

Ridgeside Development Manual

Volume 0: General Guidelines & Requirements



October 2007

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1. *Umhlanga Ridge Town Centre Development Manual, Volume 1: The Development Framework and its General Terms, Guidelines and Requirements*, GAPP Architects & Urban Designers, Version 1.5, August 2006.
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1.0 INTRODUCTION

1.1 THE PURPOSE OF THE DEVELOPMENT MANUAL

1.1.1 Ridgeside is developed by Tongaat Hulett Developments referred to as the Primary Developer. This Development Manual sets out the design directives, requirements, intentions and guidelines in terms of which individual sites are to be developed in the Ridgeside site. It is the intention that detailed designs (to Site Development Plan and Building Plan level detail) are to be prepared within the guidelines of the Development Framework and its associated Precinct Plans, and that these designs are to be subject to a design review process. The guidelines, the design review process and the associated procedures, as well as the construction management aspects, build on the initial work undertaken by GAPP Architects and Urban Designers, who have instituted these for the La Lucia Ridge Office Estate and the Umhlanga Ridge Town Centre. Some of the procedures and requirements have since been refined by Tongaat Hulett Developments. The development manual approach has thus become an integral part of Tongaat Hulett Developments' approach to manage, direct and implement the various projects. This enables Tongaat Hulett Developments to ensure that urban management is maintained and that high quality developments are delivered. It maintains the effective functioning of the urban environment and ensures that the value of everyone's investment is retained and enhanced.

1.1.2 The Development Manual is laid out in five volumes (**Figure 1-1**). This volume, **Volume 0**, gives an overview of the **general guidelines and requirements**: the purpose of the manual; the vision of the development; the overall development rights, including public environment, safety and security, landscaping and EIA requirements; the design review requirements and procedures; overall architectural guidelines; and overall construction directives. **Volumes 1, 2, 3 & 4** describe the **detail development and design and architectural guidelines for Precincts 1, 2, 3 & 4** respectively. Note that volume 4 is to be developed at a later date.

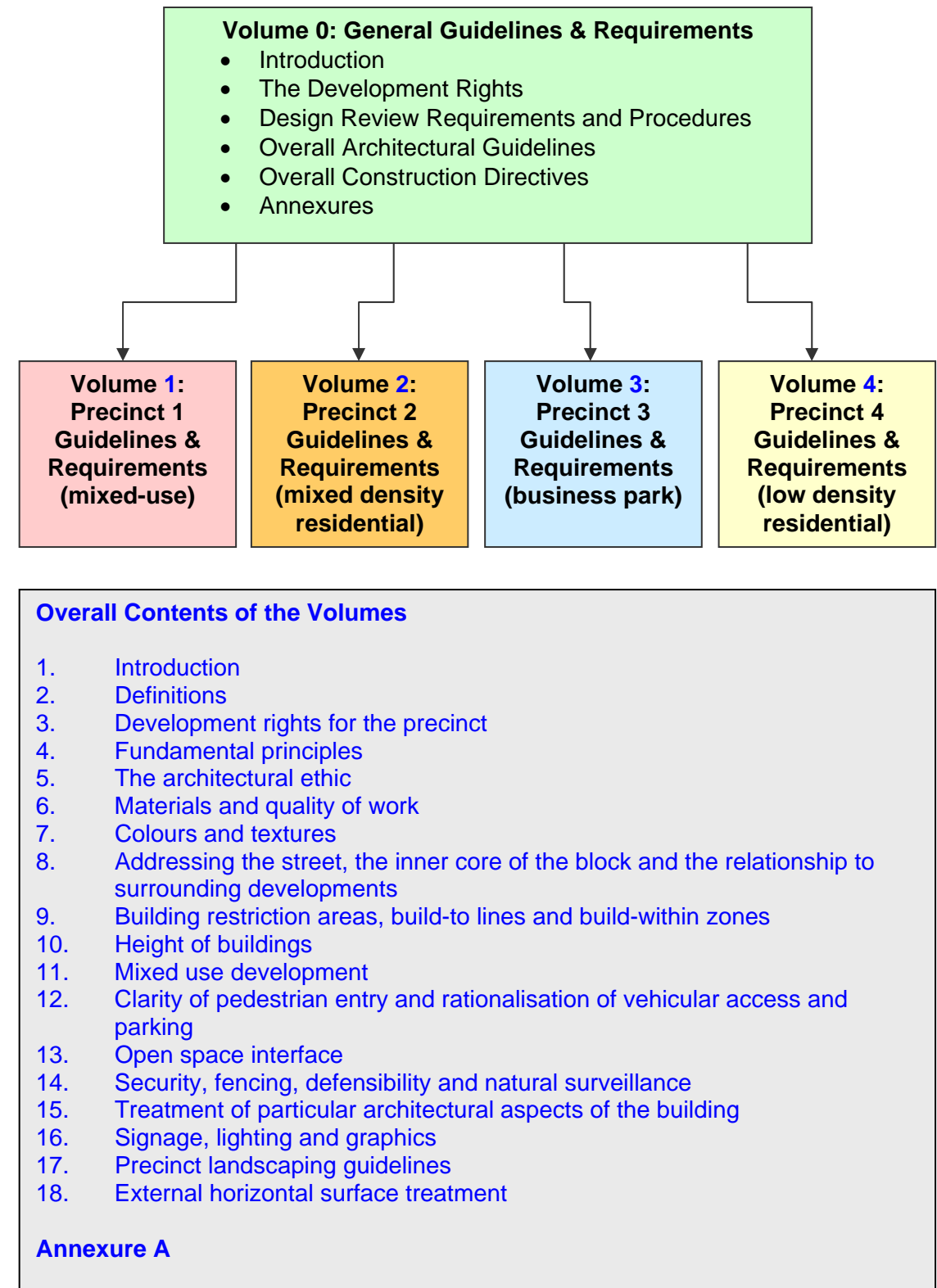


Figure 1-1: Structure of the Development Manual

- 1.1.3 The spirit of the Manual is one of co-operation and collaboration to jointly achieve a meaningful, integrated, vibrant and successful development and establish an environmentally sustainable, mixed-use and people-oriented development that augments the Town Centre and adjoining developments. Without impinging on the creativity of individual designers, and without detracting from the identities of individual developers and users, an overall integrity is sought for the Ridgeside development, which adds address value and appreciating property values to each development within the development extents.
- 1.1.4 In addition to the Manual, and working within the framework provided by the Manual, a Design and Aesthetics Review Committee will scrutinise developments intended for individual sites within the Ridgeside site. Further detail regarding this scrutiny is given in the following sections.

1.2 THE RIDGESIDE DEVELOPMENT VISION AND DESIGN RATIONALE

- 1.2.1 The Development and Urban Design Framework (**Figure 1-2**) is established on a Vision (**Figure 1-3**) of the Ridgeside site as a 'Hilltop Town'. This builds on the consolidated node of the Umhlanga Ridge Town Centre with the surrounding developments and mixed use activities, to foster the creation of an integrated, people centred, diverse, mixed use, hospitality, entertainment, office and residential node.
- 1.2.2 The aim is to knit together the surroundings through the creation of a system of places connecting the ridge to the sea, in a unique coastal setting, taking advantage of extended sea and forest views. This is driven by the creation of a new precedent that focuses on the establishment of a more environmentally and ecologically balanced urban development to reinforce the role that the site can play in developing new tourism facilities, as well as sustainable mixed activity and mixed density neighbourhoods.
- 1.2.3 The vision is thus to **build a multi-dimensional, sustainable human community within a harmonious and balanced built environment**. It is to reflect contemporary thinking by promoting diversity and plurality, and establish a new reality based on ecological principles and values. "The structure of the plan is connected through the **development of an ecological understanding which shapes the whole site** in terms of, density, function and character." (Source unknown)
- 1.2.4 The scheme is pervaded by **ecology-conscious considerations** affecting architecture, urban layout, transportation, waste recycling irrigation and energy management and generation.
- 1.2.5 The development vision is to establish the qualities of real towns with a pedestrian scale, an identifiable centre and edge, an integrated diversity of use and population and defined public spaces. It establishes the places for casual and/or spontaneous interaction, which create vital neighbourhoods.



Figure 1-2:
Development
and Urban
Design
Framework

1.3 THE ROLE OF INDIVIDUAL DEVELOPERS IN REALISING THE RIDGESIDE DEVELOPMENT VISION

- 1.3.1 Developer 'buy-in' to the vision is essential to the successful realisation of Ridgeside. Developers have the opportunity to become partners in developing the 'jewel' (as it has become known) of Tongaat Hulett Developments' properties. As a result of the exceptional position, setting and views of this magnificent site, as well as the interconnectivity potential it possesses, developers have the opportunity to maximise their return on investment. This opportunity is unique and it is essential that every developer and every architect design and build with a view to showcasing a holistic, sustainable and timeless contribution to life in Kwazulu Natal.
- 1.3.2 In order to facilitate a successful and mutually profitable relationship, Tongaat Hulett Developments has made a substantial investment and taken every care to develop the infrastructure required to support every developer's investment. In return, developers are expected to be committed to the holistic vision of the Ridgeside development. This is to the benefit of every investor, be it developer or end user.
- 1.3.3 In order to assist developers in preparing their design briefs, they should refer to the relevant volume of this Manual (1, 2, 3 or 4), according to the precinct within which the development will take place. The precinct development manuals detail precinct-specific design requirements and guidelines. In addition, all designs are to be reviewed by the Design Review Committee who will take cognisance of both the specific and broader context, and overall vision buy-in, and provide feedback in this regard. This committee is essential to ensure equal benefits for each investor.
- 1.3.4 In all the precincts, the primary development response required from individual developers, from a design point of view, is to use their buildings to define space. That is, rather than buildings being designed as objects standing in isolation, buildings are used in grouped form to define the edges of the public environment. Thus developers are encouraged to design buildings to stand on their boundary lines and collectively frame the space allocated, for example, to a boulevard or avenue, providing containment, natural

surveillance, and a sense of human scale and safety typical of many older Middle Eastern, European and American towns and cities.

- 1.3.5 With regard to residential components (particularly in precincts 2 and 4) a range of developments from high, to medium, to low density are allowed for. The density gradients are structured to allow for engagement with the surrounding environment and support the public open space networks of the precincts.
- 1.3.6 In responding to the street spaces, parks or urban squares making up the public environment of Ridgeside, buildings on the mixed use edges are to come as close to their neighbours as possible, preferably abutting them. The definition of the public environment is thus one of continuity avoiding large gaps in the urban fabric. This provides pedestrian continuity, fosters interest and maintains a pleasurable experience along the length of roads and around public places.

1.4 DEFINITIONS

1.4.1 In this document, the following terminology is used. The definitions of the Umhlanga Town Planning Scheme No. 1 will apply to any terminology not defined below.

- Ridgeside: the Ridgeside development site.
 - The Association: the Ridgeside Management Association (RMA). The association is set up by the Primary Developer, which will retain an ongoing interest in it. Every lot owner and/or body corporate will belong to the RMA and be bound by its objects and requirements. Tenants will not be members of the RMA but will be bound by its rules.
 - Design Review Committee or Committee: the Design and Aesthetics Review Committee, a formalised sub-committee of the Board of Directors of the Ridgeside Management Association. The Committee is to assess Site Development Plans and Landscaping Plans for the development of each lot and to recommend Building Plans for approval. Included in this Committee will be representatives of the Local Authority (acting on its behalf), the Primary Developer, the RMA and the urban design/architectural and landscaping specialists.
 - Primary Developer: Tongaat Hulett Developments as the entity entering into agreement with the Council. It is responsible for the administration, planning and detailed design of the Ridgeside development.
 - The Local Authority: the eThekweni Municipality - the competent authority under which the Primary Developer discharges its development undertakings, duties and responsibilities.
 - Development Rights: bulk floor area and all development parameters ascribed to a lot in terms of an approved Ridgeside Precinct Plan.
 - Rights Bank: a term referring to the pool of development rights which is allocated by the Primary Developer within the ambit defined by the package of plans process, controlled by the Local Authority's delegated body.
 - The Package of Plans Approach: the overall approach to planning and development deemed appropriate for the Ridgeside development to facilitate a flexible allocation of development rights and an effective method of management.
- Arcade: a covered or roofed passage, lane or walkway; often between streets and lined with shops or stalls.

