

# RIDGESIDE DEVELOPMENT MANUAL

## Volume 1 - Precinct One Specific Guidelines

Draft for approval by the Primary developer and the Design Review Committee



3 March 2019



## CONTENTS

1. **Introduction**
  - 1.1 The Purpose of the Precinct Manual
  - 1.2 Precinct One Development Aim
2. **Definitions**
3. **Development Rights- Precinct One**
  - 3.1 Development Rights Summary
4. **Fundamental Design Principles**
5. **Architectural Ethic**
  - 5.1 Eco-urbanism
  - 5.2 Architectural Response
6. **Materials and Quality of Work**
7. **Colours and Textures**
8. **Addressing the Street, the Inner Core of the Block and the Relationship to Surrounding Developments**
  - 8.1 Perimeter Blocks / Courtyard Configuration
  - 8.2 Relationship between the Street and Built Form- The Streetscape
9. **Building Restriction Areas, Build-to Lines and Build-within Zones**
  - 9.1 The Buildings
  - 9.2 Build-to Lines & Build-within Zones
  - 9.3 Building Depth
10. **Height of Buildings**
11. **Mixed Use Development**
  - 11.1 Sustainability
  - 11.2 Accommodating Change
  - 11.3 Street Related Uses
  - 11.4 Encouragement of Residential Development
12. **Clarity of Pedestrian Entry and Rationalisation of Vehicular Access and Parking**
  - 12.1 Vehicular Access & Parking
  - 12.2 Clarity of Pedestrian Entry
13. **Open Space Interface**
  - 13.1 Edges
  - 13.2 Space Definition
  - 13.3 The Umhlanga Steps
  - 13.4 Central Boulevard
  - 13.5 High Streets
  - 13.6 Pedestrian Lanes
  - 13.7 Arcaded Public Space
  - 13.8 Gateways, Landmarks, Key Intersections & Umhlanga Rocks Drive
  - 13.9 Parks and Natural Open Space
14. **Security, Fencing, Defensibility and Natural Surveillance**
15. **Treatment of particular Architectural Aspects of the Building**
  - 15.1 The Façade : Horizontal Composition
  - 15.2 The Façade: Vertical Modulation
  - 15.3 Facade Materials and Colours
  - 15.4 Shading Devices
  - 15.5 Corner Treatment
  - 15.6 Roofing
16. **Signage, Lighting and Graphics**
17. **Precinct Landscaping Guidelines**
  - 17.1 The Landscaping Approach
  - 17.2 Landscaping related to Parking Facilities
  - 17.3 Landscaping in relation to Safety and Security
18. **External Horizontal Surface Treatment**

### Annexure A: Schedule of Development Rights

Precinct One Development Rights Schedule: March 2019

### Annexure B: Urban Fabric Palette

Precinct One Development Rights Schedule: March 2019

### List of Figures

Figure 1:1 Precinct 1 Location

Figure 1:2 Context of Precinct 1

Figure 1:3 Precinct 1 Land Use

Figure 1:4 Precinct 1 Development Vision

Figure 3:1 Precinct 1 Cadastral Layout  
Figure 3:2 Precinct 1 Mean Sea Level Height Specification  
Figure 3.3 Topography  
Figure 4:1 Fundamental Design Principles  
Figure 5:1 Application Examples of 'Sustainable' Architecture  
Figure 5:2 Conceptual Elevation from Main Boulevard looking west  
Figure 6:1 Materials & Quality of Work  
Figure 7:1 Colours and Textures  
Figure 8:1 Perimeter Block / Courtyard Configuration  
Figure 8:2 Example of a Positive Streetscape  
Figure 8.3 Streetscape concept for Ridgeside  
Figure 9:1 Building Parameters  
Figure 10:1 Mean Sea Level Height Specification  
Figure 10.2 Height and Activity mix  
Figure 11:1 Mixed Land Use Activities view a & b  
Figure 11:2 Mixed Use Activities in Buildings  
Figure 11:3 Establishing an Animated Building Edge  
Figure 11:4 Incorporating Residential Development  
Figure 12:1 Site Access and Pedestrian Access Layout Plan  
Figure 12:2 Provision of public transport facilities and pedestrian network  
Figure 12:3 Clarity of Pedestrian Entry  
Figure 13:1 Precinct 1 Edge Conditions  
Figure 13:2 Overall Precinct 1 Space Definition  
Figure 13:3 Precinct 1 , Activity Street  
Figure 13.4 Umhlanga Steps Square conceptualisation  
Figure 13:5 Design Exploration of Umhlanga Steps  
Figure 13:6 3D Explorations of massing along Ridgeside Drive  
Figure 13:7 Design exploration of Ridgeside Drive  
Figure 13:8 Example of a pedestrian friendly street environment  
Figure 13:9 Internal High Street design exploration  
Figure 13:10 Internal High street Locality, Design Explorations / Perspectives  
Figure 13:11 Pedestrian lanes network  
Figure 13:12 Pedestrian lanes access , view of internal high street

Figure 13:13 Examples of Arcades interfacing with Public Squares  
Figure 13:14 Design Explorations and Perspective of Arcades along the Steps  
Figure 13:15 Key Intersections, Gateways, Landmarks & Umhlanga Rocks  
Figure 13:16 Design Exploration of Key Intersections  
Figure 13:17 Design exploration of Gateways  
Figure 13:18 Perspective Design Exploration of Landmark Towers  
Figure 13:19 Precinct One Parks and Open Space System  
Figure 13:20 Design Exploration Ravine Park  
Figure 14:1 Security, Defensibility & Surveillance  
Figure 15:1 Principles that establish a Well Defined Street Architecture  
Figure 15:2 Design Exploration & Examples demonstrating Horizontal Façade Modulation  
Figure 15:3 Design Exploration & Examples demonstrating Vertical Façade Modulation  
Figure 15:4 Shading Devices Design Principles & Examples  
Figure 15:5 Corner Treatment Design Principles & Examples  
Figure 15:6 Roofing Design Principles & Examples  
Figure 17:1 Precinct One Planting - Ridgeside Drive & Coleraine Place  
Figure 17.2 Precinct One Planting - Piazza Place & Verdun Avenue  
Figure 17.3 Precinct One Planting - Timshell Drive & Umhlanga Rocks Drive  
Figure 17.4 Precinct One Planting - Green T Riverine Park  
Figure 17.5 Precinct One Planting - The Steps  
Figure 17.6 Precinct 1 Master Plan -  
Figure 18:1 External Horizontal Surface Treatment

## List of Tables

Table 15(1) Precinct One Facade Materials  
Table 15(2) Precinct One Facade Colours  
Table 15(3) Precinct One Roofing Materials and Colours  
Table 18(1) Paving Materials and Colours



## 1.0 INTRODUCTION

### 1.1 THE PURPOSE OF THE PRECINCT MANUAL

1.1.1 The Ridgeside site is being developed by Tongaat Hulett Developments (THD) who are referred to as the Primary Developer. This **Precinct One** development manual is to be read in conjunction with the Precinct Plan as well as the Volume 0 general guidelines & requirements

#### **Ridgeside Development Manual: Volume 0 General Guidelines & Requirements.**

The combination of these documents sets out the design directives, requirements, intentions and guidelines of how individual sites in precinct one of the Ridgeside Site are to be developed.

This enables THD to ensure that urban management is maintained and that high quality developments are yielded therefore maintaining the effective functioning of the urban environment and ensuring that the value of everyone's investment is retained and enhanced.

1.1.2 In addition to the Manuals, and working within the framework provided by them, a Design Review Committee will scrutinise developments intended for individual sites within the Ridgeside site. The associated procedures and requirements are outlined in Volume 0 *General Guidelines & Requirements*.

### 1.2 PRECINCT ONE DEVELOPMENT AIM

1.2.1 Precinct One is situated in the north west quadrant of the site (**Figure 1:1**). It is the precinct highest in intensity with regard to use and built form. This precinct also forms an interface and continuance of both the Umhlanga Ridge Town Centre and the Gateway shopping Centre complex, as well as with the adjoining established residential area of Umhlanga Ridge (**Figure 1:2**).

1.2.2 The overall development aim for Precinct 1 is to create a new destination containing cutting edge mixed use development (**Figure 1:3**) including business, retail, hotels, live-work and entertainment unique to the area. The following principles underpin this (**Figure 1:4**):

- To develop an urban environment that maximises the potential of its natural setting by taking advantage of the views, where landscaping and built form knit together into an iconic and distinctive hill top.
- To create unique public spaces that become new reference places for socialization and interaction while providing the conditions for the development of flagship projects.
- To maximise the opportunities for blue chip investment around focus areas.
- To promote the creation of permeable and interconnected urban spaces along articulated and penetrable edges designed to form the transition between the private and public realm.

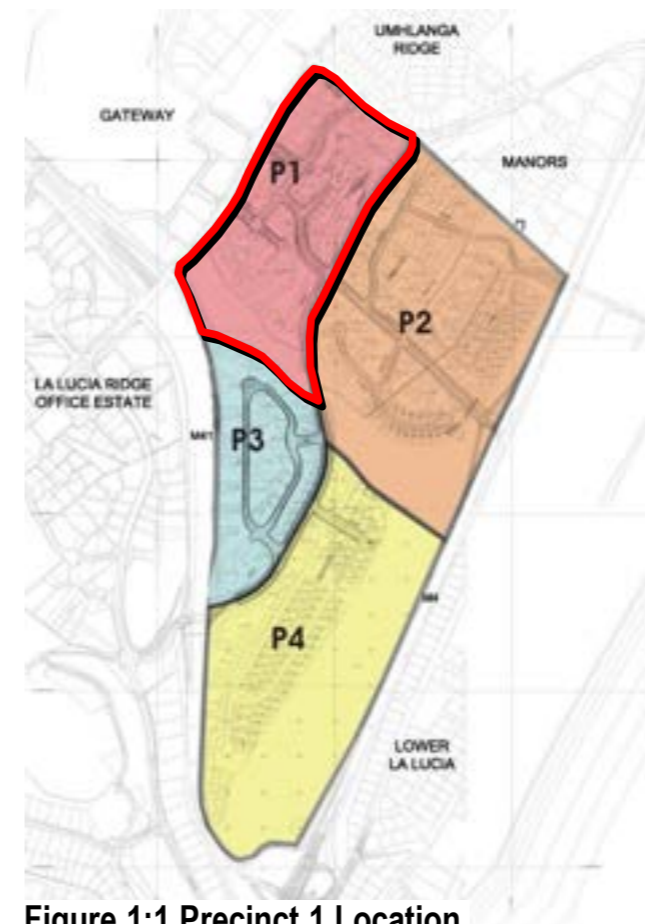


Figure 1:1 Precinct 1 Location



Figure 1:2 Context of Precinct 1

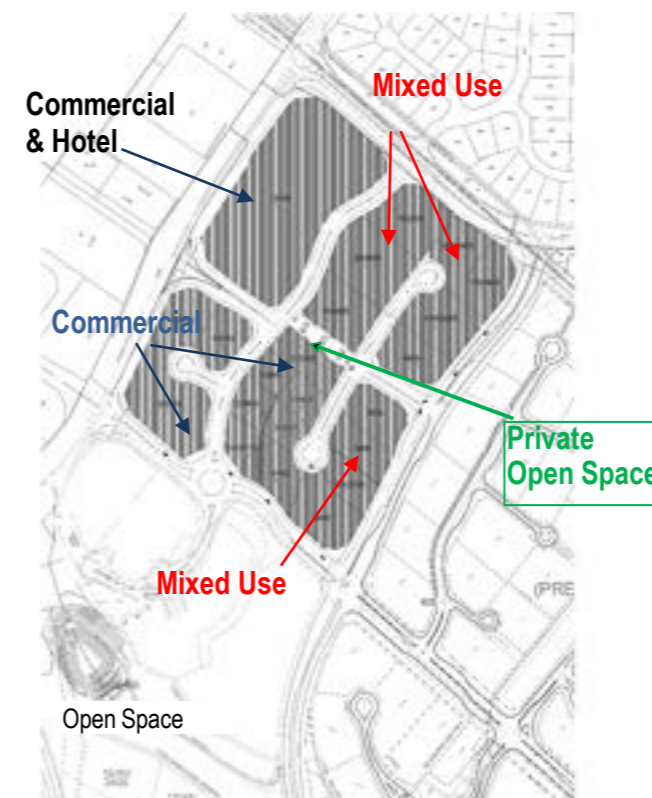


Figure 1:3 Precinct 1 Land Use



Figure 1:4 Precinct 1 Development Vision



## 2.0 DEFINITIONS

### 2.1 TERMINOLOGY USED

2.1.1 Throughout this document the following terminology is used:

- **Tongaat Hulett Developments (THD)**
- **Ridgeside**
  - The Ridgeside development site
- **The Association**
  - The Ridgeside Management Association (RMA) which is set up by the primary developer who will retain an ongoing interest in it.
  - Every lot owner and/or body corporate will belong to RMA and be bound by its objectives and requirements.
  - Tenants will not be members of the RMA but will be bound by its rules.
- **Design Review Committee (DRC)**
  - A formalised sub-committee of the Board of Directors of the Ridgeside Management Association
- **The Steps**
  - The Main Piazza in precinct one
- **Mean Sea Level (MSL)**
  - The height in meters above the Mean Sea Level base level
  - The latter being the average height of the sea for all stages of the tide over a 19-year period which is usually determined from hourly height readings (adapted from: [www.poa.usace.army.mil/en/cw/fld\\_haz/glossary.htm](http://www.poa.usace.army.mil/en/cw/fld_haz/glossary.htm))
- **Bulk**
  - Total permissible development area on a stand or development
- **Town Planning Scheme**  
**eThekwini Municipality, North Scheme, Special Zone 9, Ridgeside Mixed Use.**
- **Local Authority**
  - eThekwini Municipality





### 3.0 PRECINCT ONE DEVELOPMENT RIGHTS

#### 3.1 DEVELOPMENT RIGHTS SUMMARY (as currently envisaged and subject to change)

3.1.1 The following comprises a summary of the development rights for Precinct One (as at June 2017; refer to **Annexure A** for schedule of rights):

Precinct Area	11,9 ha excluding Investec precinct
Floor Area (Bulk)	Maximum retail and commercial bulk of 114,00m <sup>2</sup>
Retail	5,000 to 20,000m <sup>2</sup>
Offices	40,000 to 130,000m <sup>2</sup>
Hotel	30,000 to 50,000m <sup>2</sup>
Residential	200 to 927 Units
Gross Density	N/A
Coverage	80%, Basement 100%
Landscaping	Minimum of 20% including hard spaces
FAR	Minimum of 0.8 and a Maximum of 6.5
Height	As per specified MSL (Mean Sea Levels) per site

(Note: The development rights distribution specified above will be subject to ongoing amendments and will be reflected on the latest approved amended Precinct Plan to be obtained from (THD)

3.1.2 The Investec development package encompasses 80,000 m<sup>2</sup> bulk. The FAR range is 0.8 - 1.2

3.1.3 The cadastral layout is depicted in **Figure 3:1**. The latter is accompanied by the contour plan, showing the site's topography, and associated mean sea level specifications for each site (**Figure 3:2 and 3,3**). (Refer to the most current approved Precinct Plan).

