure and environmental components in an integrated urban environment. This showcase outlines the environmental initiatives currently implemented at Century City.

As a development, Century City offers all the conventional services such as bulk electrical, water, irrigation and waste water infrastructure, road and pedestrian access, communal-use areas and landscaping. However, in line with the aims to become a sustainable settlement, the following is also offered:

- ❖ Public and Environmental amenities within close proximity to one another
- ❖ Ease of access to public transport
- ❖ Water Infrastructure with lower embodied environmental impact
- ❖ Integration of sensitive ecological system into an urban environment
- ❖ Planning of a comprehensive Integrated Waste Management Plan for the whole of Century City



These Initiatives also impact on many social and lifestyle aspects of people living and working in the area, in turn directly influencing changes at all stages of development, from conceptual planning to the occupancy of a building/precinct.



Century City is therefore, well-placed to showcase long-term sustainable attributes within an urban environment. In return, all stages from conceptual planning to occupancy of a building/precinct development within its boundaries are directly influenced.

# Social Amenities within close proximity

The following amenities encourage a lifestyle not only healthy for the individuals, but for the Century City family and the greater environment:

- Leisure facilities, including canoeing in the canals, running and cycle paths and the clubhouse with various sporting activities arranged for the young and old alike
- Combination of residential and commercial accommodation with close access to carefully positioned amenities including retail, daycare and medical facilities
- Schooling facilities catering for all ages
- Emergency response services for immediate crisis support closely coordinate with Cape Town's emergency infrastructure

Having this all within close proximity reduces travel time and related environmental impact and makes more time for exercise and leisure in the company of family, friends and the surrounding community.

Please see <http://centurycity.co.za/map> to browse the range of amenities on offer in Century City.



