

## **Stellendale Park - Urban Design Principles and Objectives**

Stellendale Park is located on land that allows the following urban design principles to be realised:

### **1. Accessibility:**

Stellendale Park is situated next to the Stellenbosch Arterial Road, giving it excellent visual exposure to passing traffic on this regional commuter route. Furthermore, this location allows first rate access from both the Stellenbosch Arterial and future Belhar Road extension. The masterplanning of the site facilitates effective vehicular connectivity to these roads at the northern edge of the site, also incorporating a fuelling station at this point. The urban design vision foresees a future link to the planned Cape Town Bus Rapid Transit system, as well as understanding and developing the connection routes to the immediate taxi drop-offs and rail connections. The opportunity to design an urban environment with effective and safe pedestrian routes is a prime objective of the urban design vision, and is viable due to substantial residential and retail pockets within the immediate area of the site serving this nodal development. The masterplan for the Stellendale Park development incorporates a sensible hierarchy of transit modes including cars, taxis, buses, trains and pedestrians, allowing for effective, equitable and sustainable access to the site and its variety of opportunities and activities.

### **2. Regional Landmark:**

The development rights on the Stellendale Park site allow for a bulk ratio of 2.1. This results in a total developable bulk of over 60000m<sup>2</sup>. The urban design masterplan suggests a series of 5-9 storey buildings plus a single 25-30 storey high rise building to achieve total bulk. The tower block will become a landmark within the greater metropolitan area, facilitating orientation and identity within the urban fabric.

### **3. Green Urbanism (Orientation):**

The masterplan for Stellendale Park enforces a north (sun facing) orientation of all buildings, assisting in the objective of green architecture.

### **4. Pedestrian Flow:**

Building mass is placed on top of a continuous basement (parking) plinth, resulting in a pedestrian orientated ground floor level. Building mass is arranged around external spaces, resulting in a “string of beads” of public squares and streets.

### **5. Building Mass:**

The total possible Stellendale Park building mass (bulk) is mindfully positioned across the site to allow for maximum natural sun exposure of northern building facades, as well as sun penetration in to public streets, squares, and courtyards. Shallow building footprints are used to allow for good natural light penetration and cross ventilation of buildings. Furthermore, courtyard buildings distinguish between public and private spaces. The proposed 5-9 storey buildings remain below the 30m height parameter at which point more severe fire regulations results in more expensive development costs. The 25-30 storey tower block is suggested in order to utilise the full bulk available on the site, as well as creating a visual landmark within the greater metropolitan area.

### **6. Public and Private Space:**

A spatial hierarchy exists between public space on to which buildings have frontage on the ground floor, and private courtyard space at the back of buildings, connected via semi-private internal lobby spaces.

### **7. Active Edges:**

The emphasis on mixed-use buildings results in retail opportunities on ground floor, creating active edges onto public spaces. The urban design masterplan requires all buildings to have their entrances on to public spaces, further activating the interface between public space and private space.

### **8. Human Scale:**

The Stellendale Park masterplan requires all architectural elements to respond appropriately to the public realm, utilising proportions which consider the human scale.

It is the main objective of the urban design masterplan to facilitate good neighbourliness between adjacent development pockets, and to achieve a future product characterised by a continuity of architectural language, respect for the public realm, and a strong sense of place: adding value to both the end-user and the investor.