3.1.4 It is highlighted that the above summary is only an indication of the development rights for Precinct One at the time that the development manual was prepared. The conferred development rights are as per the approved rezoning report for Precinct One, being part of the Umhlanga Town Planning Scheme No.1 (in the course of preparation). **The approved zoning/development rights take precedence over the rights reflected in this document.**

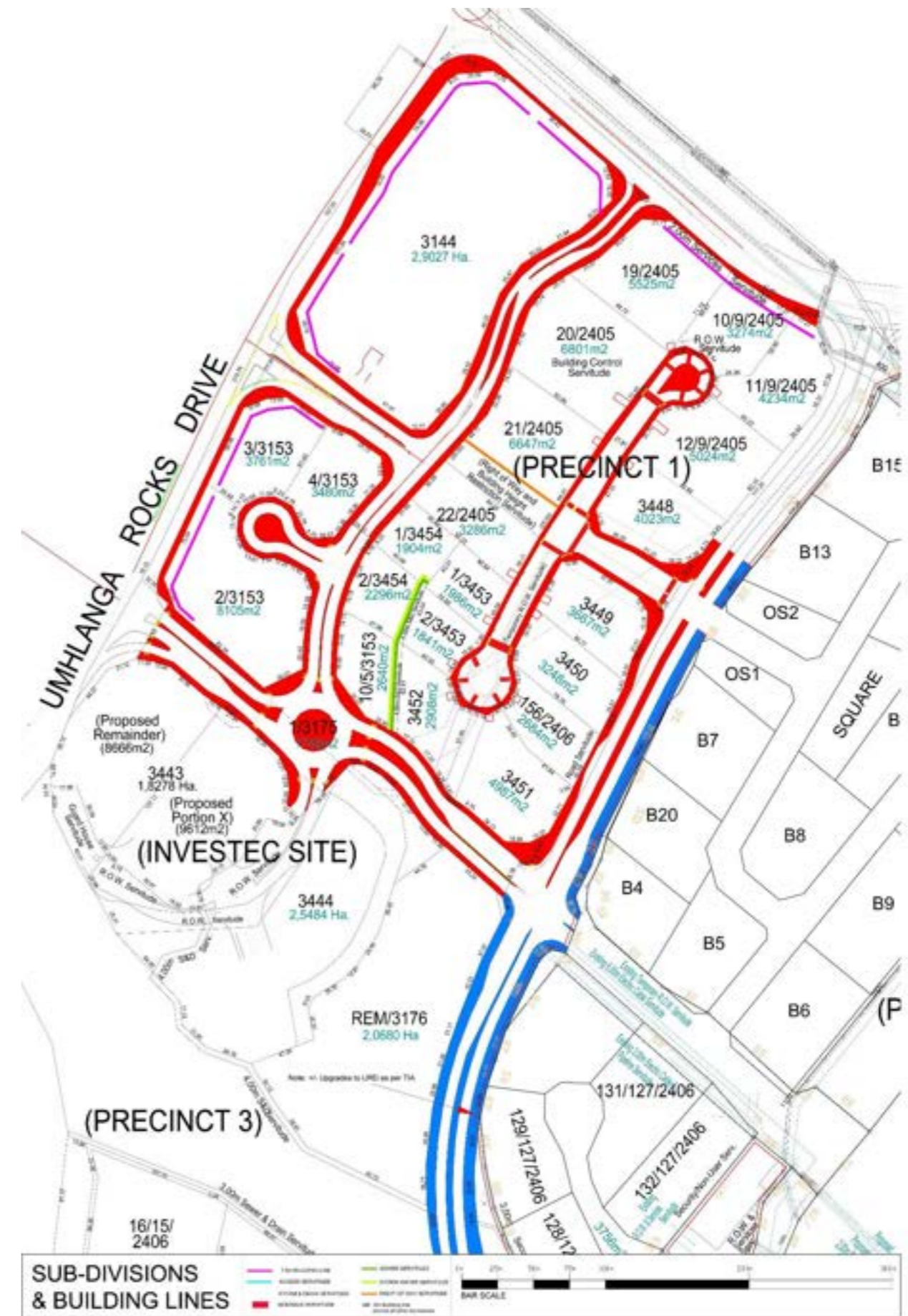


Figure 3:1 Precinct 1 Cadastral Layout



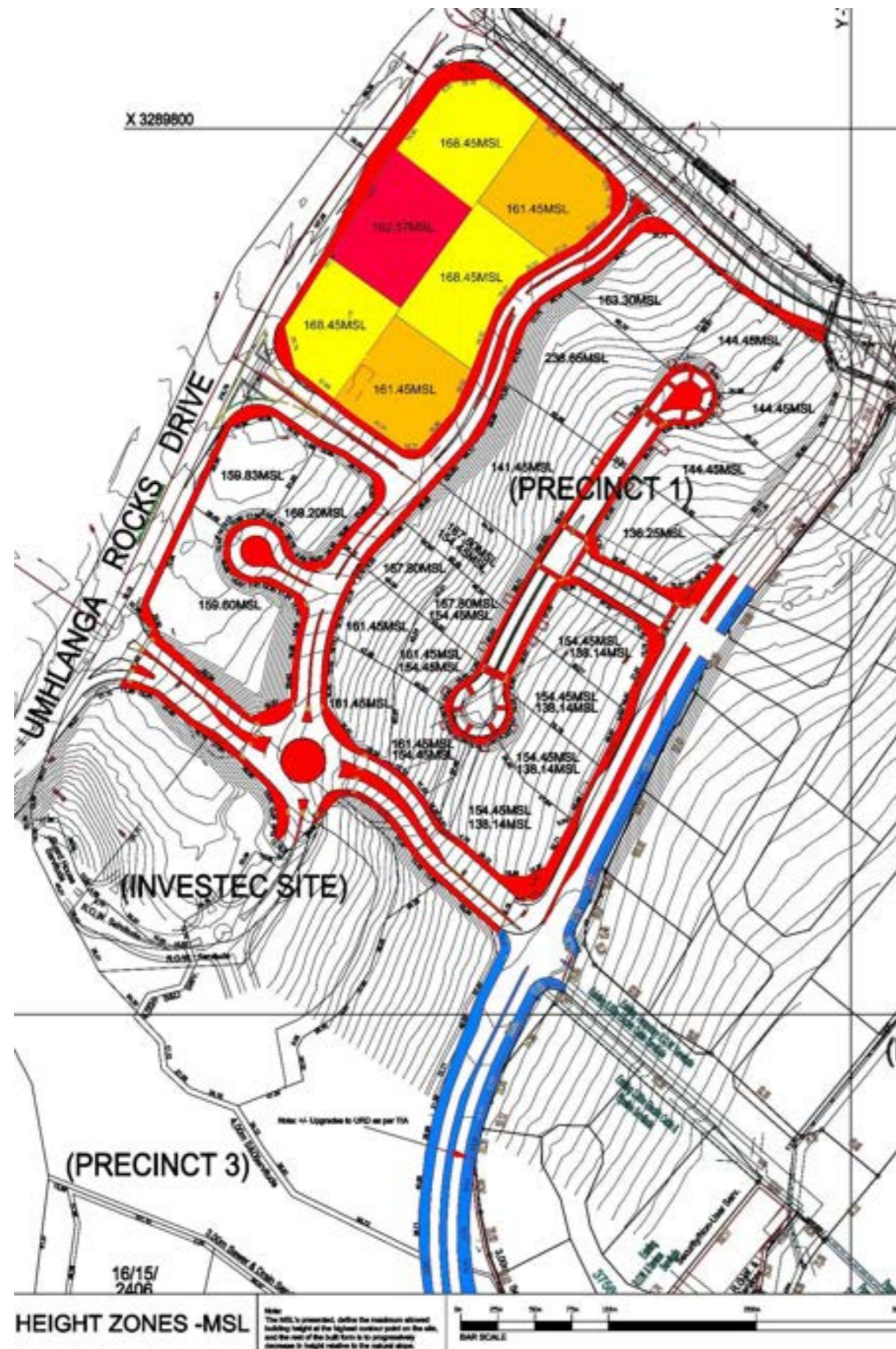


Figure 3:2 Precinct 1 Mean Sea Level Height Specification



Figure 3:3 Precinct 1 Topography



## 4.0 FUNDAMENTAL DESIGN PRINCIPLES

### 4.1 EXPLORATION OF THE FUNDAMENTAL DESIGN PRINCIPLES

4.1.1 The fundamental design principles and elements of Precinct One are listed below (see **Figure 4:1**):

- To be a node for the Ridgeside Development therefore integrating with the gateway Shopping Complex and Umhlanga Ridge Town Centre
- Bring about an interconnected system of boulevards, streets, lanes, pathways, vistas, open squares and parks
- Develop a high intensity of mixed land uses such as retail, commercial, entertainment and residential spaces
- Create a pedestrian friendly environment that is supported by a variety of land uses that fall within walking distance
- Emphasis on easy, safe, convenient and enjoyable pedestrian movement together with links to ample parking
- The sharing of infrastructure which is functional 24 hours a day
- Increased building densities at specific nodes and main intersections which decrease towards predominantly residential zones
- Buildings are to be orientated towards the public domain
- Establishing a clear distinction between public, semi-public and private spaces
- Precinct One is characterised by a large, central stepping piazza which is primarily used for retail and recreational spaces activities as well as a large landscaped area to the immediate south
- Encouragement of the principles that govern the optimisation of sea views and relationships of buildings to one another
- The discouraging of any 'style' or themed architecture
- The encouraging of passive climate control elements which may be accentuated as building design elements
- Adhering to directives dealing with mass, footprint, form and MSL (Mean Sea Level) heights of buildings
- Encouraging architectural treatment of building envelopes and external elements including signage
- Encouraging the principles governing the relationship between built form, pavement and street edges
- The prescribing of the required number of parking bays above and below the ground
- The prescribing of materials of a high quality and enduring appearance which are appropriate top the specific climate
- The prescribing of colours and textures as tools for integration

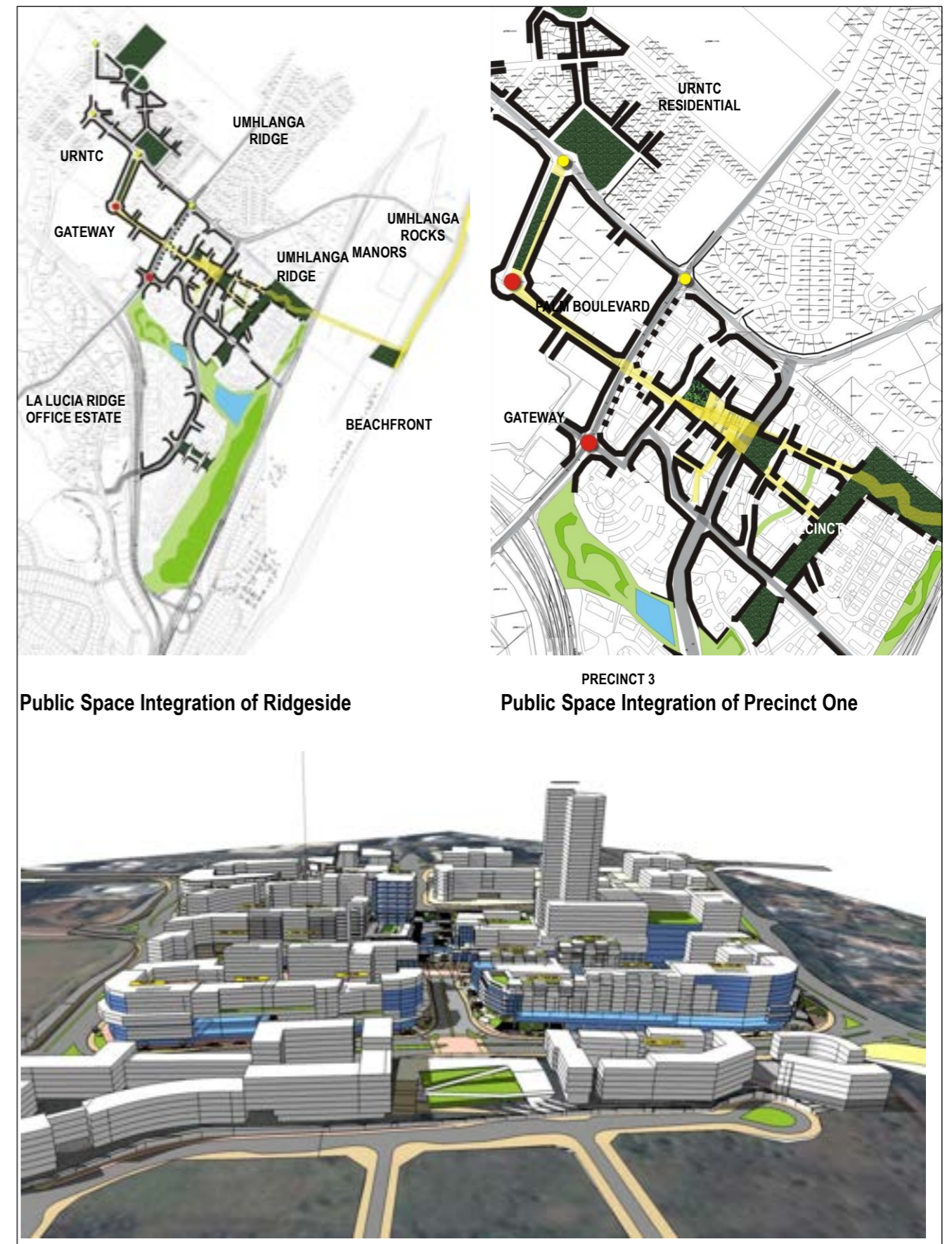


Figure 4:1 Fundamental Design Principles



## 5.0 ARCHITECTURAL ETHIC

### 5.1 ECO URBANISM

5.1.1 The design rationale incorporates the principles of Eco-Urbanism which is defined as “the development of multidimensional, sustainable human communities within harmonious and balanced built environments” (Miguel Ruano, 1999, EcoUrbanism).

The discipline of Eco Urbanism articulates the multiple and miscellaneous variables involved in a systemic approach to any urban design which seeks to overcome the compartmentalisation of conventional planning calling for a holistic and integrated view of urbanism.

### 5.2 ARCHITECTURAL RESPONSE

5.2.1 In this regard the architectural ethic aims to create a built fabric that responds to the principles of 'sustainable' architecture and is informed by the principles underpinning the “eco-urbanism” approach.

The architecture is to reinforce and promote ecology-conscious considerations (**Figure 5:1**) affecting built form, urban layout, transportation, waste recycling, irrigation and energy management and generation.