Endeavour Educare Centre



Central Park Field

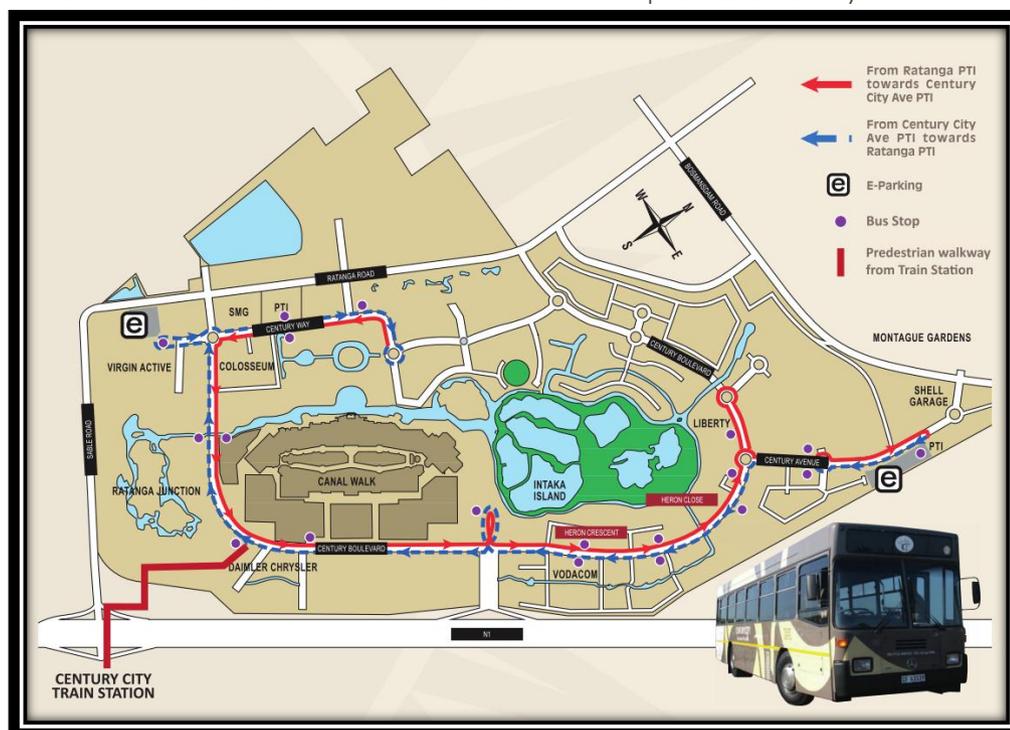


The Century City Clubhouse

## Direct link to Public Transport

Due to the strategic location of Century City, central to both the Northern and Southern Suburbs and in close proximity to the Central Business District of Cape Town, it is set to connect into the main arteries of the growing Cape Town public transport system.

By facilitating mass transport routes and services, a clear environmental and economic benefit is provided. An E-parking service is also offered as a convenient and alternative 'park and ride' system.



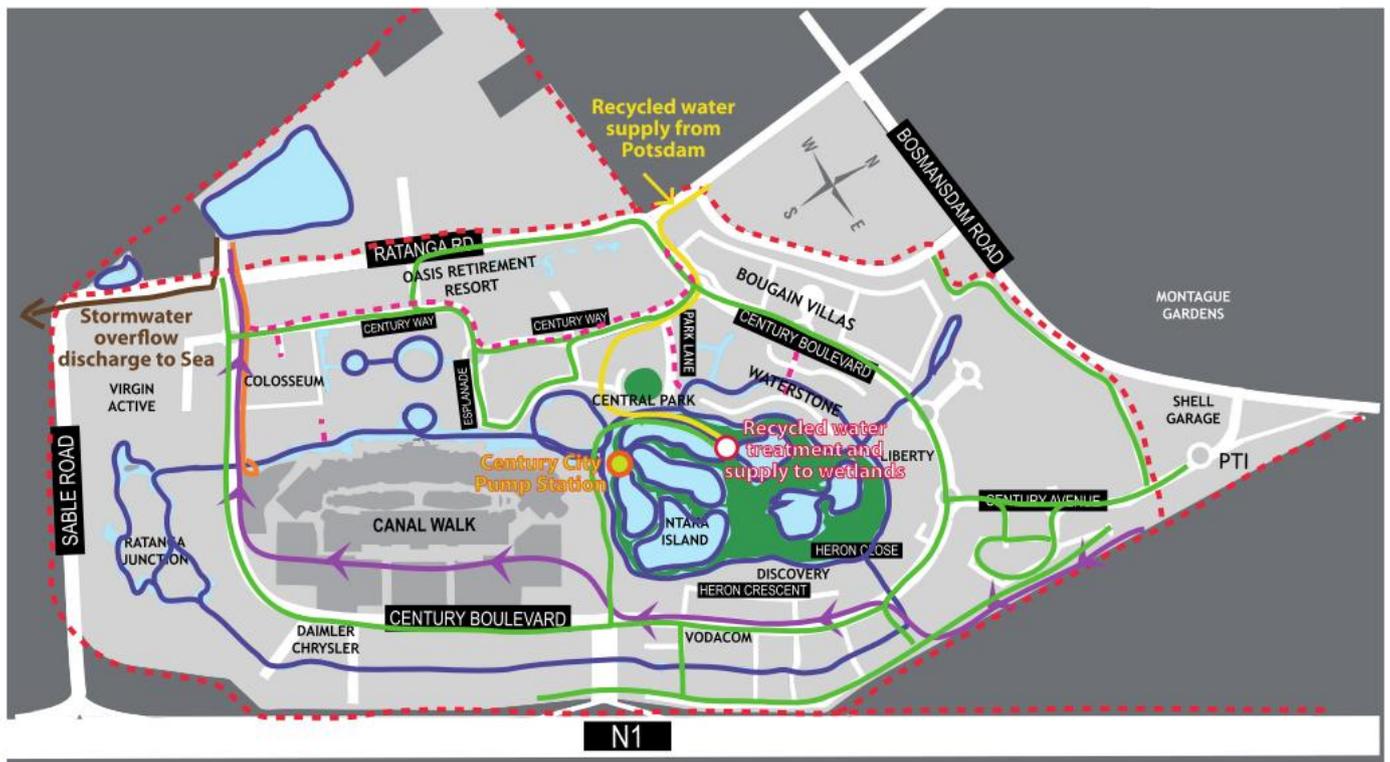
# Water

Cape Town is a severely water stressed region. However the cost of water does not yet reflect this shortage nor environmental impact of water borne waste and impact of storm water systems. These are addressed in the following ways at Century City:

- Recycled water is made available from the Potsdam effluent treatment plant and treated to a level adequate for irrigation
- In addition it is further treated before being polished by the managed wetland to maintain the canal water levels
- All storm water is treated via silt traps before being attenuated in the canal system
- The managed wetlands maintain the canal water quality and a constant flow through the canals assists in oxygenation supporting aquatic life

The approach to view a problem rather as a solution not only reduces the off-site impact of storm water and effluent but provides a safe and significant amenity in the canals. It has been interesting to see the innovative response from building owners in the use of rainwater systems as well as the irrigation water for cooling towers supporting energy efficient cooling systems.

With the current cost of the irrigation water well below potable water the current economic benefit will only be further accelerated as the financial cost of municipal water starts to reflect the shortage and environmental impact.



- Canals, Wetlands and Ponds (Stormwater storage and irrigation water recirculation)
- Irrigation water pipe mains
- Low flow underground stormwater mains (Summergreens to Tygerhof)

- - - - - Underground stormwater drain pipes canal system (Precient discharge with salt traps)
- Stormwater outfall/canal overflow to Tygerhof pond

# Environmental

Providing a green lung in the heart of Century City is **Intaka Island**, an award winning 16ha wetlands conservation area that is rich in birdlife and indigenous plants. Intaka Island comprises 8ha of ecologically sensitive ephemeral (seasonal) pans that are among the last remaining of their kind, and 8 of reconstructed wetlands that serve to cleanse the water in the 8km of navigable canals that link the different elements of Century City.

Intaka Island provides seven habitats that play home to 120 bird species including three large breeding Heronries. This is further supported with 212 species of indigenous plants of which 24 are on the Red Data list.

Intaka Island also boasts a state-of-the-art Visitors Centre, which aside from acting as a welcome point for visitors, also meets Intaka's Enviro-educational objectives by showcasing to our visitors sustainable living best practices which optimise energy and natural resource efficiencies. These include a biogas digester, grey and black water treatment systems, solar and wind renewable energy, low consumption water fittings, energy efficient lighting, waste separation for recycling and passive cooling and heating strategies.



Intaka Island Environmental Education Centre

[www.intaka.co.za](http://www.intaka.co.za)

# Facts & Figures

## Amenities

- 250 hectares of new urban mini-city within a city
- More than 160 000 m<sup>2</sup> office space occupied
- More than 3000 homes completed (excluding hotels)
- Over 400 shops in Canal Walk alone
- Approximately 60 000 people working and living Century City
- 8 km of navigable canals
- 5 km of running tracks along the canals, excluding roadside paths.

## Transport

- 6 different means of mass transport available
- Approximately 16 km from Cape Town City Centre and 14 km from Bellville by road
- 2 Public Transport Interchanges within Century City
- 8 future IRT bus stops within Century City
- 98 bus trips per week
- 100 000 passengers monthly on the Internal Shuttle Service
- 4805 commuters from the Century City Train Station daily

## Water

- Pipeline of 125 l/s of recycled water from Potsdam Sewage Treatment Plant
- 83 000 m<sup>3</sup> of stormwater storage capacity in the canals

## Environmental

- 16 hectares of wetlands, bird sanctuary and associated canal system
- 7 different habitats provided in the conservation area
- 212 species of indigenous plants
- 24 plant species on the Red Data list
- 120 bird species (including migratory birds)