2.0 RIDGESIDE DEVELOPMENT PARAMETERS

2.1 THE DEVELOPMENT RIGHTS & THEIR DISTRIBUTION

2.1.1 The development rights of the development in terms of current applications encompass 250,000m² of bulk; 3,000 residential units and the Marriott Resort (80,000 m²). The current rights are limited due to the access constraints of the current road infrastructure. The ultimate total potential of the development is 312,000 m² bulk; 4,300 residential units and the Marriott Resort (80,000 m²). The additional 62,000 m² bulk and 1,300 residential units will be brought on stream through a new interchange on the M4, and/or through improvements made to mass/public transport systems, which will overcome the road infrastructure and access constraints. The development rights have been allocated into four precincts, as depicted in **Table 2(1)**, which may be amended from time to time.

Note: All numbers have been rounded.

** The Marriott development package encompasses 17,000 m² bulk of 150 hotel rooms with gym and conference etc.; offices of 4,000 m² bulk; retail of 6,500 m² bulk; and 350 apartments.

*** Residential unit no's could be increased, but would require an associated appropriate reduction in commercial bulk.

	Precinct 1	Resort Hotel	Precinct 2	Precinct 3	Precinct 4
Area (Ha)	15 Ha	6.5 Ha	49.4	25	43.7
Bulk Floor Area (m²)-total maximum "commercial" bulk	144,000	80,000	6,000	100,000	2,000
Retail / Commercial / Entertainment	100,000 - 130,000	12,000 – 20,000	20,000 (mixed use)	Offices 98,000m ² retail, conference 2,000m ²	2,000 (retail)
Offices	25,000 - 40,000				
Piazza Retail	5,000				
**Hotel	15,000 - 25,000	15,000 – 20,000			
Residential	800-1,200 units ***	40,000 – 50,000m ²	2,000 units	0	900 – 1,100 units
Unit size (m ²)	110 - 150		85 - 250	0	105 - 430
Gross density (units / Ha)	44		40 (49 single dwellings; high density 180 u/ha; medium density 32 – 80 u/ha; low density 10 u/ha)	0	25 (single dwellings: 74 units; high: 180; low: 10)
Coverage (%)	50 - 80	75	35 - 75	50	40 - 60
FAR (ratio)	1 – 6.5	1.2 - 5	0.35 – 3.0	0.8 – 1.2	0.35 – 3.0
Height (storeys)-dictated by mean sea level (msl) datum	4 – 10 storeys indicative	2 – 12 storeys indicative	2 – 6 storeys indicative	2 – 8 storeys indicative	1 – 4 storeys indicative
Parking (no. of bays)	10,065 (100% covered)		4,059 (75% covered, 25% srfce)	3,934 (75% covered, 25% srfce)	1,800 (100% surface)
Parking requirement/precinct:	(per 100m²)		(per 100m²)		
▪ Retail:	6		6		2
▪ Offices:	4		4	4	
▪ Residential:	2		2		
▪ Hotel: 1 bay / room					
▪ Entertainment	6		6		

Table 2(1): Ridgeside Development Parameters

2.2 THE PEDESTRIAN ENVIRONMENT, BICYCLE PATHS AND SAFETY AND SECURITY

2.2.1 The Pedestrian Environment

2.2.1.1 The Ridgeside development focuses on the establishment of a pedestrian friendly environment, including pedestrian friendly streets. To achieve this, the following principles must be applied:

- Good pedestrian routes connect the places where people want to go within the development and adjoining areas.
- The pedestrian routes must be direct and convenient, with easy pedestrian crossings.
- The pedestrian routes must be attractive, well lit and safe, with a variety of activities and diversity of spaces and places.
- The pedestrian routes are required to be comfortable with high quality underfoot finish, an appropriate width, no obstructions, and shelter from the elements supported by appropriate landscaping, tree-lined streets and directing natural air flow.
- The pedestrian routes must be conspicuous, easy to find and easy to follow, supported with appropriate surface treatments and signage that guide pedestrians.

2.2.1.2 It is the express aim of the development to provide a safe, attractive and well- cared for public realm that will encourage people to walk. Key considerations in this regard are:

- People prefer to walk along streets and paths where they are visible to others involved in activities along the street, drivers, residents and other pedestrians.
- Dedicated footpaths (i.e. segregated from the street) are required to be well connected and overlooked by houses and other buildings to provide natural surveillance.
- Traffic measures that provide pedestrian safety must be adopted. This may include raised surfaces at junctions and possibly tighter radii to make crossing easier. This is to be supported by appropriate traffic management and signalling.
- Potential conflict of movement types can be reduced by well-designed shared surfaces, within which a variety of activities

can take place. To achieve this, subtle variations of materials or bold changes of detail are appropriate, depending on the location and function of the space or place.

2.2.1.3 If a pedestrian-friendly environment is to be achieved then positive outdoor space must be established. This means that buildings must contribute to the public domain by giving a positive definition to the shape and function of outdoor space, and for this outdoor space to be designed to encourage a range of activities to take place. This requires, in the building design, the thoughtful consideration of the building line, activities at ground and first floor levels, the interface and transition between the public, semi-public and semi-private areas, the three-dimensional mass of the building and the structural and building devices that contribute to human comfort, surveillance and “good public manners”.

2.2.2 Integrated Bicycle Paths

2.2.2.1 A series of bicycle paths are included in the overall pedestrian environment (**Figure 2-1**). The inclusion of cycling tracks reduces the negative environmental impacts of motorised transport, adds a further leisure activity for residents, becomes a potential mode of transport for scholars and workers, and has health benefits. The approach is also in line with the National Department of Transport’s *Shova Lula* (Ride Easy) project, a national bicycle transport initiative, initially targeted at primary and secondary school students. The intention is to expand the programme in urban areas to provide workers with an alternative and efficient mode of transport to work.

2.2.2.2 The bicycle path network will address the basic needs of cyclists as follows:

- Security - the cycling environment should be safe. Movement links should not be provided in secluded or deserted areas where there is a high security risk. Back yards and small alleyways should be avoided where possible
- Traffic safety - Traffic safety is an important consideration because of the vulnerability of pedestrians and cyclists. Pedestrian and cyclists’ exposure to vehicular traffic, and

each other, should be minimised. Street crossings, in particular, should be minimised or eliminated where possible

- Accessibility - the network should be as accessible as possible to all users, including those with disabilities
- Convenience - the network should be convenient to use, providing fast, direct, continuous, convenient routes between origin and destination
- Comfort - the network should be comfortable to use avoiding steep topography where possible
- Environment – users will prefer environments that are attractive. Pedestrian and bicycle routes should therefore be located in attractive natural or built environments
- Economy - improvements should be designed to achieve the maximum benefit for their cost. This includes reduced reliance on more expensive modes of transportation

2.2.2.3 Bicycle lanes have proved their value to all road users. Among their benefits in creating a smooth, efficient and safe sharing of roads, are the following:

- Improved bicycle safety.
- Establishing the correct riding position for cyclists.
- Sending a message to drivers that cyclists have a right to the roadway.
- Permitting cyclists to pass queues of vehicles.
- Permitting motorists to pass cyclists.

There are also many secondary benefits of cycle lanes:

- Providing added border width to the road.
- Enhancing highway drainage and reducing vehicle hydroplaning.
- Increasing turn radii at junctions.



Figure 2-1:
Ridgeside proposed Bicycle Ways

2.2.3 Safety and Security

2.2.3.1 Safety and security are vital elements in the Ridgeside development. In general a sensitive combination of good design, good management and community involvement enables the establishment of more secure environments. The aim is to provide comfort and confidence to pedestrians by establishing areas that have good visibility and effective lighting, with natural surveillance (can be seen and heard by other people), implying a supporting range of active and animated activities. This is to result in enhancing the pedestrian’s sense of wellbeing and making public places more user-friendly, easy to understand and secure. It potentially contributes to enabling a diversity of user groups and creates a shared sense of confidence in the use of the development’s streets, public places and pedestrian environments.

2.2.3.2 Designing for safety is achieved by the application of the following principles (**Figure 2-2**, over the page):

- Providing natural surveillance, visibility and human presence:
 - Fronting buildings onto the public realm, to allow overlooking. This also applies to the establishment of inviting and well-defined outdoor spaces, such as small neighbourhood parks or smaller public squares, which should have surveillance, and be overlooked by buildings and/or well-used streets.
 - Enabling surveillance (putting “eyes on the street”) and avoiding exposed blank facades. Encourage passive surveillance, the casual observance of public and private areas by users or residents in the course of their normal activities. Factors to consider are the placing of windows, doors and other openings, the distances between buildings, the sizes of public spaces, vacancy rates and the establishment of multi-functional land uses. Allowing for active surveillance by police or other security agents responsible for the area.
 - Increasing visibility by appropriate lighting and uninterrupted lines of sight.

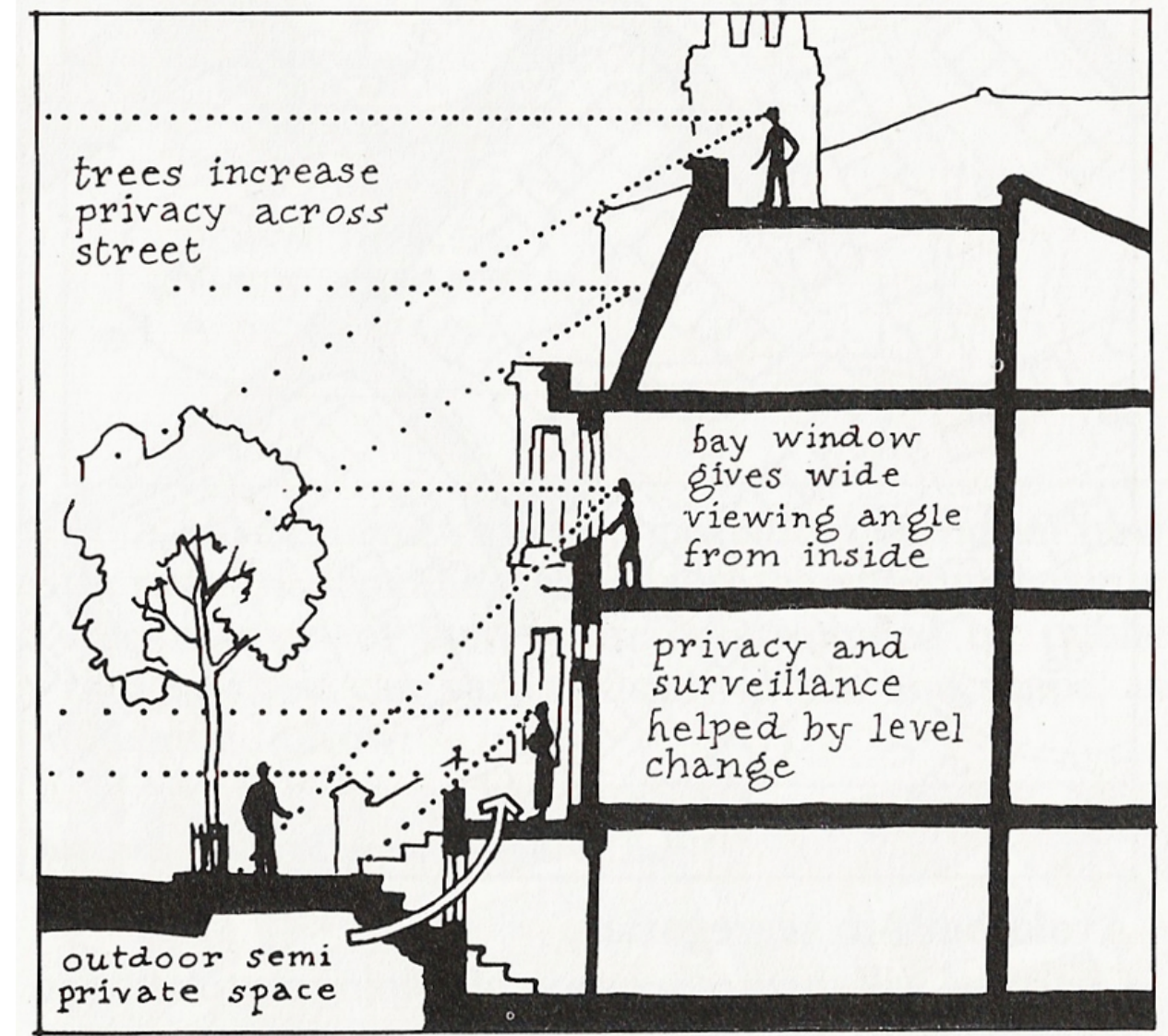


Figure 2-2:
Natural Surveillance & Defensible Space
 (Source: Bentley et al, 1985, Responsive Environments)

- Mixing uses, particularly at ground level (and even at first storey level), adding vitality at different times of the day and night and over time.
- Reinforcing the integrated network of streets and pedestrian links of the development.
- Locating on-street parking on front of buildings, exposed to natural surveillance, or in secure private courtyards.
- Ensuring that landscaping and planting is neither too high nor too dense to screen potential assailants in certain locations.
- Minimising conflict by providing safe routes for walking (and even cycling).
- Designing-in territoriality, defensible space and community involvement: When people view public space as part of their communal space, they begin to take responsibility for it. Places and spaces are to be designed such that residents and businesses foster a sense of ownership, mutual protection and belonging. This is supported by the provision of human-scale, inviting and well-defined public spaces that support communal and shared activities. The latter enables communities to exercise a certain level of control and take responsibility for their public spaces (for example voluntary maintenance), essentially establishing “defensible space”.
- Defining the edges between the public environment and private property through readily recognisable boundaries between public, semi-public and private spaces. These can be defined through planting, a low wall or fence, lighting, changes in surface levels, and the use of different surface materials.
- Hiding from view or disguising security devices by transforming them into works of art, where required.
- Monitoring the entry and exit from all buildings appropriately. Main entrances of public buildings, workplaces and commercial buildings should have a combination of appropriate staff and technology, supported by natural surveillance, good lighting, convenient public transport and parking and pedestrian routes that are overlooked by the main building(s).