5.2.2 This suggests a new development trajectory defined by:

- maintaining a balance between the built and natural fabric by actively ensuring a social environment and awareness
- reinforcing a sense of place and considering the immediate context
- using energy efficient technologies and moving toward a “green” and environmentally sustainable architecture
- responding to local climatic conditions, including natural temperature control by shading devices and capitalising on natural airflow;
- utilising environmentally friendly materials;
- recycling materials and water (e.g. grey water for irrigation)
- choosing a contemporary language that facilitates all of meeting aesthetic and functional requirements (**Figure 5:1**);

5.2.3 The core of the architectural response is to create a better environment for human habitation therefore enabling a holistic lifestyle and promoting the development of beneficial microclimates and ecological zones that will result in a more environmentally sound and sustainable environment (**Figure 5:2**)

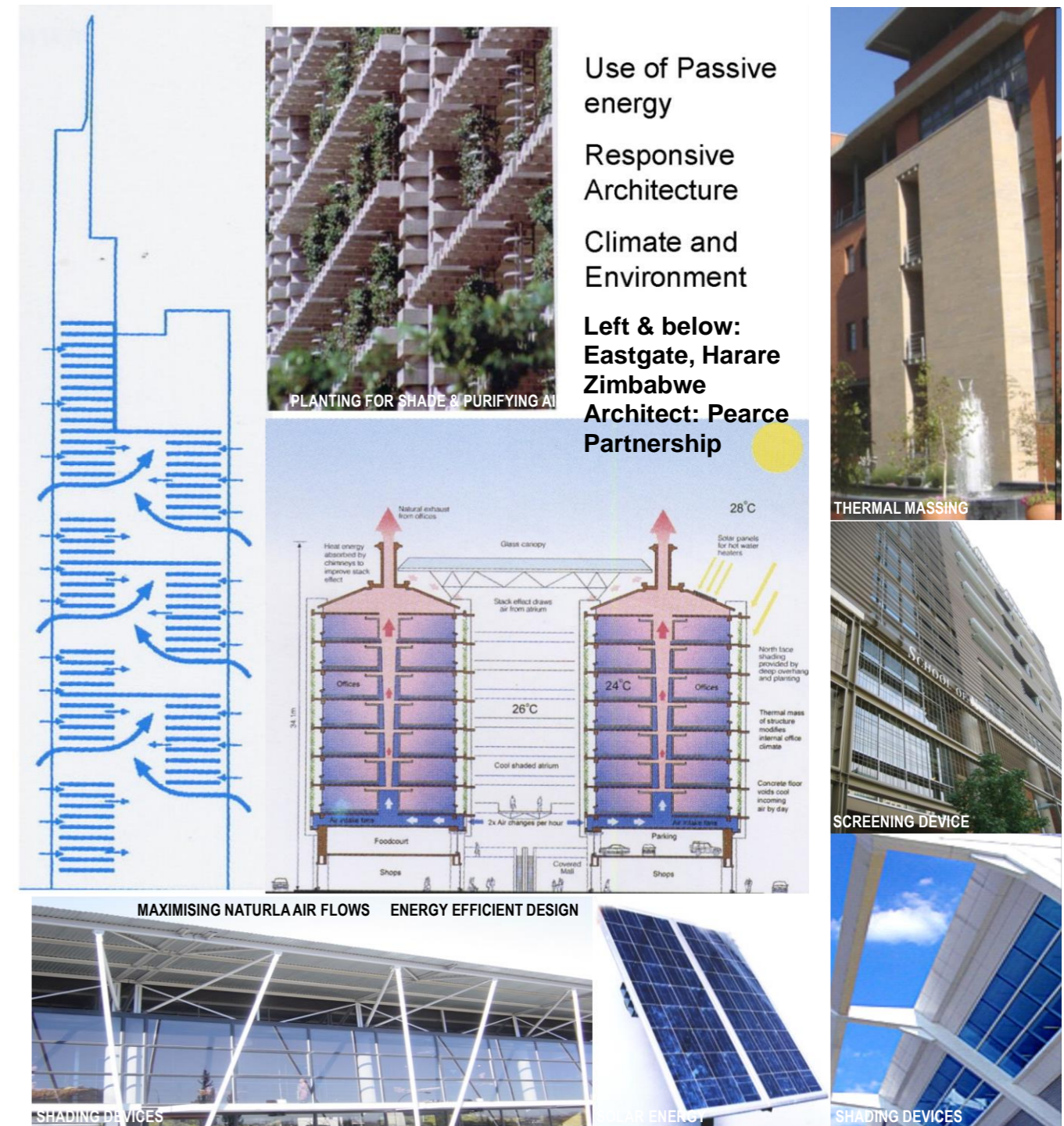


Figure 5:1 Application Examples of 'Sustainable' Architecture



Figure 5:2 Conceptual Elevation from Main Boulevard looking west



**Architectural Aesthetics**

**Materials and Quality of Work**

**Colours and Texture**

**Addressing the street, the inner core of the block and the relationship to surrounding developments.**

- perimeter blocks/courtyard configuration
- relationship to the street

**Building Restriction**

- build-to-lines , build within zones
- building depth

**Height of buildings**

**Mixed Use Development**

- sustainability
- accommodating change
- street related uses
- residential development

**Clarity of pedestrian entry**

**Open Space interface**

**space definition**

- Umhlanga Steps
- Boulevard
- High Street/Piazza Place
- Pedestrian Lanes

**Arcaded public spaces**

**Gateway and Landmarks**

**Corner Treatment**

**Landscaping**



Ridgeside: Proposed public and semi-public spaces





## MIXED USE PRECINCT [1] DESIGN MANUAL

### Fundamental Principles

- Interconnected system of boulevards, streets, lanes, pathways, vistas, open squares and parks.
- Pedestrian friendly environment supported by a variety of uses within walking distance.
- Buildings are to be orientated towards the public domain.
- Clear distinction between public, semi-public and private space.
- Optimisation of sea views and the relationship of buildings to one another.
- Prescription on number of parking above and below ground.
- Encouragement of passive climate control elements.
- Adherence to directives dealing with mass, footprint, mass and MSL.
- Architectural treatment including signage .
- Principles governing the built form, pavement and street edge.
- The prescription of materials of high quality and enduring appearance, appropriate to the climate.



Precedent: Puerto Madero



Precedent: Melrose Arch





## 6.0 MATERIALS AND QUALITY OF WORK

### 6.1 EXPANSION ON THE MATERIALS AND QUALITY OF WORK

6.1.1 Within the constraints of the colour code a wide range of materials is possible, however natural materials are encouraged (**Figure 6:1**).

6.1.2 In general, emphasis is to be placed on materials having a high quality and low maintenance as well as assist in the expression of a contemporary, diverse and timeless city.

6.1.3 All materials used and their application are to be to the satisfaction of the Panel whose judgement will be directed by, but not limited to, the extent to which any material is integral to achieving a high quality, contemporary architectural design.

6.1.4 All materials to be used should have an adequate record of application in the climatic conditions prevailing in Umhlanga.

6.1.5 High quality materials such as suitably treated glass, anodised or coated aluminum, stainless steel, natural stone and suitably treated wood are acceptable and encouraged. Other high quality products will be considered but only at the discretion of the panel.

6.1.6 All surface coatings are to be long lasting, enduring in quality and appearance with low to moderate maintenance needs. Hence, where a coating is to be applied to a plaster façade, the coating should be of an appropriate permanent variety.

6.1.7 Wall materials may vary from high quality masonry block, sealed or painted textured plaster surface or suitable stone. Ceramic wall tiles and face brick generally are discouraged.

6.1.8 Light weight framed and panelled systems are acceptable but only at the discretion of the panel. Where bricks are used for construction, only high quality clay bricks will be allowed. Note that face brick wall finish is discouraged.

6.1.9 The choice of materials should reflect energy conservation consciousness, appropriate to the buildings use.

6.1.10 The latest issues of specifications, regulations and codes of practice (e.g. SABS specifications) shall be applicable. Wherever the SABS has prepared specifications for materials or products. Such materials or products, whether so specified herein or not, are to be made and supplied to the Bureau's specification, and further, where materials and products are manufactured by Permit Holders of the SABS, such materials and products must be supplied with the SABS mark. SABS Codes of Practices shall be equally applicable.

6.1.11 All work shall be executed in accordance with SABS 0400 requirements.

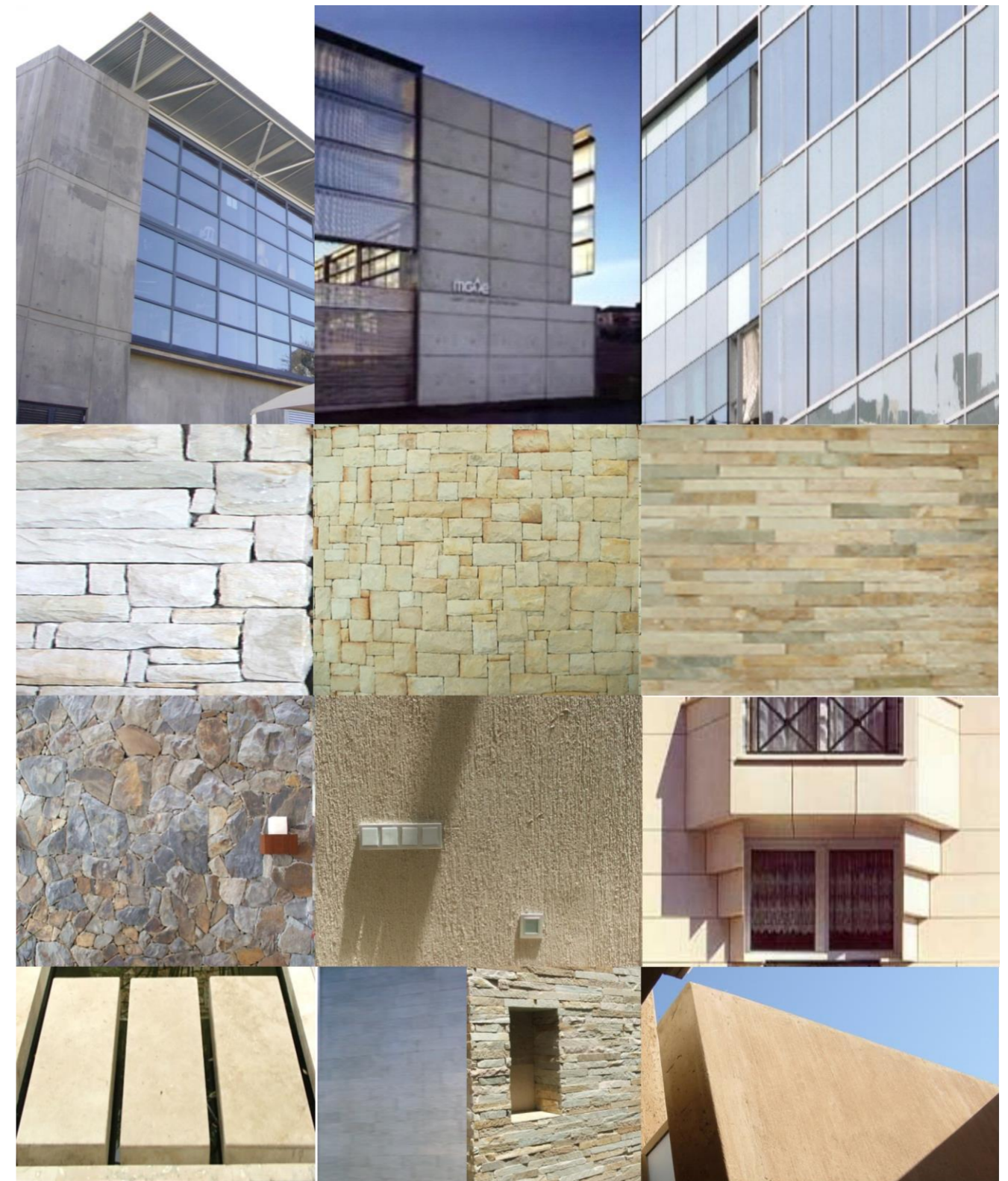


Figure 6:1 Materials & Quality of Work



## 7.0 COLOURS AND TEXTURES

### 7.1 EXPANSION ON THE COLOURS AND TEXTURES

7.1.1 Together with white tones, natural earth tones of light mushroom, tan, ochre and terracotta are to be a unifying theme of all architecture throughout Ridgeside (**Figure 7:1**). Thus every façade must work with natural earth tones of one or all of the above colours.

7.1.2 Buildings situated on the north west edge of Precinct One will, in addition to the natural earth tones of white, light mushroom, tan, ochre and terracotta, with suitable motivation and at the discretion of the committee, be permitted to draw from the adjacent developments to facilitate a continuation and integration of the Ridgeside into the existing context.

7.1.3 Architects are encouraged to explore a multitude of textures both plastered and natural to activate walls and offset elements.

7.1.4 It is also encouraged to use plaster as a decorative medium. It should be sealed rather than painted. Different colours of sand may also be used in the plaster mix to create natural earth tone colours. Cementitious paints may be used to create a similar effect.



Limited to 10% of total wall surface.

Predominant range: 70% plus.

Limited to 20% of total wall surface.

Figure 7:1 Colours and Textures



## 8.0 ADDRESSING THE STREET, THE INNER CORE OF THE BLOCK AND THE RELATIONSHIP TO SURROUNDING DEVELOPMENTS

(Refer to the precinct for the specified details)

### 8.1 PERIMETER BLOCKS/COURTYARD CONFIGURATION

8.1.1 In Precinct One, pavilion type buildings are discouraged as this type of built form retreats from the public realm and isolates itself from the interconnected streets and public spaces.

Accordingly a courtyard configuration has been established, which has a permeable perimeter, yet clearly establishes an edge condition with the street and public realm. This configuration was established in response to the site's view opportunities, the steep topography and the requirement to establish an active interface with the public realm and street (**Figure 8:1**). Any other configuration that takes into account the principles described above can be considered only at the discretion of the Design Review Committee.

8.1.2 The Courtyard Configuration makes a clear distinction between the public realm and the private back or inner courtyard. It defines a hierarchy of space from public to semi-public to private. This creates a streetscape with a public face, where the primary access and the principal frontages of buildings face on to the streets, parks and public open space of Precinct One.

This establishes a sense of cohesiveness and assists the user in terms of legibility and orientation. The building frontage is stepped back and / or adapted from the street edge or open space in specific situations to form enclosed spaces such as activity nodes and / or public places.

8.1.3 The Courtyard Configuration simultaneously defines a more private realm that offers security and a sense of privacy. The integrity of the building form and controlled access to the interior space, assists in this regard. These interior spaces can facilitate a variety of uses, such as a combination of communal parking and communal gardens, amongst others.



THE DEVELOPMENT LAYOUT COMPRISES A PERMEABLE PERIMETER BLOCK CONFIGURATION



PERMEABILITY

THE COURTYARD CONFIGURATION PERMITS PERMEABILITY AS IT IS NOT A CONTINUOUS DEVELOPMENT.



Figure 8:1 Perimeter Block / Courtyard Configuration

DEFENSIBLE SPACE



SPACE HIERARCHY & DEFINITION



## 8.2 RELATIONSHIP BETWEEN THE STREET AND BUILT FORM – THE STREETScape

8.2.1 Streets become vibrant and active when they are interesting and safe. This is enabled when buildings form appropriate enclosure and provide active frontage, with frequent doors and windows animating the public realm.

Streets become safer when people inside buildings can watch over the outside. Additionally Streets become interesting when those outside feel some contact with people in adjacent buildings. Commercial activity at street level frontage that spills over into the pavement creates street vitality and assists commercial viability(**Figure 8:2**).

8.2.2 Buildings in Precinct One are to be located close to the pavement thereby contributing to both interest and safety.

8.2.3 Articulation of the relationship between street level and Ground Floor can be adjusted to allow privacy to office and residential uses. Maximum level difference is 1.2m

8.2.4 The majority of service functions are to be located behind or below the building

8.2.5 A vital component of the public realm in Precinct One is active pavements. Where appropriate, they are up to 5m wide with additional recessing of buildings at ground and first floor, allowing activities to move out from the building if desired. In most cases, buildings are to be recessed from the street edge at ground and first floor levels to allow for this kind of street activation.(**Figure 8:3**)



Figure 8:2 Example of a Positive Streetscape



Figure 8:3 Concept Proposal of Streetscape and public spaces specific to Ridgeside internal access road



**9.0 BUILDING RESTRICTION AREAS, BUILD-TO LINES, BUILD-WITHIN ZONES AND BUILDING DEPTH**

*(Refer to the precinct plan for specific details)*

**9.1 THE BUILDINGS**

9.1.1 The buildings in Precinct One vary in scale and function, relating to their location within the Precinct. In most cases the buildings are multifunctional and mixed in use.

9.1.2 Generally all buildings adhere to the perimeter block concept thereby using the architecture to define the edges of the public domain. In order to maximise on active, pedestrian friendly sidewalks, servicing and access to parking will take place from designated accesses as indicated on the most recent amendment of the precinct plan.

9.1.3 The perimeter block concept allows each land parcel, or group thereof, to include both public and private realms. The continuity of the street facades creates a more public backdrop as well as separates public from private thus ensuring a quieter and more secure environment for the users of the building.

9.1.4 The concept of Build-to lines is introduced as a means of facilitating continuity and cohesiveness throughout Precinct One.

**9.2 BUILD-TO LINES AND BUILD-WITHIN ZONES (FIGURE 9:1)**

9.2.1 The intent is to achieve visual continuity of the street facades through form rather than architectural style.

9.2.2 Set-backs and projections should form an integral part of the overall façade design and should not detract from the overall expression of continuity. Setbacks and projections too are limited as per the build-to lines, build-within zones and height stipulations.

**9.3 BUILDING DEPTH**

9.3.1 Preferred building depths together with demarcated footprints regulate the amount of space a building takes up. This is done to maximise the dimensions of the private domains. The following parameters are recommended:

Offices	12.0m building depth
Retail	17.0m building depth
Residential	10.0m building depth
Hotel	18.0m building depth
Entertainment	Varies

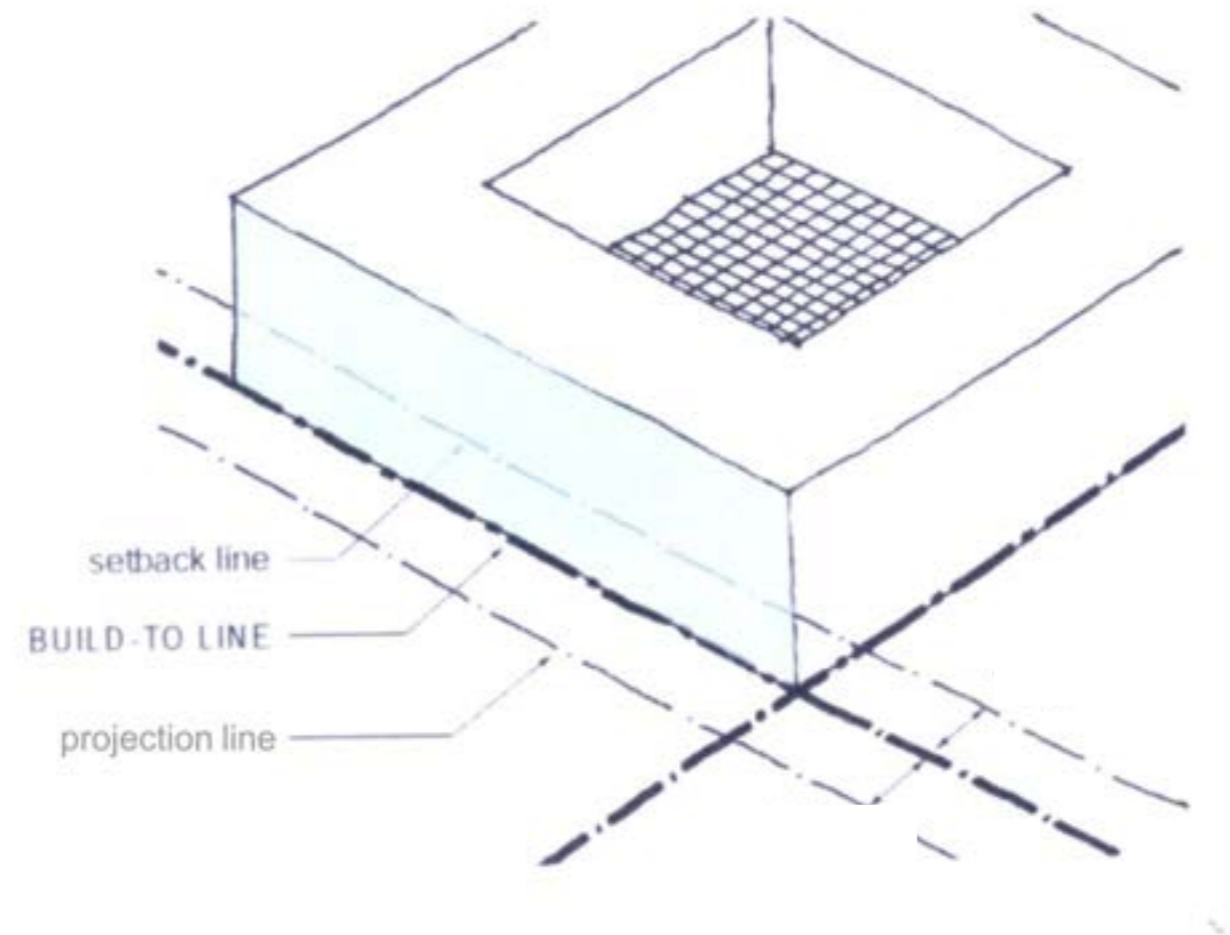


Figure 9:1 Building Parameters



## 10.0 HEIGHT OF BUILDINGS

### 10.1 EXPLORATION OF THE HEIGHTS OF BUILDINGS

10.1.1 Heights of buildings are regulated by the controls assigned to each land parcel. Maximum and Minimum allowable heights are stipulated in MSL (**Figure 10:1**). In all cases, the MSL heights given take preference. The MSL heights have been specified as per the outcomes of the Environmental Impact Assessment.(EIA).

10.1.2 Floor to ceiling heights are dictated by the internal use of the particular floor as demonstrated in the 'Height Definition' image below (**Figure 10:2**).

10.1.3 The maximum projection for a basement is 1.2m the adjacent sidewalk level to be stepped onto which must never exceed 1.2m. Additionally it must be adequately screened by a minimum of 600mm landscaping zone located within the site boundary along the public/private interface edge

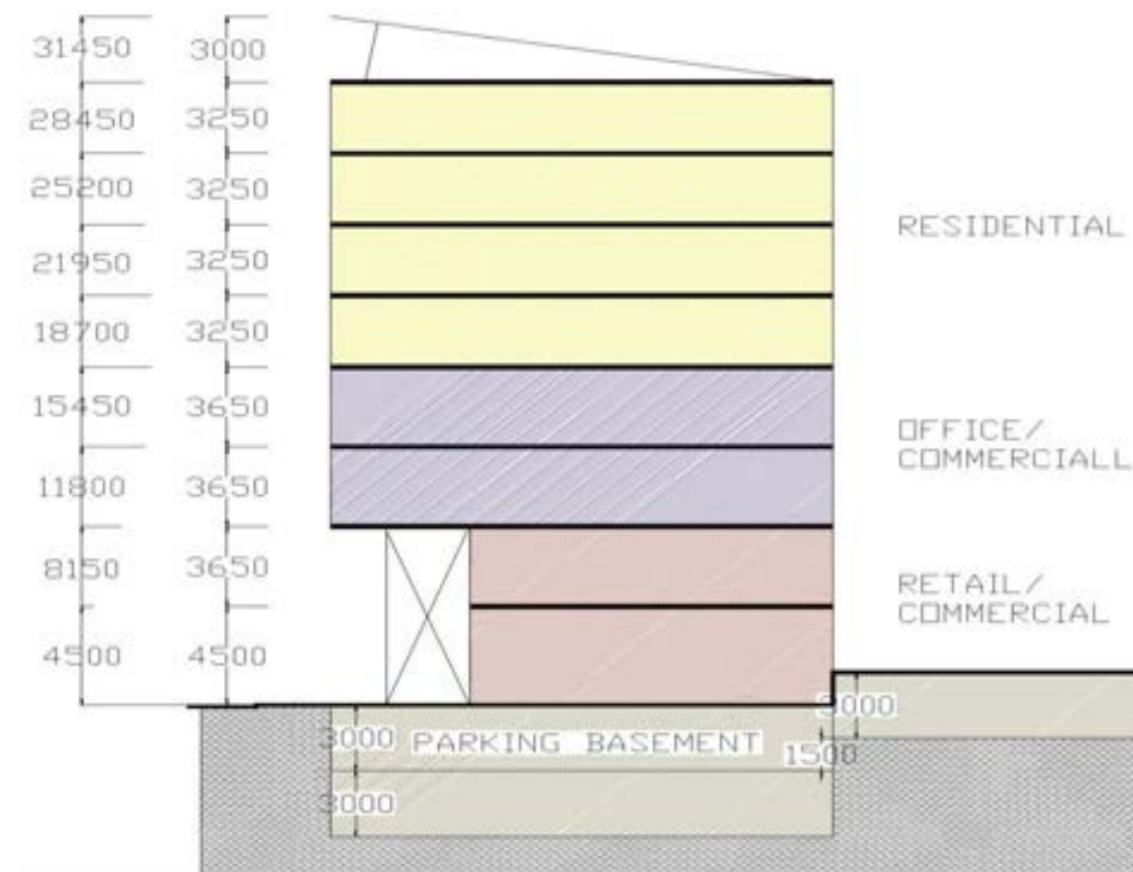


Figure 10:1 Mean Sea Level Height Specification (to be ratified according to the outcomes of the EIA)

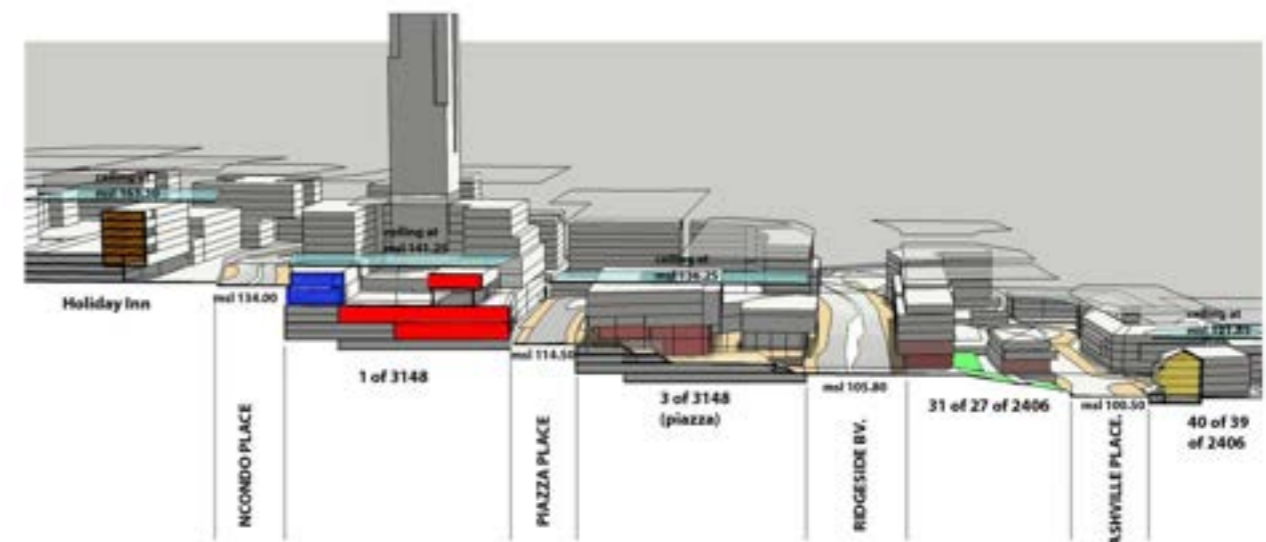


Figure 10:2 Example of Vertical Building Configuration: Height & Activity Mix



## 11.0 MIXED USE DEVELOPMENT

(Refer to the precinct plan for specific details)

### 11.1 SUSTAINABILITY

11.1.1 Traditionally buildings in cities change use and form whilst the public realm stays constant and coherent. Through the promotion of mixed use buildings (**Figure 11:1**) and definitive public spaces, a more adaptable pattern of Precinct activity will be enabled, one that is flexible to a changing market place and to adaptations of human needs.

11.1.2 The grid defined by the access network provides many opportunities to phase and manage construction and access to site. In addition the primary developer has undertaken to install the main access roads which feeds the eastern and lower side of Precinct one.

11.1.3 The dimensions of the land parcels offer many alternatives for design and even opportunities to consolidate while continually creating public streets and spaces.

11.1.4 The object is to promote the creation of a built form that responds to current briefs and market demands, without compromising future potential and changes.

### 11.2 ACCOMMODATING CHANGE

11.2.1 The built form requires to accommodate diverse and changing activities (Figure 11.2 over)

- Structural flexibility is required, to accommodate various space needs and loadings.
- Adaptability in façade element design is necessary as the façade must reflect the uses within entrances, fenestration, signage etc.
- Ground floor areas adjoining public space (semi-public space) must be occupied by active rather than passive uses.
- 'Hard' zones (cores and services) must be located on inner cores or behind buildings so as not to restrict alternative uses of soft (functional) areas.
- Multiple entrances must be created to encourage interaction between public and private areas and to assist in softening the perimeter façade. Shallow buildings are preferred for the purpose of maximising natural lighting through windows and light shelves.



Figure 11:1 Mixed Land Use Activities, view a & b.





- In locations where the privacy of ground floor activities should be preserved, a level change between pavement and ground floor should be introduced, allowing the occupant of the building to overlook the pavement area and simultaneously stop outsiders looking in.
- **(Figure 11:2)**
- Balconies on the public facades of all building types are required as a means of allowing the private domain to interact with public areas, to enhance surveillance of the public domain and to assist with climate control through shading of the façade.
- All building types should be entered directly from the public domain where possible, in order to activate and soften the building edge.



Figure 11:2 Mixed Use Activities in Buildings



### 11.3 STREET RELATED USES

11.3.1 Mixed use activities such as retail, restaurant and entertainment activities at ground and sometimes first floor levels are encouraged to activate and soften the public façade. This establishes an animated building edge. The aforementioned use types together with the utilisation of sidewalk space, become an important element in the architecture of a building and the use of colonnaded, canopied or similarly shaded and rain protected sidewalks. The activation and use of this semi- public space is an extremely important component of the design criteria for Precinct One (**Figure 11:3**).

11.3.2 Where the ground floor of a building is not to be used for active uses such as:

- Retail or restaurant, it is nevertheless important that the office or residential use at ground level is designed so as to have an active interface with the street. This may be achieved by facing through in the way windows; entrances and / or common areas face out onto the street, which promotes the required surveillance of the street space / public realm. Blank or largely inactive facades are expressly discouraged. Generally the active building frontage adds interest, life and vitality to the public realm by the following means:
  - Frequent doors and windows, with virtually no blank facades.
  - Narrow frontage buildings, giving vertical rhythm to the street scene.
  - Articulation of facades, with projections such as bays and balconies incorporated, which creates interest and a positive building outlook onto the street.
  - Lively internal uses at street level / ground floor that are visible from the outside in, that in part also spill onto the street, and that building users can see from the inside out on to the street.

11.3.3 Where a basement parking structure projects above ground level at any point on a public façade, this projection is to be limited to 1,2m. On the rare occasion when levels dictate that basement parking facades face onto a public street, single loaded offices are used to mask the presence of parking. Similarly, where the ground level of a building is to be disengaged from the adjacent sidewalk level at any point, the vertical extent of this disengagement is not to be more than 1.2m.