2.2.3.3 An important component in the establishment of safe and secure environments is continuous urban management, both from a regulatory development compliance perspective and to ensure that the public environment is well maintained, clean and safe, and does not fall into disrepair with concomitant crime and grime. To this end it is recommended that the Lot Owners’ Association establish an urban management unit that provides the following services to augment those of the Council’s standard services:

- Continuous security throughout the day, encompassing security on foot patrol (“bobbies on the beat”).
- The “bobbies on the beat” also function as ambassadors, providing general information and directions.
- Continuous cleaning throughout the day.
- The monitoring of informal traders.
- Environmental maintenance and improvements.
- Promotion and marketing

These “add on” services, as they do not form part of the normal local authority services, are to be funded through a special levy on the members of the Association.

2.3 OPEN SPACE & LANDSCAPING

2.3.1 The open space and landscape framework (**Figure 2-3**) is based on the following landscape “keys”:

- The existing natural character, particularly the section of remaining coastal forest at the bottom of the site;
- The central drainage channel which is also an area of ecological importance;
- The existing trees along the old farm road, linking up with the coastal forest;
- Areas most suitable for development which fall outside the above-mentioned three areas;
- The site topography, which gives clues to the gradient and drainage of the site and the linking of recreational areas with the areas of ecological and storm water significance.

2.3.2 From the above a ‘green web’ has been established, which contributes to the social and ecological enhancement of the site by taking into account water, climate, biodiversity, and habitat, as well as identity, sense of place, recreation and immediacy and movement systems. The three main components are:

- the urban storm water system;
- the urban forest system; and
- the urban movement system.

The key priority of the ‘green web’ is to integrate the natural aspects of the site into what will become an urbanised area, but maintain the green connections between the site and its open spaces and the larger region. In the case of Umhlanga this involves linking the beach front, through the site, back to the Umhlanga Ridge.

2.3.3 Within the ‘green web’, streams, ponds and wetlands will all not only assist with managing the storm water in a functional way, but also become habitats for animals and ecological enclaves which, if connected, create wildlife corridors.

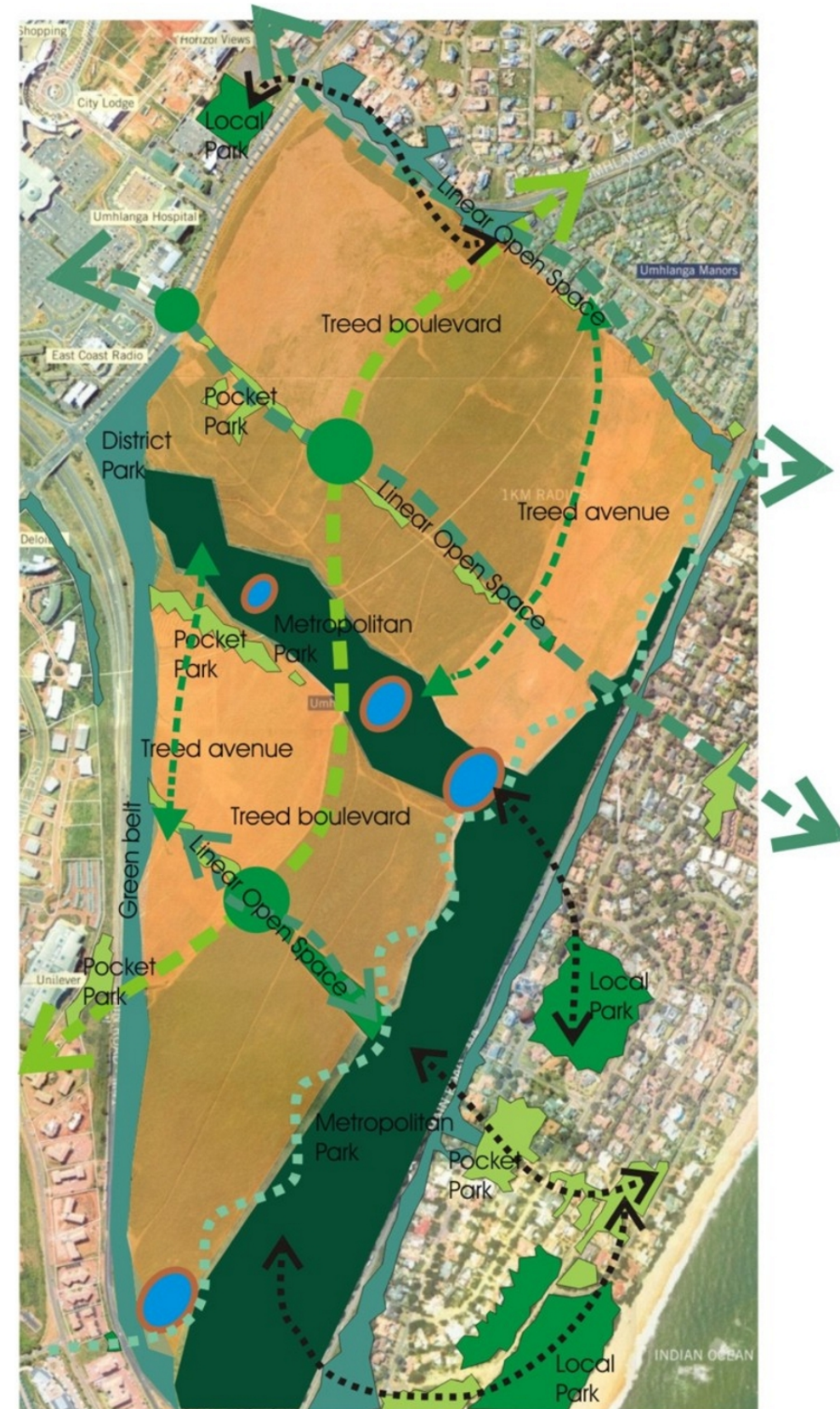


Figure 2-3:
Open Space System and Landscape Framework

- 2.3.4 Alongside this is an integrated movement system, including the all in all pedestrian movement, which will reinforce the ecological corridors. The integrated movement system and its proposed landscaping is depicted in **Figure 2-4**. It highlights the diverse vegetation and landscaping that is to be applied, including palm trees and extensively tree-lined boulevards, to ensure an integrated landscape approach.
- 2.3.5 The following general plant palette has been established to support the realisation of the 'green web' (**Figure 2-5**). All developers are to adhere to the plant palette, which follows the original concept of the biosphere found in the KwaZulu Natal area, namely the hilltops or Drakensberg, the savannah of the foothills and the coastal plains and forests. Plants associated with each one of these ecological concepts are selected based on their urban functionality. The planting focuses mainly on trees over shrubs. Colourful ground covers will also be incorporated into the detail design. Developers must also refer to the precinct-specific landscaping plans and guidelines for individual developments/sites.



Figure 2.-4: Landscaping Proposal

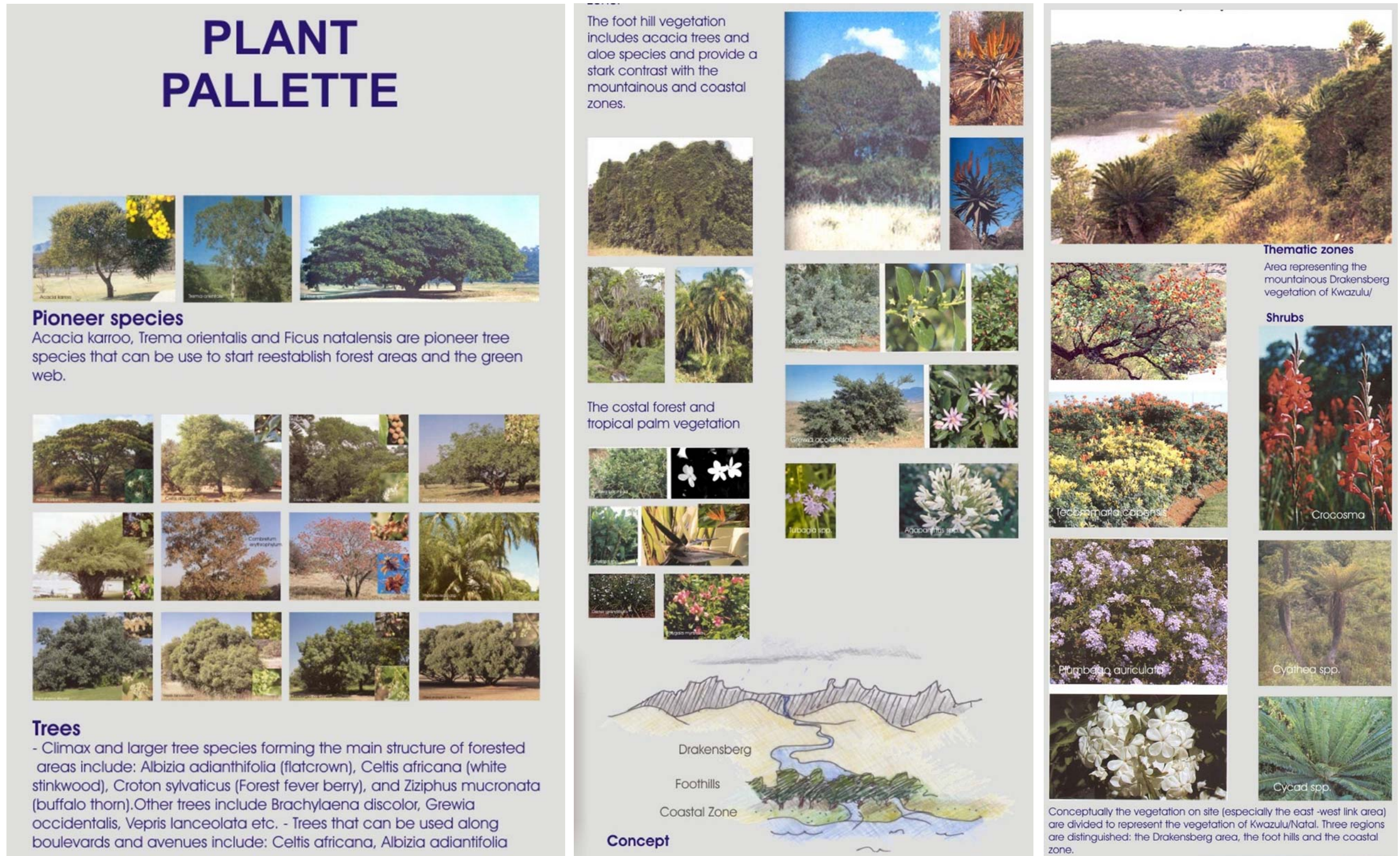


Figure 2-5: Plant Palette

2.4 EIA AND EMP REQUIREMENTS

2.4.1 Compliance with the following recommendations from the Environmental Scoping Study and associated environmental investigations is required:

- All developers will ensure that contractors comply with the general findings and mitigation measures contained in the **Environmental Management Plan** (Annexure EM).
- The **on-site remnant forest is to be awarded 'no go' status** for any construction activity. This will ensure minimal stress to the forest.
- The contractor needs to diligently inform all his employees of the mitigation measures to be adhered to. Penalties need to be set for non-compliance.
- Roads and sewage infrastructure is to be awarded highest priority. The final design needs to be approved by the relevant authorities prior to project inception.
- The development should be completed in phases in order to minimise impacts.