11.3.4 The intention is that all sidewalks (defined as the area extending from the street frontage of a lot to the kerbline of the adjacent road) will be subject to a servitude in favour of the Association. This will enable the Association to ensure appropriate levels of cleanliness, safety, security and maintenance, and provide for desired levels of formal use by adjacent owners. A Use Agreement may be entered into between the Association and a lot owner in respect of the adjacent sidewalk area.



Figure 11:3 Establishing an Animated Building Edge



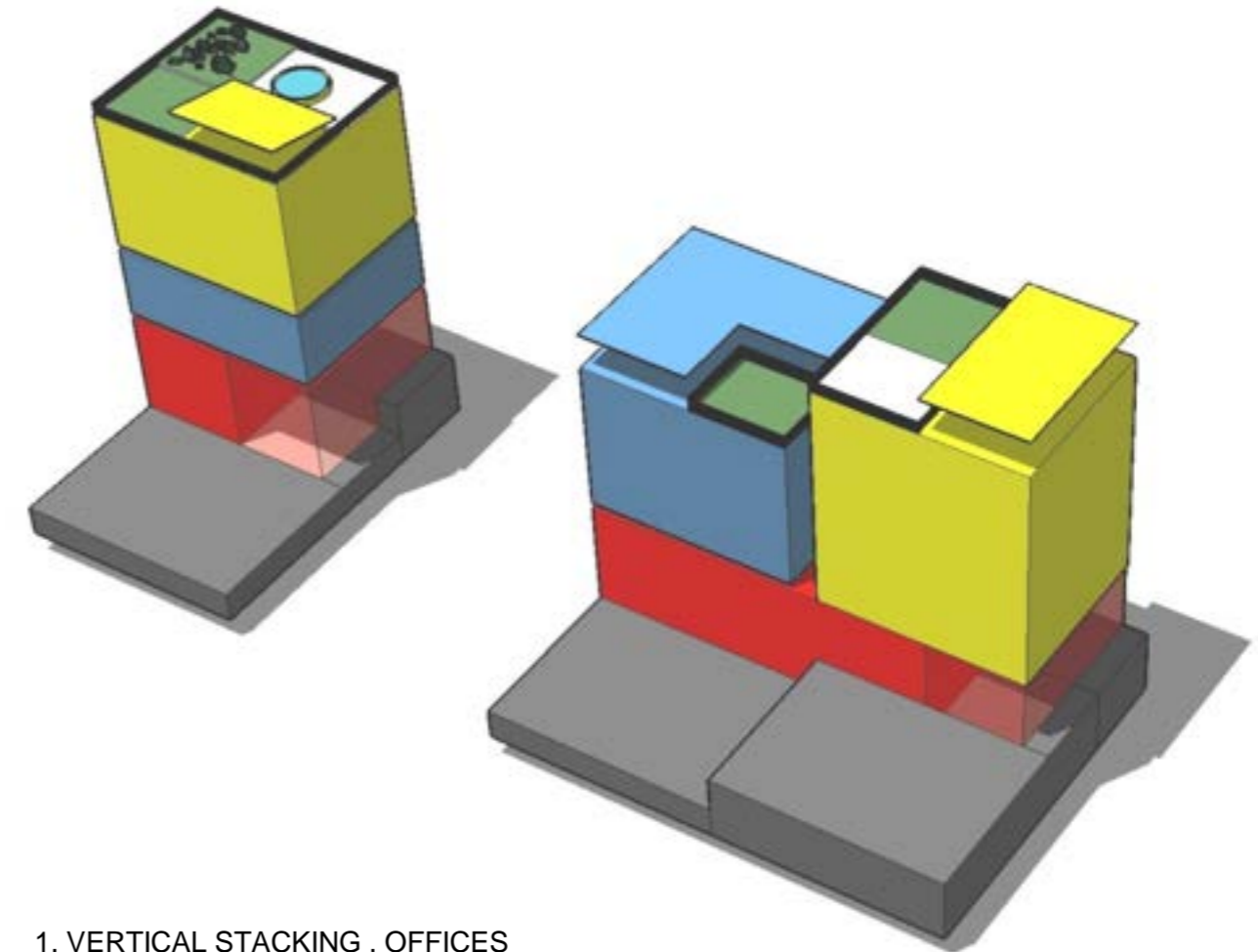
**11.4 ENCOURAGEMENT OF RESIDENTIAL DEVELOPMENT**

11.4.1 The ideal configuration of a mixed –use building comprises four sections (**Figure 11:4**):

- (i) An active ground floor of mixed uses, such as retail and restaurants, forming an interactive street level.
- (ii) One or two levels of office above the mixed use activity. The offices are to have limited balconies in order to maximise the space.
- (iii) A further two to three levels of residential apartments and associated balconies, which are more extensive as they comprise the outdoor residential space.
- (iv) Finally the roof is to comprise of a roof terrace for use by all residential occupants of the building, as well as roof penthouses / apartments that have attached roof terraces. The activated roof area is to compensate residential occupants for loss of communal space at ground level due to the interactive street level / public realm activities.

11.4.2 It is encouraged that this mix be achieved and preferably for more floors of residential to be added, where possible.

11.4.3 Appropriate access configurations may have to be established depending on tenant and security requirements. This may result in a separate entrance hall and lift access for the residential component.



2. HORIZONTAL STACKING COULD PROVIDE INTERESTING ARCHITECTURAL CHARACTER WITH MORE SMALLER BUILDINGS RISING FROM A COMMON RETAIL BASE, THIS ALLOWS SEPARATE CIRCULATION AND EASIER SECURITY, POTENTIALLY COMPROMISING RESIDENTIAL VIEWS TO THE OCEAN

1. VERTICAL STACKING , OFFICES IMMEDIATLY ABOVE THE RETAIL ALLOWING RESIDENTIAL UNITS THE PRIME VIEWS OF THE OCEAN .

THE MIXED USE ZONING IS KEY TO ENSURING VIBRANCY OF PRECINCT 1 BY CREATING A RETAIL/COMMERCIAL GROUND FLOOR WITHIN A 2 FLOOR HEIGHT BAND THAT WHILE BEING INTERACTIVE AND OPEN ALLOWS BUILDINGS TO NEGOTIATE THE SLOPING TERRAIN USING AN EASILY “VARIABLE” SPACE. ABOVE THAT STACKING OF OTHER USES CAN BE VERTICAL (AS IN FIGURE 1) OR HORIZONTAL(FIGURE 2). NOTE ALSO THAT THE ROOF AREA IS USED AS AN ACTIVE SPACE FOR COMMUNAL PURPOSES SUCH AS ROOF GARDENS AND PENTHOUSES

**Figure 11:4 Incorporating Residential Development**



## 12.0 CLARITY OF PEDESTRIAN ENTRY AND RATIONALISATION OF VEHICULAR ACCESS AND PARKING

(Refer to the precinct plan for specific details)

### 12.1 VEHICULAR ACCESS AND PARKING

#### 12.1.1 Precinct Access

12.1.1.1 Precinct One is accessed by main arterials :

- Umhlanaga Rocks drive to the north and west
- Ridgeside drive from the south forming an east border interface with precinct two

12.1.1.2 An important vehicular access and visual axis for Precinct One is that forming the link to the 'Palm Boulevard' of the Gateway shopping centre. Vehicles and pedestrians will enter the site at this new intersection and travel eastwardstowards the entrance of the 'Umhlanga Steps' (open piazza). At this point vehicles will be split in a northerly and southerly directions while pedestrians will be able to continue eastwards onto the piazza.

12.1.1.3 Another important vehicular access into Precinct One is that of the new Ridgeside Drive to the east of the Precinct. This boulevard is intersected by an access road which leads into a place making internal High Street.

#### 12.1.2 Site Access

12.1.2.1 Access to individual sites has been determined to achieve convenience and optimise traffic flow in and out of the site (**Figure 12:1**). The vehicular access has expressly been separated from the main pedestrian entrance of the building. This is to reduce vehicular and pedestrian conflict and ensure that the building entrance is integrated with the public realm, forming a specific element of the streetscape.(**Figure 12.2**).

#### 12.1.3 Parking

12.1.3.1 Where adjoining sites are consolidated for a development the concept of an integrated Parking area which extends under and or across demarcated land parcel boundaries in a single large parking structure is deemed to be more economical, flexible and convenient for the users. It is noted however, that the planning and structural layout of an integrated parking structure may impact on the organisation and design of the buildings. This will have to be taken into consideration in the design of the individual site to allow for the possibility for the parking to connect across land parcels.

12.1.3.2 All on-site parking is to be accommodated within the building envelope

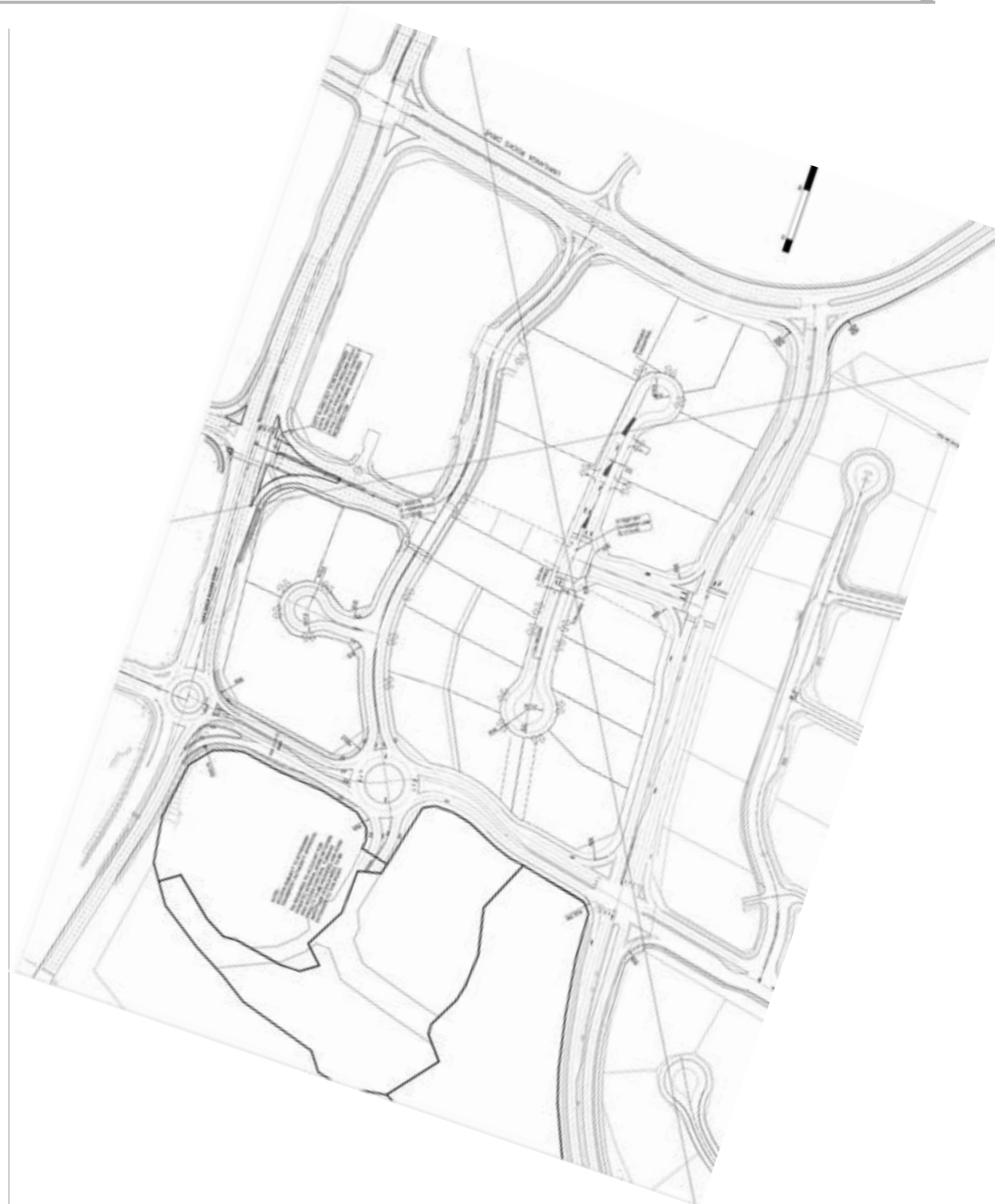


Figure 12:1 Site Access and Pedestrian Access Layout Plan



**12.2 CLARITY OF PEDESTRIAN ENTRY**

12.2.1 Together with the emphasis on street related architecture in Precinct One, goes the requirement to accentuate and detail pedestrian entry to the building both off the street and from the inner core of the block (**Figure 12:3**). In some cases, as with buildings adjacent to the 'Umhlanga Steps' pedestrians are to be allowed to move freely through and between the buildings from one public space to another.

12.2.2 Given the close relationship between a main entry into a building and the sidewalk, care must be taken to deal with the transition from public sidewalk to semi-private area and finally to the private interior of the building.

12.2.3 It is an express intention of the design of Precinct One that all buildings at any point are accessible to all people regardless of disabilities. The ramped access to buildings should both comply with regulations and be an integral part of the entrance façade design. Where the slope of the land does not allow for multiple entry points at different levels, lifts should be incorporated to ensure accessibility to all floors.

12.2.4 Precinct One is to be pedestrian orientated in every way and special care should be taken to include elements both inside the building as well as areas adjacent to the building that promote pedestrian activity, such as seating ledges and water fountains. These too should form an integral part of the façade design.

12.2.5 It is also the intention to limit the number of, and separate vehicle access from pedestrian walkways.

12.2.6 Street intersections are intended to aid pedestrians crossing, incorporating traffic calming devises where appropriate. The latter must be designed to suit the local context, undertaken by the urban designer in conjunction with the landscape architect and the traffic engineer.



Figure 12:2 Provision of Public transport facilities and pedestrian network



Figure 12:2 Clarity of Pedestrian Entry



### 13.0 OPEN SPACE INTERFACE

#### 13.1 EDGES

13.1.1 A series of distinct edge conditions have been established in Precinct One to ensure the appropriate distribution of activities and that these activities correspond to and support the functions of the public space structure of the development. The physical design of the edges and their activities both support the legibility and place making for the Ridgeside development.

13.1.2 The edges are characterised by their activity (**Figure 13:1**):

- I. Office/Commercial edge
- II. Residential edge
- III. Retail edge
- IV. Interface with existing residential area
- V. Umhlanga Rocks Drive / M41 edge
- VI. Internal green open space interface

13.1.3 The intention is that all sidewalks will be the subject of a servitude in favour of the Association.

13.1.4 **Figure 13: 1** describes the proposed edge conditions that are envisaged for each type of edge activity.

13.1.5 Frontage development along main arterials and access corridors should extend the existing guidelines to create continuity between the existing and the new development.

13.1.6 In order to define a uniform continuous public space network, a build-to line along selected street frontages to define edges and create streets with urban quality should be promoted.

13.1.7 Specific edge treatment to promote human-scale, comfort and protection such as arcade treatment, projection or recess; are encouraged to specific sites and edge treatment.

13.1.8 Each of the edge conditions are discussed in association with the particular open space element, as defined in Section 13.2.