2.4.3 Adherence to the **recommendations of the Geotechnical Investigation** report. **The stormwater management system is to be designed in accordance with this report.** Contractors are to take cognisance of the subsoil conditions and recommended maximum slopes of cut-and-fill and trench excavations.

2.4.4 The **stormwater management aspect** is specifically highlighted: Apart from the macro stormwater attenuation and protection measures that will be implemented downstream of precinct 3, it is deemed necessary to implement micro-stormwater attenuation measures on individual sites. Each site in its fully developed state would be required to attenuate the flow resulting from a storm with a return interval of 1 in 50 years down to storm with a return interval of 1 in 10 years. The attenuated flow from each site would then need

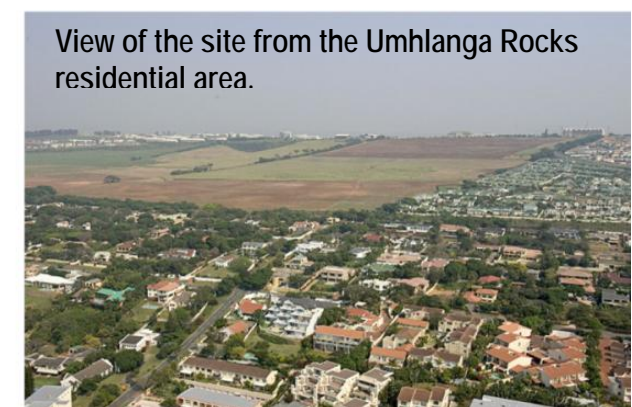


Figure 2-6: Aerial Perspectives of the Ridgeside Site

to be safely conveyed to the piped (municipal) system. Although attenuation/disposal measures making use of onsite infiltration have the added benefit of not only reducing the flow but also the volume of runoff from the site, the successful implementation of infiltration measures is deemed limited in terms of the intended land use for Precinct 3. **It is envisaged that to achieve the necessary attenuation on each site, suitable attenuation tanks/ponds would need to be provided by each site owner/developer.**

2.4.5 An **Environmental Management Plan (EMP)** has been prepared by Nema Consulting (July 2006); this is included in Annexure EM. All developments are to adhere to the EMP. Two specific aspects are highlighted here:

- The EMP directs the mitigation of construction associated with the construction of services, infrastructure and top-structures for the proposed mixed land use development of the Ridgeside site. **Principles and instructions contained in the EMP are to be implemented by the developer, and all purchasers, consultants, contractors and sub-contractors.**
- Every construction and sales contract for the development will have the EMP as part of the Conditions of Contract. **Non-compliance with the provisions of the EMP is thus regarded as a breach of the construction and/or sales contract.**
- **Compliance with the EMP will be enforced** through audits carried out by the **Environmental Compliance Officer (ECO) on behalf of the Primary Developer**, and by the **Site Environmental Control Officer (SECO) on each site.**
- **Tongaat Hulett Developments is ISO 14001 certified**, and the EMP includes relevant ISO 14001 policies, ground rules, standard operating procedures, and templates.

3.0 THE DESIGN REVIEW REQUIREMENTS

3.1 RIDGESIDE MANAGEMENT ASSOCIATION

- 3.1.1 Property ownership within the Ridgeside site will be either freehold title and/or sectional title, depending on the type of development and the particular ownership structure. Each owner is to become a member of the Ridgeside Management Association (the Association /RMA), which covers the entire extent of the Ridgeside site.
- 3.1.2 Due to the extent of the site and the diversity of envisaged activities, the Association has been structured into two levels. The proposed structure is depicted in **Figure 3-1**, and the area of jurisdiction of each level is depicted in **Figure 3-2**. This is a suggested structure which will have to be ratified and adopted by the future owner in agreement with Tongaat Hulett, and may be adjusted to suit the requirements and needs of the new association with the proviso that it fits into current management and operational systems, to ensure good governance and the start of physical development.
- 3.1.3 Nothing in this Manual, or the design review procedures, releases a developer/ owner from compliance with the requirement for approval by the local authority in terms of its relevant by-laws and regulations or the requirements of any other relevant authority.
- 3.1.4 The Association shall have the right at any time to add to or amend the Manual provided that any addition or amendment shall only be made after due consultation with the Design Review Committee.
- 3.1.5 No building may be erected within the site, nor any site works undertaken, nor any plans submitted to the local authority, without first having obtained a recommendation for the approval of a site development plan by the Committee on behalf of the RMA.

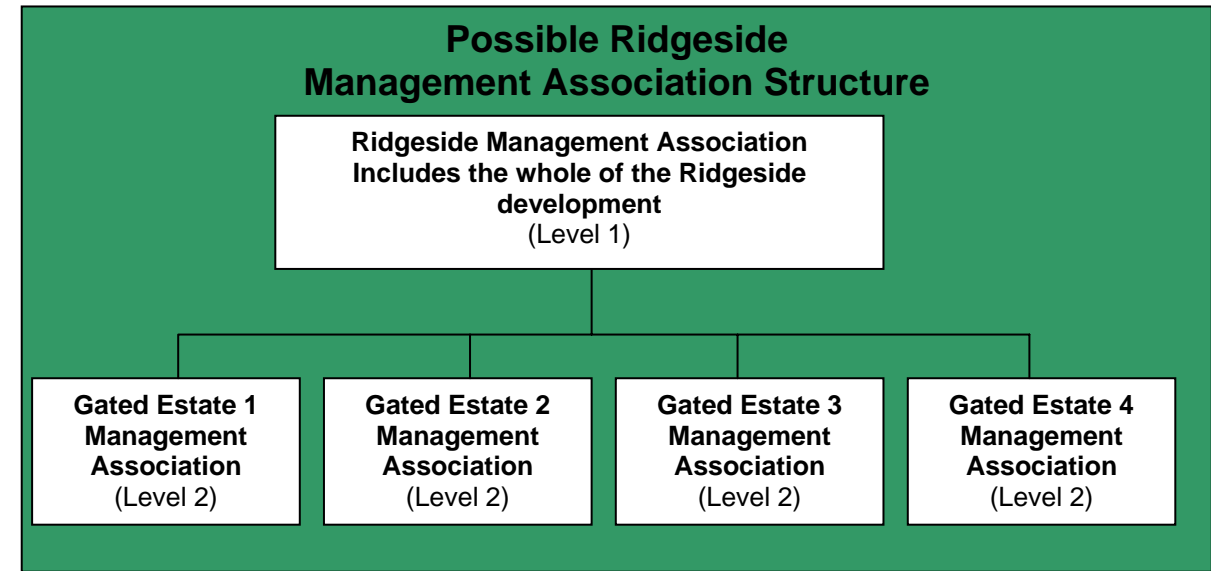


Figure 3-1: Possible Structure of the Ridgeside Management Association

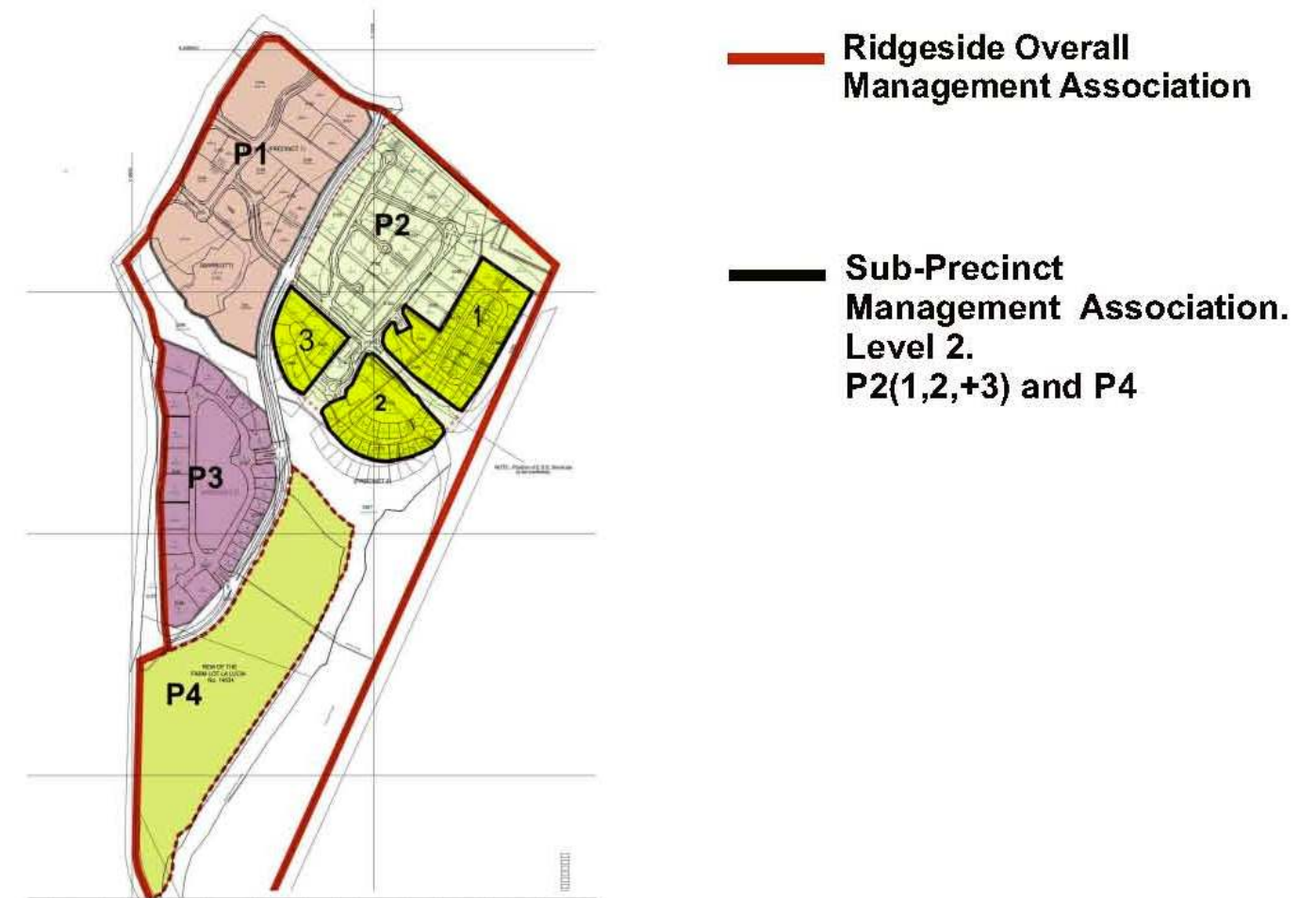


Figure 3-2: Area of jurisdiction of each level of Management Association

3.2 THE DESIGN REVIEW PROCESS

- 3.2.1 Working within the framework of the Manual and subjecting individual developments to design review is intended to protect both the value of development within the overall Ridgeside site and the interests of individual developers. This gives everyone the security of knowing that all developments within the Ridgeside site undergo the same formal review. Extensive effort on the part of the Primary Developer has gone into creating an overall ambience of exceptional quality and it remains for the Manual and Committee, in collaboration with each developer, to ensure that this is extended to commensurate standards of quality and compliance with the overall design and development objectives. The “Design and Construction Review Process Summary and Checklist” to be employed in the review process, is attached as Annexure B.
- 3.2.2 The objectives of this design review are:
- To ensure that the overall design intentions of the Ridgeside site are being met.
 - To establish patterns of development between sites that further the intentions of the triangle site and achieve synergy between developments.
 - To co-ordinate the appropriate use of vehicular access, parking, loading, access to utilities and service facilities between developments.
 - To ensure that both the minimum and maximum limits on development of each site are complied with as per the Precinct Plan and site control plans.
 - To monitor the extent to which the design directives and guidelines are being met and ensure their application.
 - To monitor and direct the use of bulk in Ridgeside in terms of the overall development framework and the precinct plan to which the site is subject.
 - To confirm that the rights of any adjacent site are not negatively impacted by a proposed development.
 - To ensure that the development of any particular site is in keeping with the character of the precinct of which it is a part and constitutes a development of quality in that specific context.