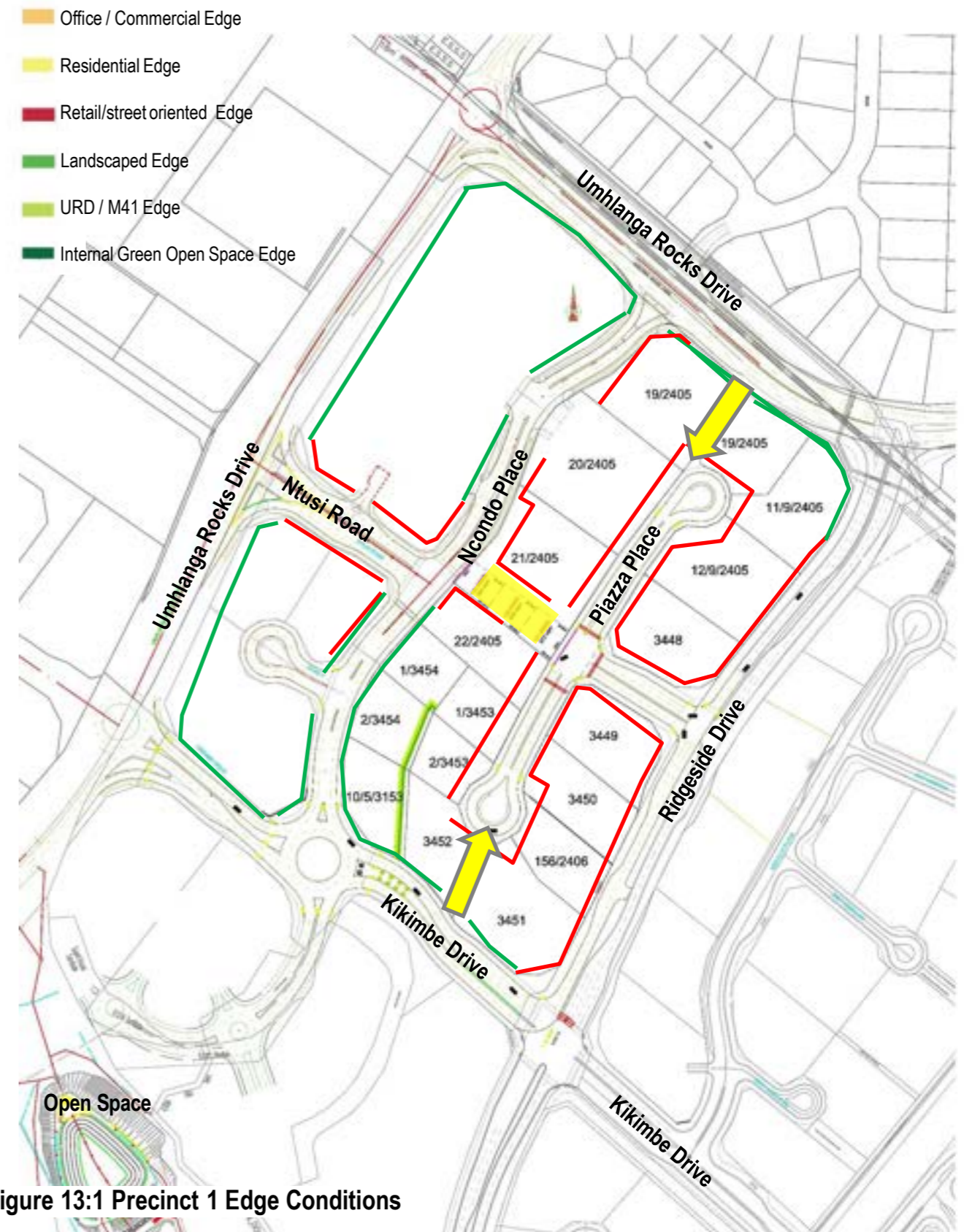


Figure 13:1 Precinct 1 Edge Conditions



**13.2 SPACE DEFINITION**

13.2.1 The design response to the edge condition reinforces the distinct series of open and public space environments established for Precinct One (**Figure 13:2 & Figure 13.3**), namely:

- 1 The Central Boulevard ( Ridgeside Drive)
2. High Streets
3. Open Square ("Umhlanga Steps" Central Public Place; the public focus of the development)
4. Arcaded Public Spaces
5. Pedestrian Lanes

13.2.2 Each of these is discussed in greater detail in the following sections. The latter outlines both the urban environment that is sought as well as the specific edge condition according to which development must take place.



**Figure 13:3 Precinct 1 activity street Space Definition**

ROAD AND LANES  
ACTIVE EDGES /ARCADES  
LANDSCAPING TREATMENT



**Figure 13:2 Overall Precinct 1 Space Definition**

Central Boulevard  
High street  
Open square  
Arcaded public space  
Pedestrian lanes



### 13.3 THE UMHLANGA STEPS

13.3.1 The Umhlanga Steps forms the primary public space of the Ridgeside development as a whole, and is the central urban space of Precinct One in particular (**Figure 13:4**). It forms the core of public life of the Ridgeside Development and is located at the intersection of the Central Boulevard (north- south) and the primary pedestrian link and thoroughfare (west-east) from the Umhlanga Ridge Town Centre through Precincts 1 to Precinct 2 providing a vista towards the sea shore.

13.3.2 The Umhlanga Steps are the centre piece of Precinct 1, a series of cascading open terraces that will bring the pedestrians down from Umhlanga Rocks Drive and the upper balcony streets onto *Umhlanga Steps Square* (**Figure 13:5**). Flanked to the south west by high street retail, boutique shopping and first class restaurants, which spill out into the open space from under an articulated continuous arcade following the length of the Steps. The Steps square will become an urban interchange of the crisscrossing spaces of Precinct one, spilling across Ridgeside's central spine, Central Boulevard, into the adjoining open park space of Precinct 2.

13.3.3 Functionally the Steps will not only be a needed open area in the tight knit fabric of Precinct one - the public heart, as well as the commercial hub within the area, but will also have an extensive parking basement occupying the entire length and width of the site that is intended serve the precinct as well as the site itself.

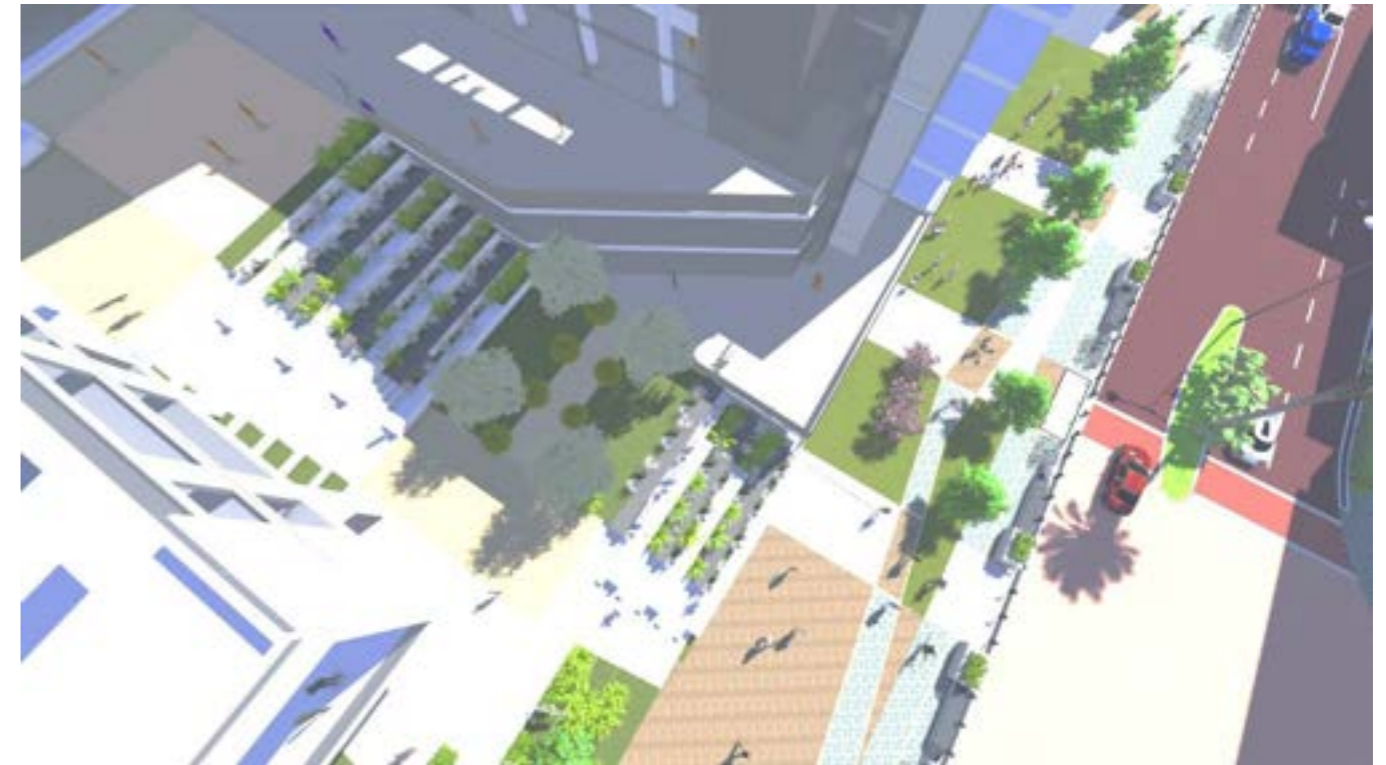


Figure 13:4 Perspective showing how Umhlanga Steps Square conceptualisation.

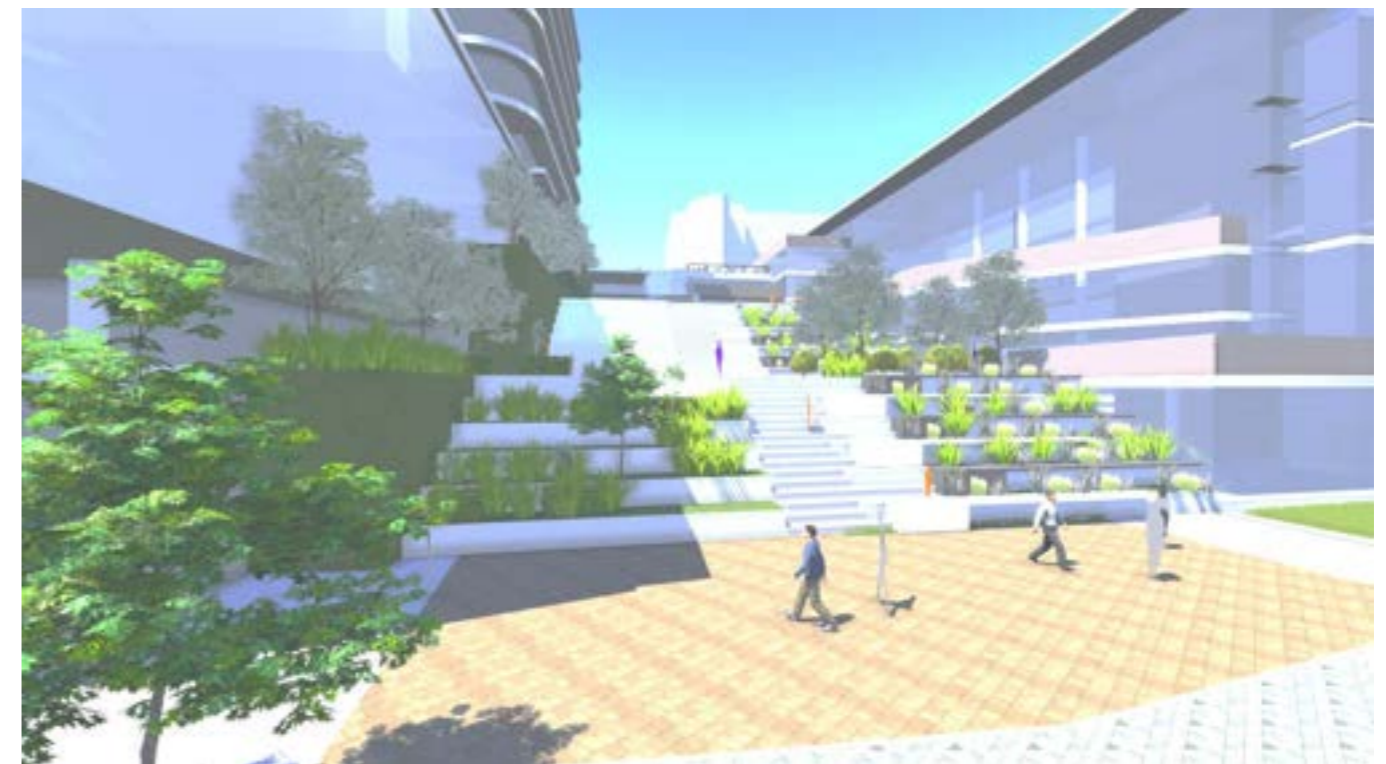


Figure 13:5 Design Exploration of Umhlanga Steps and Section showing Terraces with Parking Basement



### 13.4 CENTRAL BOULEVARD (RIDGESIDE DRIVE)

13.4.1 Ridgeside Drive is the primary north south route traversing the Ridgeside site. The boulevard is the main route that links the Ridgeside and Precinct One to the wider urban area. It is a key connector and public transport route and thus has not only a traffic and circulation role to play, but also brings economic and social activities. The aim of Ridgeside Drive is to have a diversity of functions, including traffic movement and accommodation of pedestrians, side-walk activities, with generous landscaping and formal design. This underpins the mixed-use and multi-functional role that the streets of the development are to perform to ensure the establishment of Ridgeside as a successful place.

13.4.2 All sites fronting on to Ridgeside Drive are to take cognisance of the design principles and design directives as outlined in the urban fabric palette and reflected in (Figures 13:5, 13:6).

TYPICAL CROSS-SECTION THROUGH RIDGESIDE DRIVE SHOWING COLONNADED RETAIL EDGE, PEDESTRIAN REALM, PARKING ZONE LANDSCAPED ISLAND AND ROADS.

TYPICAL PERSPECTIVE OF RIDGESIDE DRIVE, HIGHLIGHTING PROPOSED EDGE-CONDITION OF BOULEVARD INTERFACE WITH RETAIL.



Figure 13:6 3D Explorations of the Central Boulevard



TYPICAL PERSPECTIVE OF RIDGESIDE DRIVE HIGHLIGHTING PROPOSED EDGE-CONDITION OF BOULEVARD INTERFACE WITH RETAIL.

Figure 13:7 Location, Design Explorations, Sections and Perspectives of Ridgeside Drive



**13.5 HIGH STREET**

13.5.1 Included within Precinct One is an internal high street. This ensures permeability and linkage at a more local level within Precinct One, and is connected to the higher order road system.

13.5.2 The internal high streets will accommodate mixed use activities with active frontages. Sites fronting on to the high streets will be required to incorporate the design parameters as depicted in **Figures 13:7 to 13:9**.



Figure 13:8 Precedent example of pedestrian friendly street environment



Figure 13:9 Proposed condition of internal street Design Explorations / Perspectives



Figure 13:10 Internal street Section and Design Explorations / Perspectives



### 13.6 PEDESTRIAN LANES

13.6.1 The next order of public space are a series of pedestrian lanes that are located within the interior of developments. They reinforce the permeability of the public environment throughout Precinct One. Their function is dual, on the one hand attracting people and activity to specific areas within the development, enabling access to the internal high street, on the other facilitate direct, convenient and safe pedestrian movement throughout the precinct.