- 3.2.3 The site development plan can only be submitted to the local authority once it has been recommended for approved by the Committee.
- 3.2.4 Building plans may be submitted once the Committee has recommended approval of a site development plan. The building plans may only be submitted to the local authority once the local authority has approved the relevant site development plan and the Committee has approved such building plans.
- 3.2.5 No early start on site in respect of earthworks, piling, foundations or any other works will be promoted by the Committee or the Association. Any early start on site will require the consent of both the local authority and the Association. Minimum prerequisites for requesting an early start will be that a site development plan has been approved by the local authority, building plans have been submitted to the local authority, the first round of referrals has been made by the local authority to the applicant and that the applicant has attended to, and resubmitted, such plans to the local authority.
- 3.2.6 Buildings on individual sites must be designed by an architect registered with the SACAP and briefed in terms of the Institute for Architecture’s Practice Manual to prepare designs, and full documentation and undertake site supervision. In all matters related to design and aesthetics, the architect is to be the client’s principal agent throughout the design, documentation and construction phases of the project.
- 3.2.7 Landscaping on individual sites is to be consciously designed, specified and supervised as representing a critical element of the design of the development. Detailed requirements are encompassed in the relevant precinct plan within which the site is located.
- 3.2.8 The Committee will be appointed by the Association in terms of its Articles of Association. From time to time a scrutiny fee will be determined by the Association in terms of its rules and levied on applicants (see annexure B). A deposit/retention amount, is to be lodged with the Association, to cover damages to the public and semi-public domain, failure to comply with the Association’s conditions of plan approval or to complete the contract satisfactorily.

This deposit may be required before approvals are granted. The details and amounts are contained in the rules of the Association. The deposit will only be refunded to the applicant on receipt of the Committee's Certificate of Compliance noted below. Until such time as the Committee's certificate of Compliance has been issued, the developer/owner may neither occupy the building nor transfer ownership of the building to a third party (Articles of Association clause 2.1.6).

3.2.9 The Committee will be authorised to review and act on development proposals in accordance with the procedures set out in the Manual and applying its judgement against the Manual. In special circumstances, the Committee will be entitled to consider modifications or waivers of certain requirements laid down in the Manual.

3.2.10 Each development proposal will be reviewed, as the design for the building evolves, as set out in the Design Review Procedures below (Figure 3-3).

3.3 DESIGN REVIEW PROCEDURES

Note that the Design Review Committee has **final discretion** on all approvals and all recommendations for local authority approvals.

3.3.1 Pre-design briefing and statement of intent

3.3.1.1 Before any design is initiated, a member of the Design Review Committee will brief the developer/owner and architect and clarify the mutual design objectives, the characteristics of the particular site, its detailed development parameters, servicing considerations and special requirements, if any.

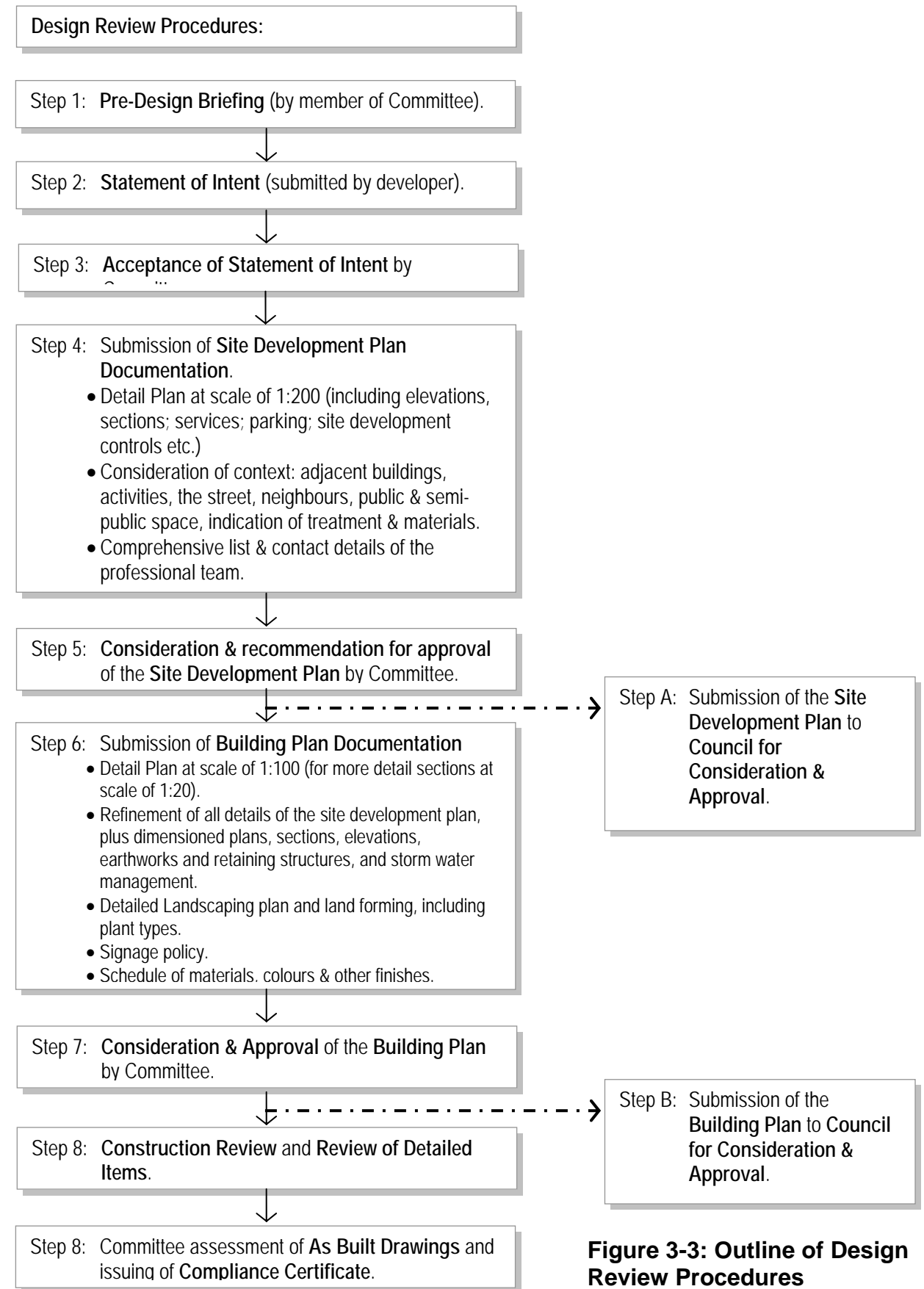


Figure 3-3: Outline of Design Review Procedures

- 3.3.1.2 Following this briefing, the applicant is to submit a written statement of intent noting the development objectives for the site. This is to include the bulk to be realised, the height and coverage to be achieved, an indication of how parking, access, servicing and any special design intentions are to be achieved, the brief to the design team and its scope of work, a draft schedule of accommodation and land use and an indication of the budget for the development in terms of the building itself, the landscaping of the site and the package of professional fees.
- 3.3.1.3 The submission of this statement of intent and its broad acceptance by the Committee, the Primary Developer and the Local Authority is a critical step in the development process. Applicants are strongly advised to ensure that this step is not overlooked, as failure to comply at this stage could lead to significant frustration and cost if the design and concept is further developed on the basis of some fundamental issue not acceptable to any of these parties.

3.3.2 Outline design submission and preliminary sketch plans

- 3.3.2.1 In light of the mixed-use and environmentally sustainable nature of Ridgeside and the proximity of developments to their neighbours, the preparation of the outline design proposal, concept plans and preliminary sketch plans is an iterative process requiring constructive engagement between the developer (as nominated by the owner) and the Committee. Emphasis at this stage is on an exploration of development concepts and early design development sketch plans of a preferred alternative. Rough work-in-progress drawings and rudimentary study models are encouraged rather than slick, well-rendered presentations, and the Committee will consider the proposed development in block, diagrammatic and conceptual form relative to site configuration, overall layout, site levels, pedestrian and vehicular access and egress points, services connections, parking provisions, proposed bulk, height and building envelope, influence on existing or proposed adjoining developments, major elevations and architectural features. The Committee will then indicate its satisfaction with the outline proposal and request the developer to

undertake preparation of a Site Development Plan (SDP) for the Committee's consideration.

3.3.3 Site Development Plan review and recommendation for approval

- 3.3.3.1 Site Development Plan (SDP) documentation is to be at a minimum scale of 1:200 and is to include plans, sections, levels, indicative elevations including signage zones, pedestrian and vehicular access and circulation, parking arrangements (including, if applicable, specific reference to any off-site parking in the central piazza parking facility), services connections and service areas, general landscaping proposals, overall bulk, height and other site development controls, and, if required by the Committee, a rough cardboard design study model, at a scale of 1:200. This could be supported with relevant three dimensional computer modelling.
- 3.3.3.2 Particular reference is to be made to adjacent developments and how the proposal, with its proportioning system and intended activities, will relate to its context, the street, its neighbours and any other public or semi-public space. The layouts must deal clearly with the interface with paving, landscaping and other features of the public domain and with the central parking court (where applicable). Treatment of elevations, materials, colours and textures is required to be dealt with at this stage in indicative form only.
- 3.3.3.3 A comprehensive list, with contact details, of the professional team including the Architect (specifying whether he is the principal agent) and, as applicable, project manager, structural engineer, traffic engineer, mechanical/air conditioning engineer, landscape architect, fire consultant and any other professional, is to be included with the SDP submission.
- 3.3.3.4 When satisfied, the Committee will recommend the approval of the SDP and allow the developer to submit the SDP to the local authority for its consideration and approval. The submission to the

local authority shall, in addition to the requirements above, include the Committee's letter of recommendation and all plans duly signed and stamped on behalf of the Committee, (draft) Surveyor's General (SG) diagrams, (draft) title deeds and confirmation from the Association and/or the primary developer regarding any encroachments, servitude relaxations or use of the central parking core for parking or circulation. Once the SDP has been approved by the Committee, the developer may proceed with the preparation of building plans for submission to the Committee.

3.3.4 Detailed design approval of building plans

- 3.3.4.1 The documentation required for the Committee's detailed design approval is similar to, but not as exhaustive as, that required for local authority building plan submission. It includes a refinement and development of all the details submitted at site development plan stage, plus dimensioned plans, sections and elevations at a scale of 1:100, one or more detailed sections indicating the typical and, where necessary, special construction details at a scale of 1:20, earthworks and retaining structures, and storm water management. It also includes an accurate schedule of bulk and two renderings of the building, one a day and one a night rendering, accurately depicting the proposed building including signage and lighting.
- 3.3.4.2 A detailed landscaping plan, including final land form and planting types at a scale of 1:200 is also to be included. A detailed signage policy describing and detailing signage zones and signage specifications is to be submitted and approved as part of this approval stage. A schedule of materials, colours and other relevant finishes is required in respect of the building's exterior and public lobby areas at ground floor. All information is to be submitted in triplicate in hard copy and in an electronic format acceptable to the Committee. Only on approval of the plans by the Committee may the applicant submit building plans to the local authority for approval.

3.3.5 Construction review and review of detailed items

noted above and have the right, should the developer choose, to transfer ownership of the building to a third party.

3.3.5.1 A member of the Committee, or its representative, may attend site meetings from time to time in order to assist in the development process and maintain on-going review of the building through the construction phase. The Committee will, at an appropriate time suitable both to the applicant and the Committee, convene further design review meetings and in situ inspections to consider detailed items in respect of lighting, specific signage applications in terms of the approved policy, landscaping and other detailed items that may arise. All lighting and signage proposals and pro-forma tenant lease agreements in respect of these are to be approved by the Committee prior to an Occupation Certificate being applied for from the local authority.

3.3.5.2 It is an express intention of the construction review process that site and construction management, site establishment, public safety, hoarding, screening, delivery of materials, management of construction traffic and site personnel all receive due diligence and attention. All construction operations are to be carried out strictly in conformance with the rules of the Association.

3.3.6 Final certification of compliance and As Built Drawings

3.3.6.1 On practical completion of the building and all site works, including landscaping, the developer is required to submit to the Committee one full set of As Built Drawings in hard copy, as well as in an electronic format acceptable to the Committee. On receipt of the As Built Drawings, one or more members of the Committee will, together with the developer and architect, inspect the building in respect of compliance with approved plans, signage, lighting, landscaping and discussions held at prior reviews. Once satisfied that the development complies with the Committee's requirements, the Committee will issue a Development Approval on behalf of the Association. Only once this certificate has been issued will the development be considered "complete" in terms of the Articles of Association of the Association and only then will the applicant be due the deposit

4.0 ARCHITECTURAL GUIDELINES

4.1 INTRODUCTORY PARAMETERS

- 4.1.1 The Ridgeside development vision builds upon the sophistication, timelessness and practicality of a 'Hilltop Town' (**Figure 4-1**). The concept facilitates the creation of a sustainable and completely integrated mixed-use node which remains easily managed, secure, people-centred and diverse in function and form.
- 4.1.2 The concept of integration is of paramount importance for the greater Umhlanga area. Due to its position, Ridgeside has been challenged with the role of integrating the numerous surrounding developments, existing shopping centres, the established residential areas and office parks, as well as the beachfront area.
- 4.1.3 The vision is based on a holistic integration approach. In order to realise this holistic approach, the integration must encompass uses, spaces and built form (**Figure 4-1**).
- 4.1.4 Integration of building use type will be achieved by assigning specific mixed-use components to specific land parcels. These will take cognisance of the built form immediately adjacent to the proposed development.
- 4.1.5 Integration of spaces will be achieved through the creation of a system of places and spaces connecting all four precincts of the Ridgeside development to the greater Umhlanga area as well as to the beachfront, thereby completing the 'puzzle' and allowing Umhlanga to function at its maximum efficiency, and tie completely into the city framework.
- 4.1.6 The unique costal setting of the Ridgeside site presents the opportunity to take advantage of extended and spectacular sea views and the coastal forest environment. The design of the precinct plans therefore attempts to maximise the potential of each land parcel and public space to enjoy these views.

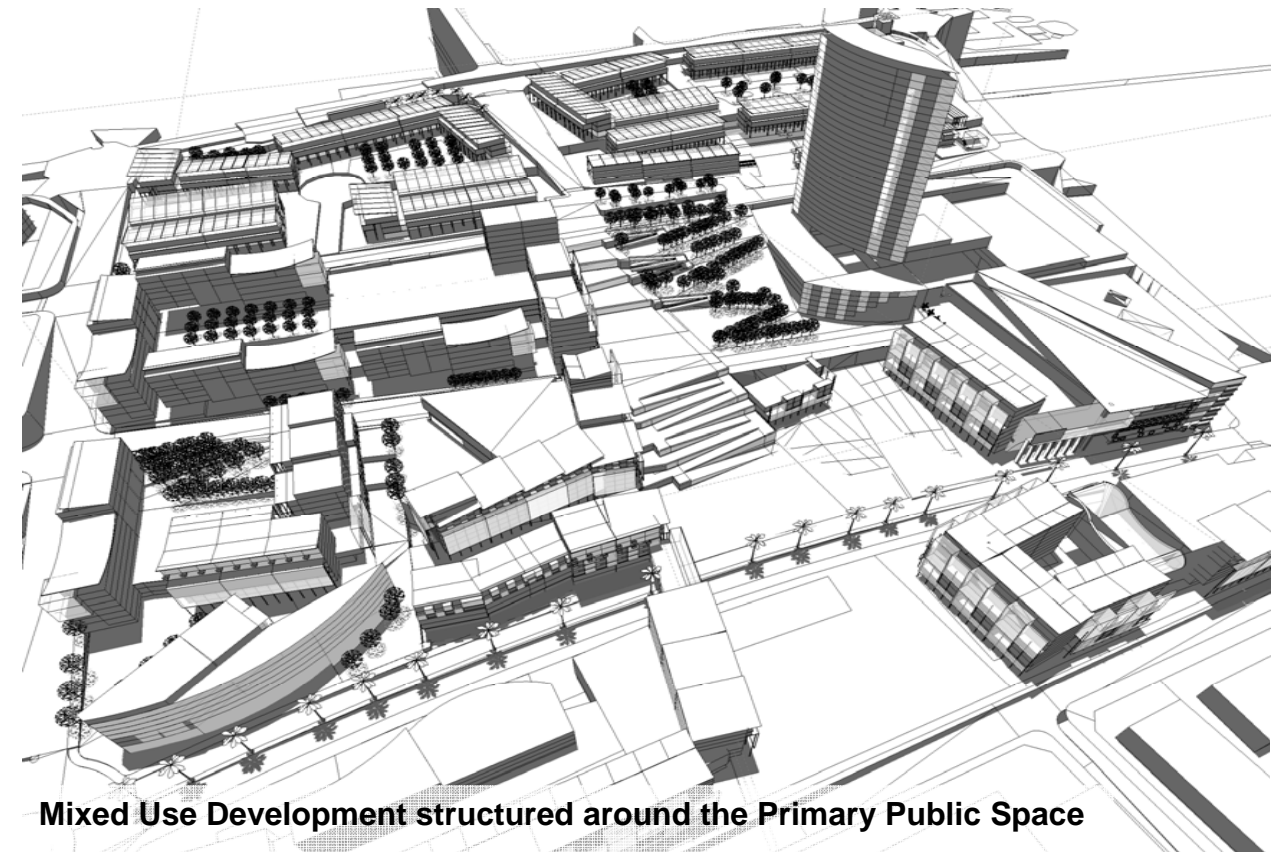


Figure 4-1: Design Explorations of the Overall Architectural Character

- 4.1.7 In order to facilitate the integration of built form throughout the Ridgeside development and into the greater Umhlanga area, the Ridgeside development first and foremost continues to adopt the ethos that cities are for people and that the buildings through their varied bulk, roofline and façades, create a backdrop for city living (**Figure 4-2**). This is in line with the ethos of the surrounding developments such as the Umhlanga Ridge Newtown Centre.
- 4.1.8 The surrounding developments each have an architectural character and form that is specific to the particular development and activity such as the office estate, residential areas, etc. The Ridgeside site has the opportunity to draw from these surrounding architectural 'styles' and create a built form which integrates them and does not itself become stylised.
- 4.1.9 It is envisaged that the resulting form will therefore be similar to cities of old, which formed through time and reflected the current architectural design movements. These cities are alive, diverse in built form and facilitate a dynamic city life in a timeless setting which continues to grow with its surroundings (**Figure 4-2**). These cities remain contemporary.
- 4.1.10 Tongaat Hulett Developments' concept of integration is a holistic one. It extends beyond the Ridgeside development, Umhlanga, Durban or even South Africa. Tongaat Hulett Developments therefore feels it appropriate to include 'sustainable design elements' into the architectural design guidelines that facilitate the reduction of energy consumption and resource depletion.
- 4.1.11 Land use and activity distribution have been graded in intensity. The highest intensity of use is in Precinct no 1, which forms an interface with and continuance of the Umhlanga Ridge Town Centre and Gateway shopping centre. Gradually diminishing in land use and activity distribution are Precincts 2 and 4. Here the development approaches the protected, coastal forest and the built form adjusts appropriately. Precinct 3 is situated adjacent to the motorway. The sites are prominent and of high visual exposure. Accordingly these sites have been set aside for commercial development.



Figure 4-2: Cities made for People

4.1.12 Developers are permitted to incorporate a variety of architectural design elements within certain parameters (**Figure 4-3**). Without imposing any particular architectural style, the Architectural Design guidelines concentrate on aspects that make it possible to achieve the level of integrity and integration sought. These are:

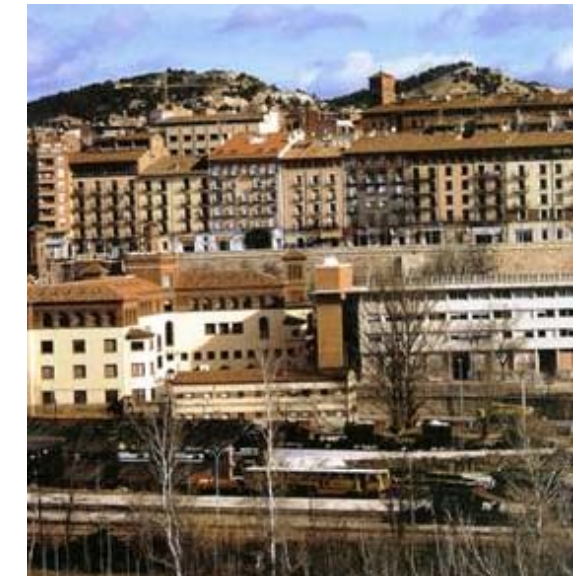
- The prescription of colours and textures as an integration tool
- The prescription of materials of high quality and enduring appearance, appropriate to the specific climate
- The adherence to directives dealing with mass, footprint, form and metres above sea level (msl) heights of buildings
- The architectural treatment of the building envelope and external elements, including signage
- The principles governing the relationship between built form, pavement and street edge
- The prescription regarding the number of parking bays above and/or below ground
- The principles governing the optimisation of sea views and relationships of buildings to one another
- The discouragement of any 'style' or themed architecture
- The encouragement of a sustainable architecture, including passive climate control elements, which may be accentuated as building design elements.

4.1.13 Each site is subject to controls governing the footprint of a building or buildings on the site. These include a general footprint within which the buildings are to be placed, a maximum and minimum bulk, a prescribed mixed use quota, a maximum and minimum coverage and a maximum and minimum mean seal level (msl) height.

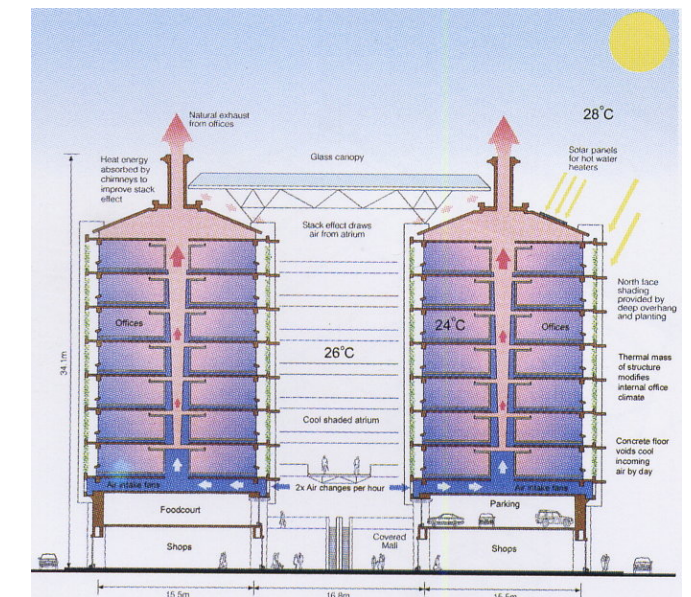
4.1.14 The onus is on the applicant to demonstrate how the orientation of the building relates to both private and public pedestrian movement. The applicant must demonstrate to the Committee how the specific building or buildings' ground and first floors relate to the pavement and street edge with special regard to city living.



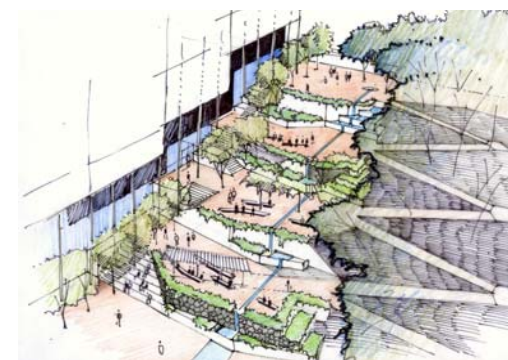
Residential Settlement, Wyoming USA
Architect: Charles Rose Architects



Example of Hilltop Town, Spain



Eastgate, Harare Zimbabwe. Architect: Pearce Partnership



Umhlanga Steppes



Precinct 2

Figure 4-3: Variety of Architectural Design Elements

- 4.1.15 The onus is on the applicant to satisfy the Design Review Committee that due regard has been given to the siting of the building or buildings so as to optimise views without impinging unduly on surrounding developments. As such, the architect must design in response to the natural topography of the site and step the building or buildings in accordance with the natural fall of the site.
- 4.1.16 In the case of adjacent sites being undeveloped the onus is on the applicant to demonstrate to the Committee that the subject building will not in fact impinge unduly on future surrounding development sites. It is essential that the architect specifically address these issues as a principal aspect of design in the initial submissions made to the Committee.
- 4.1.17 Specific sites have been earmarked as iconic or significant sites and thus more stringent architectural guidelines are put in place for these. These generally occur along boulevards and at main intersections (**Figure 4-4**).
- 4.1.18 The architect is required to demonstrate to the Committee the manner in which climatic factors are addressed and unfavourable climatic conditions mitigated. In mitigating against unfavourable climatic conditions that may arise, passive control measures are to be employed as far as possible. Low energy, efficient and environmentally sensitive approaches to environmental control are encouraged and may be accentuated as building design elements.
- 4.1.19 The internal planning of the building should reflect the mixed use of the building by its intended occupants. Particular emphasis should be placed on the link between uses, security and access control, relationship between inside and outside spaces, views and passive climate control, and should demonstrate a site-specific response to topography and specific context.