13.6.2 The pedestrian lanes enable the establishment of unique and special public space enclaves. These are particular to the nature and character of the envisaged development, however they ensure vitality, interest and the continuity of public space links.

13.6.3 The development parcels that interface with the pedestrian lanes require to:

- Reinforce the pedestrian route by fronting ground floor activity on to it and allowing for thoroughfare if required.
- Ensure that the development contributes to the human comfort of the lane, with supporting planting, shading and protection from the elements
- Implement safer design principles, enabling assisting with lighting.
- Ensure a concomitant quality of development that reinforces the above components.
- Give clear signage and information, for easy way-finding and good conspicuousness, within the ambit of Precinct 1 signage, lighting and graphics directives

Details of the design intentions to be applied are depicted in **Figures 11 and 12**.

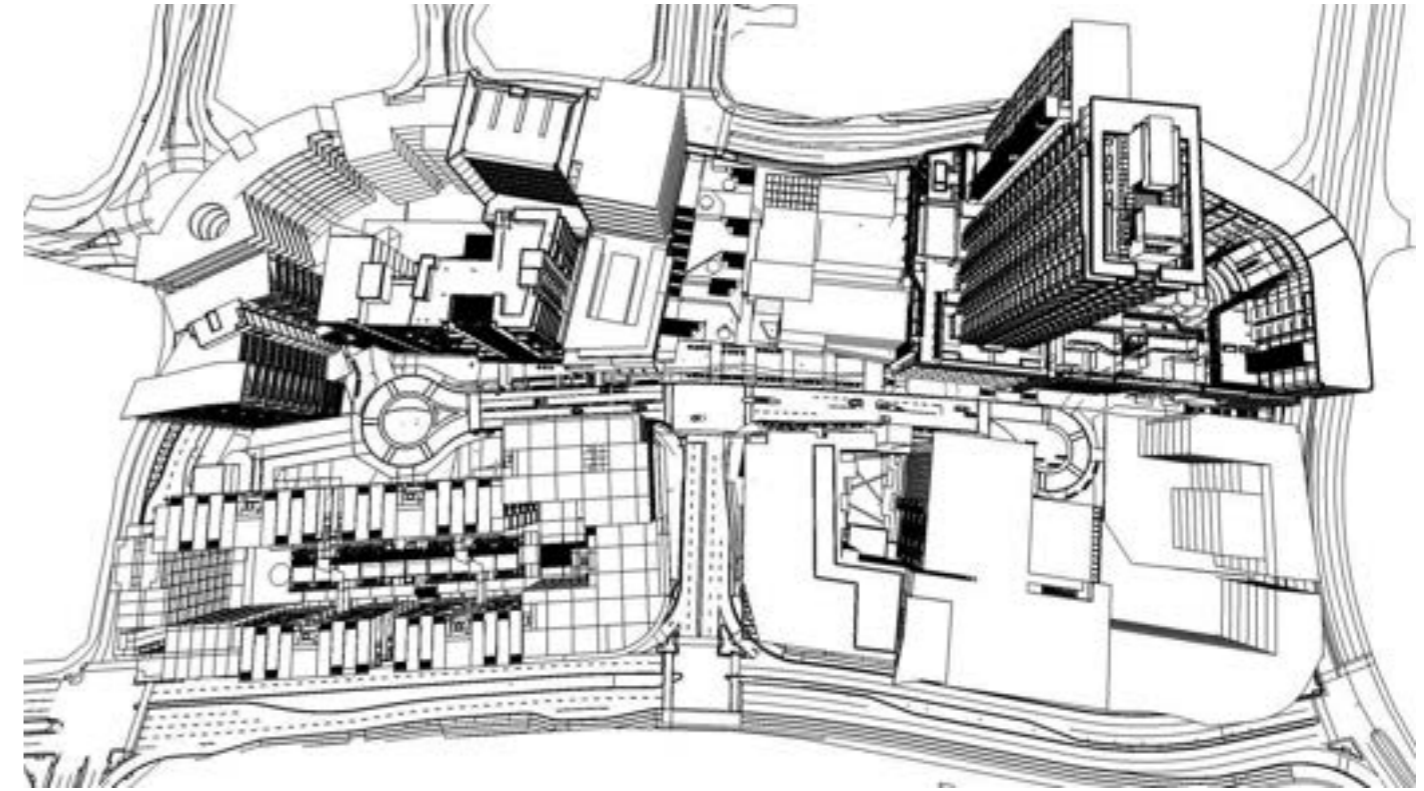


Figure 13:11 The Pedestrian Lanes Network



Figure 13:12 The Pedestrian Lane, view of internal high street



**13.7 ARCADED PUBLIC SPACE**

13.7.1 Arcaded public space is a critical component of the overall public space environment, in particular around the edge of the Umhlanga Steppes central place. The arcades form an active interface and edge condition with the square, thus enabling vitality and animation.

13.7.2 The arcades have the dual function of ensuring pedestrian movement and ensuring that the lively interior activities of adjoining developments spill out on to the public square and enliven the edge. This improves both the aspect of the space and the prospect of mixed use activity. It has a twofold benefit, the first being that it boosts the profile of the retail and commercial uses, and promotes security through natural surveillance and extended activity throughout the day.

13.7.3 Arcades also provide protection from the elements and add to the overall human comfort of the public space environment. Their form varies from a colonnade integrated with the building, either attached or recessed, to a roof overhang integrated with the design of the building.

13.7.4 The design directives for the establishment of the arcades are depicted in **Figures 3:19, 3:20.**



Figure 13:13 Locality and examples of Arcades interfacing with Public spaces



Figure 13:14 Design explorations and perspective of arcades along the Steps



### 13.8 GATEWAYS, LANDMARKS, KEY INTERSECTIONS AND UMHLANGA ROCKS DRIVE

13.8.1 Precinct One also includes a series of Landmarks, Gateways, as well as Key Intersections and has a specific edge condition along Umhlanga Rocks Drive with the Umhlanga Ridge Town Centre (Figure 13:15). Each of these is discussed in detail.

13.8.2 The intersections of supporting main routes within the Precinct form important focal points. These are to be celebrated through architectural articulation and accentuation of the corners (Figure 13:26), creating a sizeable open space within the tight knit urban fabric exposing views and vistas of landmarks and the ocean.

13.8.3 The Gateways are the celebrated entrances into the Ridgeside as a whole and into Precinct 1 in particular (Figure 13:17). These are to be emphasised architecturally through buildings of increased height and specific corner articulation. This is to be reinforced by special landscape treatment and elements of urban furniture.

13.8.4 The primary Landmarks of the development are located in Precinct One. These sites have been allocated additional height for this specific purpose. They form a rhythm of two towers along the south western edge of Precinct One (Figure 13:18).

13.8.5 Specific design directives have been established for the edge condition of Umhlanga Rocks Drive, which must be adhered to by all developments adjoining Umhlanga Rocks Drive. This is to ensure that the interface with the Umhlanga Ridge Town Centre is developed in a manner that creates development synergy, enabling the seamless integration of the two developments, without negatively impacting on one another.



Figure 13:15 Key Intersections, Gateways, Landmarks & Umhlanga Rocks Drive



Figure 13:16 Rendered Perspective and Design Exploration of Key Intersections



Figure 13:18 Perspective Design Exploration of Landmark Towers

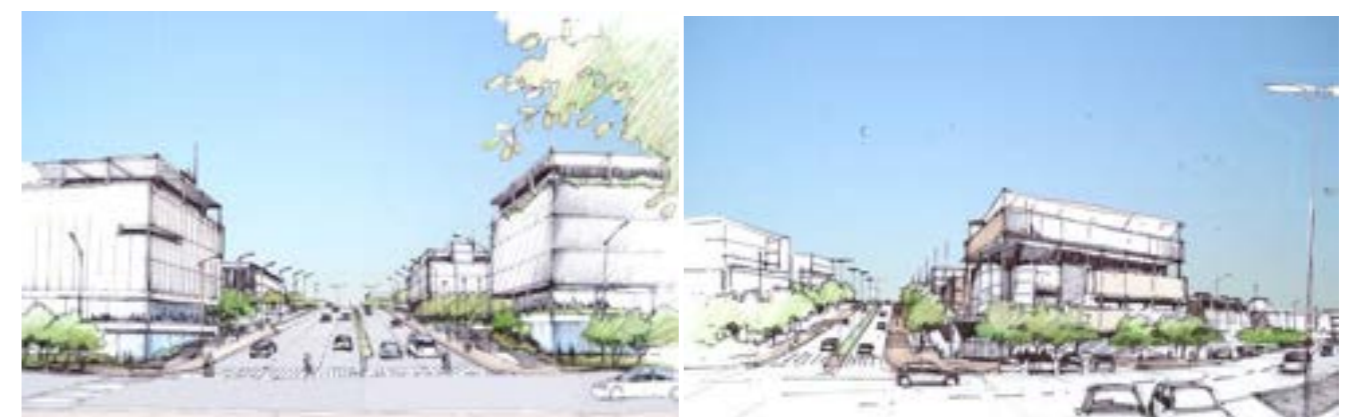


Figure 13:17 Design Exploration of Gateways



### 13.9 PARKS AND NATURAL SPACE

13.9.1 The design philosophy of the Ridgeside centralises the natural elements of the surrounding environment with the site itself, and the ecological areas on the site. The greenbelts, site drainage, water bodies, woodlands, hedgerows and recreational areas have therefore become central to the layout and structure of the development.

13.9.2 Precinct One comprises a predominantly urban character with intense multi-storey developments and mixed use activities. The development is interspersed with an extensive open space system, as depicted in **Figure 13:19**. Included in the open space system is a formalised park of remnant forest and the natural open space river course along south western edge of the precinct.

13.9.3 The open spaces are complemented by tree-lined streets, extensive landscaped reserves along pedestrian lanes, with supporting planting and landscaping. This is outlined in greater detail in Section 17 of this document.

13.9.4 It is a mandatory requirement of all developments in Precinct One to adhere to and enable the establishment of the park and open space system as envisaged. Each development is to have extensive landscaping, as is indicated in **Figure 13:20**.

13.9.5 The Association will be responsible for the management of the parks and open space.



Figure 13:20 Design Exploration of ravine park amenities

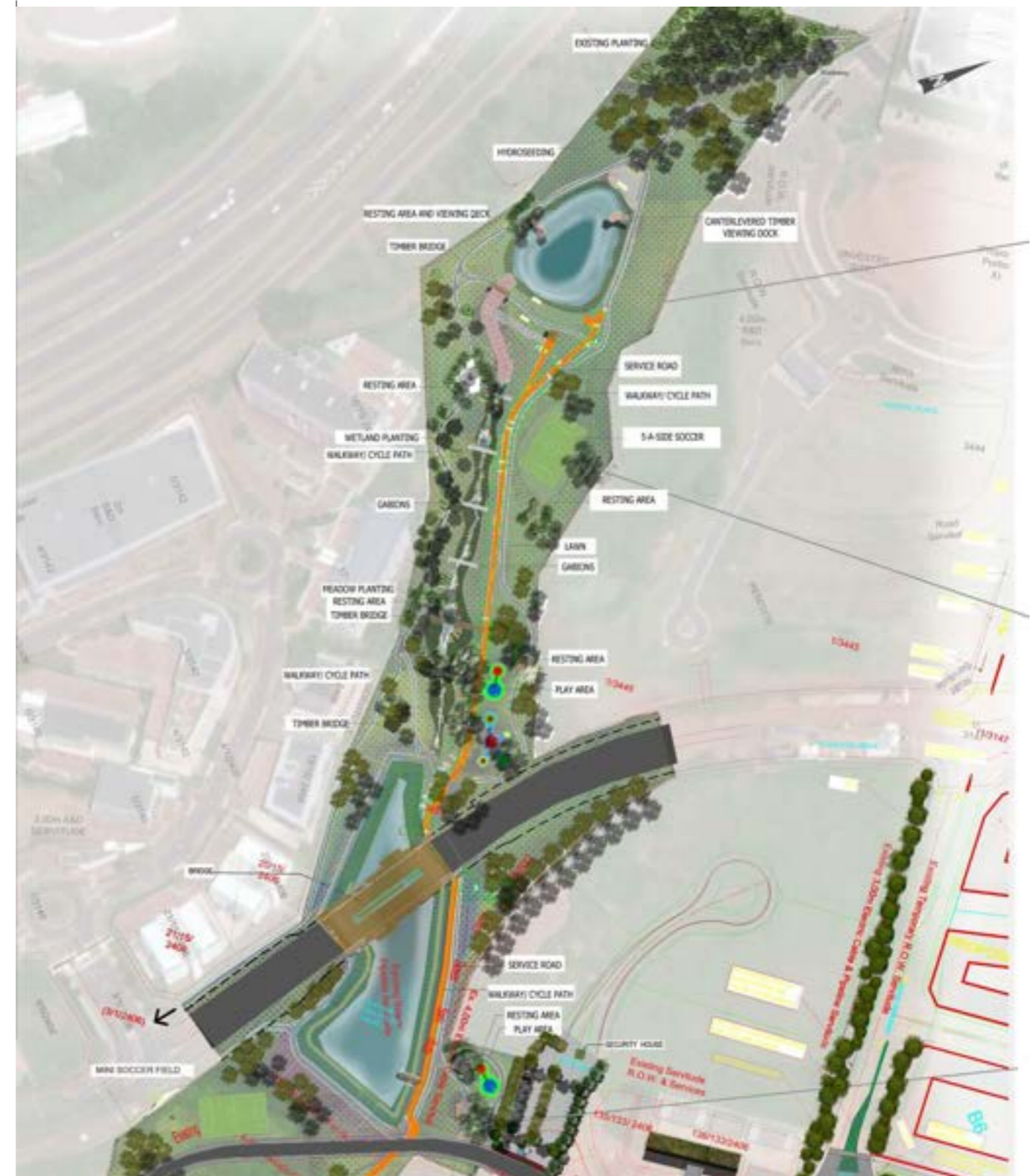


Figure 13:19 Precinct One Parks and Open Space System



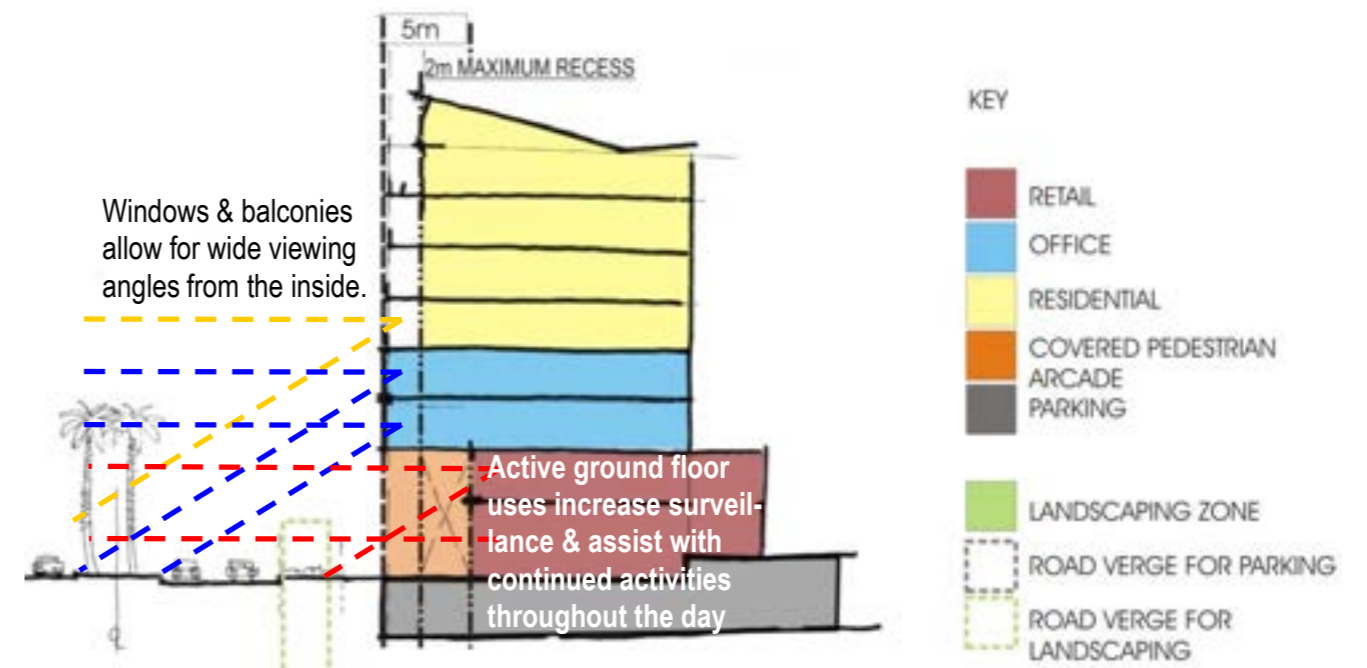
### 14.0 SECURITY, FENCING, DEFENSIBILITY AND NATURAL SURVEILLANCE

14.1 With the emphasis on street-related architecture, it is the express intention that little or none of the street frontage be made up of perimeter security other than in the design of the building itself at ground level.