Figure 4-4: 3 D Rendering of Significant Sites on Major Road Intersection

4.2 MASS AND FORM

- 4.2.1 In all respects the mass and form of the building is to address view optimisation, climate control, site topography, and through the expression of contemporary and appropriate architectural design and elements, facilitate the notion of a diverse, timeless city where 'home, work, play' are the order of the day, enabling a seamless link between retail, entertainment, office and residential uses (**Figure 4-5**).
- 4.2.2 The manner in which the building meets natural ground level and interfaces with both the general public and intended users of the building is of utmost importance. The onus is on the architect to demonstrate how the building envelope at ground and first level is designed to facilitate the seamless interface between public and private space. Certain sites, usually situated along arterial roads are subject to more stringent edge conditions which define overhangs, set-ins, floor to ceiling heights and build-to lines.
- 4.2.3 The emphasis in mass and form is placed on the creation of timeless elements. Buildings may demonstrate floating elements, offset by more solid ones, such as walls and plinths or might seemingly float above the ground balancing a heavy roof element. Massing may also be as a result of passive climate control such as thermal wall massing in order to passively respond to solar radiation from the west.
- 4.2.4 Where buildings exist on adjacent sites, explicit reference is to be made to such existing buildings with regard to the design rationale of the subject's building application and its response to, or integration with, the existing building or buildings.



Figure 4-5: 3 D Model Picture of envisaged Mass & Form

4.3 ROOFING

- 4.3.1 Generally high or steeply pitched roof form will be discouraged in that the primary design intention is to ensure that most buildings achieve, as far as possible, uninterrupted views.
- 4.3.2 Due to the significant fall over the entire site, roofs will often be visible from sites higher up. Roofing is therefore an important aesthetic element from above as well as below. Flat roofs, either behind a parapet or not, as well as mansard type roofs are discouraged. Flat roofs will, however, be considered if the roof space is usable and forms an integral part of the building design and use. In this case the flat roof portion of the roof will be limited to 30% of the roof space. These flat roof spaces are to be treated with pebble, exotic timber, tile or planting.
- 4.3.3 The roof should be considered as an integral aesthetic component of the building. Low pitch articulated roof treatment, projecting eaves in concrete or metal sheeting is desired (**Figure 4-6**). The architect must demonstrate to the Committee, intentions in terms of how the building meets the sky, its relationship to the skyline and those of adjacent developments when viewed from various perspectives. The roof should also be considered as an integral functional component of the building. Apart from the obvious function of a roof element, there are opportunities to use the roof element to assist with passive climate control. The overlapping of floating roof elements as shading devices, wind scoops and aesthetic elements is encouraged.
- 4.3.4 The architect must also demonstrate to the Committee how he intends concealing any active climate control elements such as air-conditioning systems. Overlapping roof elements are encouraged as a method of concealing such services. Accentuating the roof element to 'read' as a separate element of the building, is encouraged. The pitch of the roof should be low so that the highest point of the roof itself and the lowest wall plate, not exceed 3m in height and the pitch should not exceed 30°.



Figure 4-6: Examples of Desired Roofing

4.4 ELEVATIONS

- 4.4.1 As in the mass and form, the intentions of the architectural design elements should be to address view optimisation, climate control, site topography, and, through the expression of contemporary and appropriate architectural design and elements, facilitate the notion of a diverse, timeless city where ‘home, work, play’ are the order of the day, enabling a seamless link between retail, entertainment, office and residential uses.
- 4.4.2 Generally building elevations are to be made up of clearly articulated systems of proportioning, horizontal expression and vertical modulation. The building or buildings are to be designed to be, or appear to be, separate from each other, through modulation. The design of each adjacent module must be significantly different to carry through the idea that the building or buildings are not one and the same (**Figure 4-7**).
- 4.4.3 All apertures and fenestration should be consciously considered in a proportional system that brings all windows, doors, balconies and recesses into a relationship with the façade’s specific modulation.
- 4.4.4 Whether deeply recessed or flush, vertically or horizontally accentuated, windows should be used to reflect the use or mixed use of the building. For example, if a building were to have a retail component on the ground floor, a commercial component on the 1st and 2nd floors and a residential component from the 3rd to the 6th floors, the building’s elevation must be informed by the change in use.
- 4.4.5 In all cases, natural lighting is to be maximised. Large glazed areas (where appropriate), internal atria and light shelves are therefore encouraged.
- 4.4.6 Signage is to be viewed as an integral part of the façade of the building. Signage, whether vertical or horizontal, must be parallel and adjacent to the building façade. Signage is limited to 5% of any single façade unless specifically stated otherwise.



Figure 4-7: Examples of desired Elevations

4.5 PASSIVE CLIMATE CONTROL

4.5.1 Energy efficient design elements that facilitate a passive approach to climate control are highly encouraged (**Figure 4-8**). Shading devices such as screens and overhangs, whether used as horizontal, vertical or angled projections from the façade line of the building should form an integral part of the building’s architecture and may even become accentuated architectural features.

4.5.2 Where sun control is achieved through deeply recessed fenestration, niches or balconies, these should form an integral part of the building’s architecture and may also become accentuated architectural features.

4.5.3 Natural ventilation is encouraged and may be achieved with the use of windows that can open, wind scoop elements and internal atria. Where active climate control such as air-conditioning, whether centralised, split or individual, has been incorporated into the building, each outlet must be individually adjustable by the user.

4.5.4 Where heat retardant glass is to be used, and subject to the architect’s materials specification, highly reflective or mirrored glazing and cladding is discouraged. Colour tinted and matt finished glazing and cladding may be used but is subject to the discretion of the Committee.

4.5.5 Where sun control is achieved through wall massing, the façade of such wall should form an integral part of the architecture of the building and may even become an accentuated architectural feature.

4.6 PLANT & EQUIPMENT

4.6.1 All plant and equipment, including antennae and satellite dishes, if not designed as an integral part of the architecture of the building, is to be hidden, suitably screened or made to appear as design elements of the building. In all cases such equipment is to be easily accessible for repairs and maintenance.



Figure 4-8: Examples of Passive Climate Control Applications

4.6.2 Should plant and equipment be housed on the roof of the building it must comply with the guidelines associated with roof design and may not, in any way, be visible by, or impair the views from existing, or likely, developments. All air-conditioning equipment, whether centralised, split or individual, must be entirely hidden.

4.7 UNIFYING COLOURS & TEXTURES

4.7.1 Natural earth tones of grey, ochre, and terracotta are to be a unifying theme of all architecture throughout the Ridgeside development, no matter the use or scale. Thus each external façade must work with natural earth tones of one or all of the above colours (Figure 4-9).

4.7.2 Buildings situated on the outer edges of the Ridgeside development will, in addition to the natural earth tones of grey, ochre, and terracotta, be permitted to draw from the colour theme of adjoining development schemes, thus integrating these other developments into the Ridgeside development.

4.7.3 A range of textures are encouraged in the choice of both plaster finish and cladding material. Both smooth and rough materials and finishes should be incorporated to accentuate one another.

4.7.4 To complement the natural colour tones and textures, a selection of natural stone cladding together with a choice of stonework design can be made.

4.7.5 The use of natural stone is encouraged, especially if dry packed and should be used as feature elements of the building such as, but not limited to, plinths, vertical elements, and entrances.

4.7.6 Natural stone cladding is regarded as an “accent element” and may not exceed more than 15% of any single façade.

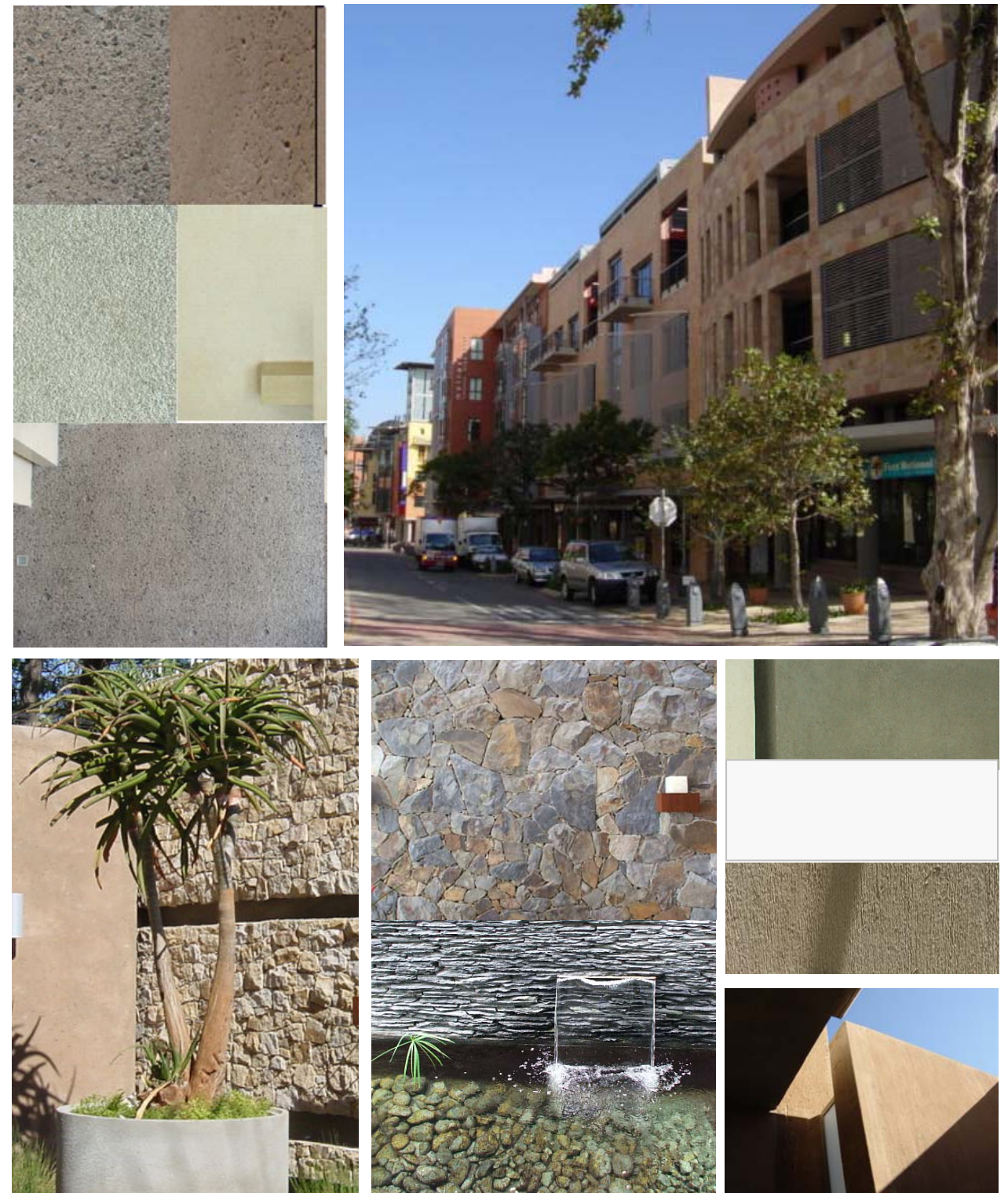


Figure 4-9: Examples of the Proposed Unifying Colour Theme

4.8 MATERIALS

- 4.8.1 High quality materials such as suitably treated glass, anodised or coated aluminium, stainless steel, natural stone and suitably treated wood are acceptable and encouraged (**Figure 4-10**). Other high quality products will be considered but only at the discretion of the Committee.
- 4.8.2 All surface coatings are to be long lasting, enduring in quality and appearance and requiring only low to moderate maintenance. Hence, where a coating is to be applied to a plaster façade, the coating should be of an appropriate permanent variety.
- 4.8.3 Wall materials may vary from high quality masonry block, sealed or painted textured plaster surface or suitable stone. Ceramic wall tiles and face brick are generally discouraged. Lightweight framed and panelled systems are acceptable but only at the discretion of the Committee. Where bricks are used for construction, only high quality clay bricks will be allowed.
- 4.8.4 Materials and façades should reflect energy conservation consciousness, appropriate to the building's use and all materials used in screening and shading should comply with tested specifications.
- 4.8.5 All roofs are to be dealt with as conscious elements of architectural design as roof elements will be visible from beneath and above.



Figure 4-10: Examples of the Proposed High Quality Materials

4.9 EXTERNAL HORIZONTAL SURFACES

- 4.9.1 External horizontal surface treatment colours and materials are to be high-quality, enduring and low maintenance (**Figure 4-11**).
- 4.9.2 External horizontal surfaces are to be used to complement the building and to achieve the close integration of the natural landform and landscaping sought.
- 4.9.3 All driveways, outdoor parking area and walkways are to be of earth colour tones, pavers and/or cobble stones of grey and/or ochre, and are to integrate seamlessly with the public realm and its horizontal finishes. Other high quality, 'feature' materials may be considered subject to the discretion of the Committee.
- 4.9.4 Generally on external horizontal surfaces that are not planted, natural materials such as exotic timber, natural stone and earth colour tones, pavers and cobble stones may be used. These are subject to the discretion of the Committee.
- 4.9.5 Where flat roofs have been incorporated as usable space, pebble, natural stone tiles, exotic timber or planting are to be used as finishes

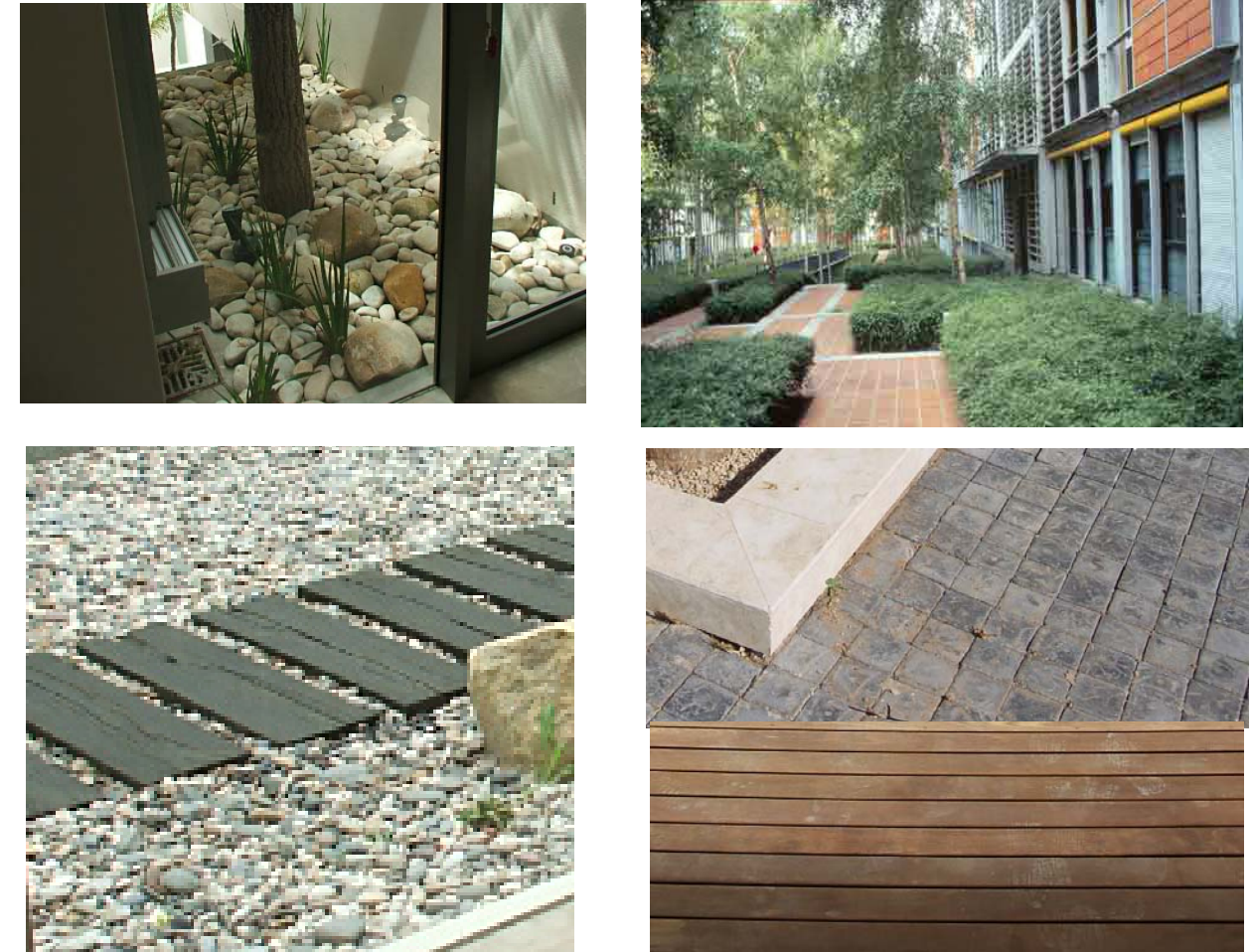


Figure 4-11: Examples of Proposed External Horizontal Surface Treatment

5.0 CONSTRUCTION

5.0.1 The ethos of the Ridgeside development is one of excellence in the management of all aspects of the environment. Construction activities within the development must be carried out in a manner that supports this ethos and is mindful of the rights of landowners, businesses, residents and members of the public using the Ridgeside development. Accordingly, the Ridgeside Management Association (RMA) has adopted specific rules as follows to regulate construction activities in the Ridgeside development and all construction work shall comply with such rules and will be subject to review in terms of its compliance with these rules. All construction must, in addition, adhere to the provisions of the Environmental Management Plan (see Annexure EM).

5.1 GENERAL CONSTRUCTION PROVISIONS

5.1.1 It is in the interests of the Association's members and their tenants that the conduct and performance of on-site contractors is exemplary throughout the Ridgeside's physical development. To this end it is required that certain matters related to tendering and construction procedures are regulated by the Association.

5.1.2 Whether a negotiated or open tender, the nature of any construction tender is to be reported to the Association. The Association may require that an additional contract governing due performance be entered into between the member and the Association.

5.1.3 In the case of all developments and irrespective of tender procedures and the proposed appointment of a successful tenderer, it is required that the Association receives a full report on the successful tenderer and the position regarding bank guarantees. Where the successful tenderer's work is unknown to the Association, the RMA's manager it may require such contractor to apprise the Association of previous work.

5.1.4 In all instances a special retention/deposit, to be determined by the Directors, and subject to amendment from time to time, is to be lodged with the Association, in cash or in the form of an acceptable

bank guarantee to cover damages to the public and semi-public domain and failure to comply with due performance criteria, late finish or failure to complete the contract satisfactorily. The Design Review Committee may require that the retention be provided before plan approvals are granted. In all cases the retention shall be provided before the site will be handed over to the developer for construction to commence. For details and amounts see the rules of the Association.

5.1.5 A Clerk of Works, at the discretion of the Association, may be appointed to ensure due performance of contractors in respect of the interests of the Association. The Clerk of Works or in the absence of such appointment, the Association's manager, shall report to the Committee in this regard.

5.2 PROCEDURES BEFORE CONSTRUCTION COMMENCEMENT

5.2.1 Prior to commencing any construction work, members are to furnish to the Association, for approval by the Association's manager, full particulars of the following:

- contractors' intended site establishment,
- arrangements for contractors' entrances, materials and plant storage,
- fencing and hoarding details,
- site office arrangements,
- security of the site and ensuring security for adjacent sites,
- contract and commercial signage, and
- site management procedures including provisions relating to hire of casual labour and to vendors supplying the on-site labour force.

5.2.2 In addition, on commencement of construction and as construction proceeds, members shall furnish the Association's Manager with updated copies of work programmes and sub-contractors' responsibilities to enable the Association's Manager to monitor progress and report back to the Committee.

- 5.2.3 Only one marketing board will be allowed per development. The board will have to adhere to the design format and standards specified by the Association. No separate supplier or agent boards will be allowed.

5.3 SITE DEMARCATION

- 5.3.1 For all sites, specific site demarcation is required. The following provisions apply in this regard:
- A 1,8m high hoarding screen consisting of a neat pole structure with stable horizontal members top and bottom, covered with a 70% minimum density green shade cloth shall be erected on the site boundary
 - Substantial, lockable gates shall be provided at approved access/egress points.
 - The hoarding shall be maintained and be neat at all times.
- 5.3.2 Should the Committee consider that special hoardings are required in any circumstances, including the requirement for solid hoardings or covering over sidewalk and other areas where members of the public may be at risk from building activities, its decision shall be binding on the member, who shall ensure that all such requirements are complied with.

5.4 CONTRACT AND DEVELOPMENT SIGNAGE

- 5.4.1 Contract and development signage is to comply with the relevant signage rules of the Association. The member shall acquaint himself with such rules and ensure that his professional team and contractors are made aware thereof. Members are encouraged to make use of the Ridgeside logo and branding. To assist in this, details of the branding and identity of Ridgeside are available on the project web site www.ridgeside.co.za.

5.5 ENVIRONMENTAL IMPACT: MITIGATION MEASURES DURING CONSTRUCTION AND OPERATIONS PHASE

- 5.5.1 Refer to the Environmental Management Plan (Annexure EM).

5.6 MISCELLANEOUS CONSTRUCTION PROVISIONS

- 5.6.1 The site shall be kept tidy and in a workmanlike condition at all times and building works, whether permanent or temporary, may not encroach onto any adjacent site or the public domain without the prior written consent of the Association's Manager.
- 5.6.2 No building or excavated material shall be dumped anywhere within the Ridgeside site adjacent areas without the prior written consent of the Primary Developer. All infrastructure surrounding the site, whether above ground (lampposts, signs, roads and sidewalks, etc.) or buried (services lines, irrigation, ducts etc.) shall be protected at all times. The member shall be responsible to ensure that his development team acquires all services layouts and prove all services before commencement of work. Owing to the fact that construction frequently takes place on zero building lines, members are specifically warned that lateral support structures will generally be required around basement or other excavations.
- 5.6.3 Any damage to any infrastructure shall be immediately notified to the Association's Manager, who shall undertake the necessary repairs for the account of the member. No water runoff onto adjacent sites or public areas around the site shall be permitted.
- 5.6.4 Members shall implement steps to control windblown dust generated from construction sites and mud/dust deposited on surrounding roads during construction to the satisfaction of the Association's Manager.

5.6.5 The Association may from time to time prescribe penalties applicable in the event of any of these construction provisions being transgressed. The member shall be held responsible for the actions of all contractors, sub-contractors and suppliers engaged in the construction works and shall be liable for the costs of any repair or fine arising from these provisions.

5.7 COMPLETION AND SIGN OFF

5.7.1 On completion of the contract, the Design Review Committee will carry out an inspection of the site and, if satisfied, issue a Certificate of Compliance in respect of the overall site. Such certificate is a prerequisite for official handover and for repayment of the retention noted above.

Annexure A: Revisions Table

Although divided into five volumes, this Development Manual is regarded as a single document and all five volumes are issued with the same revision number and issue date.

This table records the dates and nature of revisions to the manual.

Revision no.	Date of issue	Comments/nature of revision

Annexure B: Design and Construction Review Fees

Design Review Fee

A fixed fee will be charged for the design review process, for each development. This process is expected to involve 5 design review meetings and a final inspection. Any additional meetings will be charged for individually. These fees may be altered from time to time.

Current fees are:

- R 12,000.00 for 5 design review meetings and a final inspection
- R 2,000.00 for each additional meeting.

Annexure EM: Environmental Management Plan

Umhlanga Triangle Environmental Management Plan for Construction Activities (July 2006) – As amended from time to time

Prepared by NEMAI Consulting