14.2 It is intended that through perimeter block architecture, the design of the security elements at the street edge as well as the form of the building itself, be guided by the shape of the specific land parcel.

14.3 The security of the building and lot must be designed as an integral part of the building's architecture and public façade (Figure 14:1). This can be achieved the following ways;

- A continuous building perimeter with clearly defined access areas.
- Mixed use activities such as retail and restaurants at ground floor levels to be treated as an extension of the perimeter of the building as these spaces are traditionally penetrable. However these activities add vitality at different times of day and night and over time, improving surveillance and security. Where an active building edge has not been enforced, the ground floor of the building may be disengaged from sidewalk by an amount not exceeding 1.2m, thus removing lower floor window sill heights from street level both for security and privacy levels.
- Basement ventilation is to be hidden where possible however, where this is not possible, basement grilles are to form an integral part of the buildings architecture and are subject to the discretion of the design committee.
- Any roller shutter grilles securing access to driveway and parking areas should be disengaged from the sidewalk line and be visually permeable and aesthetically pleasing. This is done to ensure constant surveillance of the public domain.
- Additional means of discreet security elements such as CCTV and electronic beams and passives may be incorporated.
- Lower level windows to public streets may be designed as non-opening elements. Toughened glass may also be a means of securing these apertures. Security bars will be discouraged.
- Narrower pane sizes, in the context of the building's design ethic may be allowed at ground level to create a burglar proofing by virtue of mullions. Square, cottage pane type windows will be prohibited in Precinct One.



An active edge condition (such as restaurant or retail), slightly raised above the street interface, enables surveillance of the public realm and ensures a differentiation of space, providing for security. It allows for an animated edge, where building users can see out, observe the street space and its users.

Figure 14:1 Security, Defensibility & Surveillance



**14.0 SECURITY, FENCING, DEFENSIBILITY AND NATURAL SURVEILLANCE CONTINUED**

14.4 An integral part of creating a safe and secure Precinct One is to encourage building typologies that facilitate surveillance of the public domain from the building at a multitude of levels, while still providing privacy for the occupant.

14.5 No fencing of any kind will be allowed in Precinct One

14.6 The intention is that all sidewalks will be the subject of a servitude in favour of the association.



## 15.0 TREATMENT OF PARTICULAR ARCHITECTURAL ASPECTS OF THE BUILDING

### 15.1 THE FAÇADE: HORIZONTAL COMPOSITION

15.1.1 The façade contributes to urban amenity to the extent that it provides opportunities for interaction between public and private realms. The façade must acknowledge its location as a component of the urban fabric, adding to the continuity of the street edge and the cohesiveness of the entire precinct.

15.1.2 Buildings in Precinct one therefore, must emphasise elegance and timelessness as well as reflect the dynamic mix of uses within.

15.1.3 The manner in which the building meets the ground requires important consideration. A building may form a solid meeting between the building's base and the ground line/sidewalk such as where a building is set on a plinth.

15.1.4 In almost all street facades in Precinct One, the ground and first floor levels are recessed from the street edge in order to activate this space. This common band of double volume recess aids in tying the buildings together horizontally.

15.1.5 The conscious horizontal layering and composition of the building is encouraged (**Figure 15:1**). Care must be taken while proportioning the plinth, for example to the buildings recesses, colonnade or canopy line, as well as windows, entrances and the general proportions of the façade itself.

15.1.6 In creating a well defined street architecture (**Figure 15:2**), a strong definition of and response to the sidewalk, the promotion of sidewalk activities and a human scale of enclosure, continuity and shelter from sun and rain, buildings are encouraged to adopt specific sidewalk responses. These include;

- The use of colonnaded building edges.
- Canopies with support structures straddling the sidewalk.
- Canopies and awnings that cantilever over the sidewalk.
- Buildings with have first and/or second floor verandas running the length
- of the street frontage above canopies straddling the sidewalk.
- Buildings with recesses at ground and/or first floor level which run the length of the street frontage.

15.1.7 As with other elements of horizontal composition, the onus is on the architect to demonstrate to the design committee how any of the above elements are to relate to adjacent buildings, existing or planned, and invite continuity of streetscape.

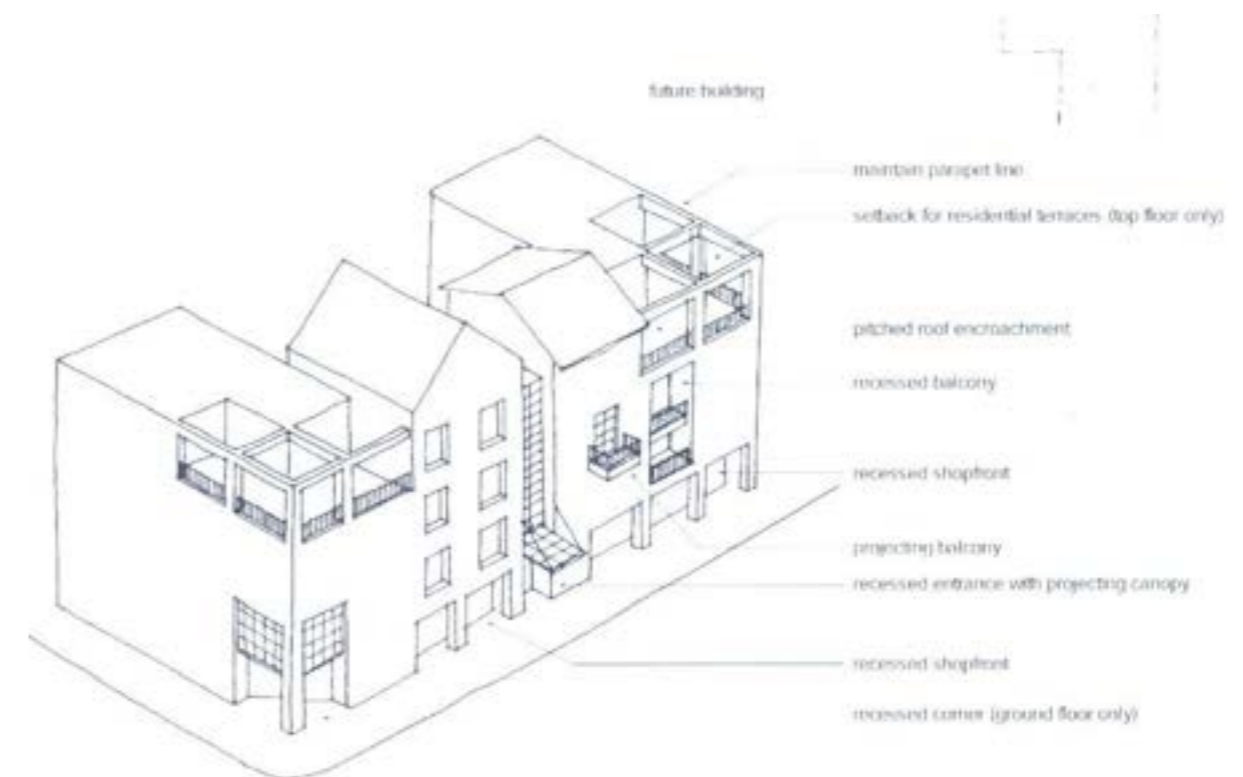


Figure 15:1 Principles that establish a well-defined Street Architecture



Figure 15:2 Design Exploration demonstrating Horizontal Façade Composition



## 15.2 THE FAÇADE: VERTICAL MODULATION

15.2.1 The vertical modulation of the building is important in defining a street architecture that is composed as a series of many abutting buildings. Extensive, unrelieved facades are discouraged and any singular module of a building façade should not exceed 6m without being expressed as an integral part of a larger order.

15.2.2 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 vertical modulation (**Figure 15:3**). The design of each adjacent module must be significantly different to carry through the idea that the building or buildings are not one in the same.

15.2.3 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 facades specific modulation.

15.2.4 Whether deeply recessed or flush, vertically or horizontally accentuated, windows and doors should be used in a manner 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 floor, the building's elevation must be informed by the change in use.

15.2.5 The proportioning system used is a vital element in the overall design of the building and the manner in which it is to be used. The architect accordingly will be expected to demonstrate to the design panel how the module relates to the overall design of the building.

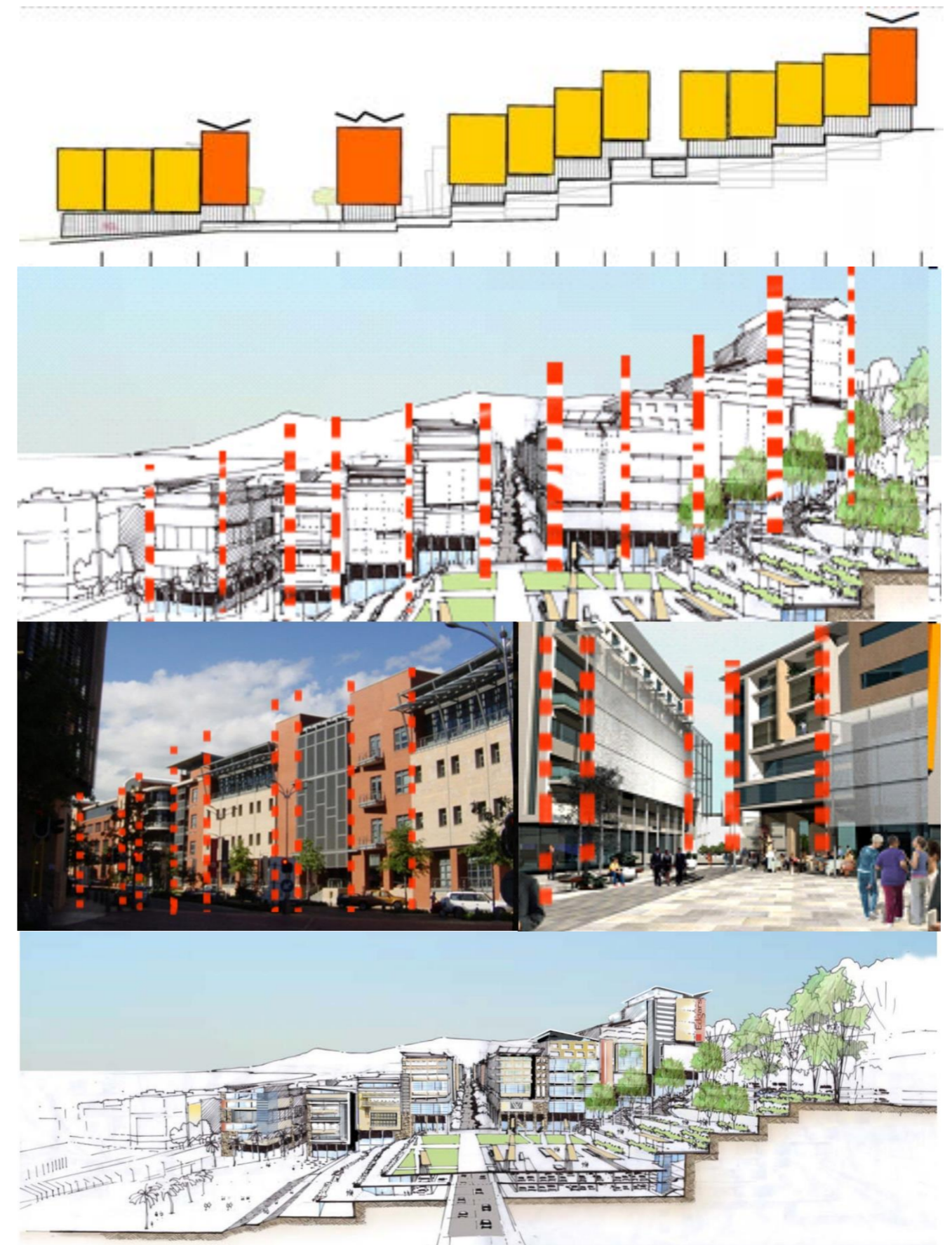


Figure 15:3 Design Exploration & Examples demonstrating Vertical Façade Modulation



**15.3 FAÇADE MATERIALS AND COLOURS**

15.3.1 The following tables specify the façade materials and façade colours that may be used for developments in Precinct One.

**PRECINCT ONE: Façade Materials**

	Primary Materials (min 70% of any façade)										Accent Materials (between 15% & 30% of any façade)						
	Limestone	Sandstone	Plaster and Seal	Plaster and Paint	Plaster and Paint (Cementitious paint)	Powder Coated Aluminium Panels	Clear Glazing	Smokey Grey Glazing	Lightly Silvered Glazing	Plaster Unpainted	Rivon Block	Sandstone	Limestone	Travertine Honed and Sealed	Natural Powder Coated Aluminium	Stainless steel	Off shutter concrete
<b>Building Facades</b>																	
Street Facades																	
Inner Core Facades																	
Visible Side Facades																	
Abutting Side Facades																	

Table 15(1) Precinct One Façade Materials



### 15.3 FAÇADE MATERIALS AND COLOURS

15.3.1 The following tables specify the façade materials and façade colours that may be used for developments in Precinct One.

**PRECINCT ONE: Façade Colours**

	Primary Colours (min 80% of any façade)										Accent Colours (between 10% & 20% of any façade no more than 3)												
<b>Building Facades</b>	Dulux Paint China White	Dulux Paint White Winter	Dulux Paint Sliced Almond	Brown Sand Plaster and Seal	Red Sand Plaster and Seal	Natural Sand Stone	Natural Limestone	General Mushroom	General Biscuit	General Ochre	Colour Tech Silver Range Aluminium Panels	Colour Tech Cloud Grey Aluminium Panels	Dulux Paint Tender Grey	Dulux Paint Stone Henge	Natural Powder Coated Aluminium	Dulux Paint Venitian	Dulux Paint Abbey Lane	Dulux Paint Light Clay	Dulux Aged Merlot	Dulux Rustic Pottery	Smokey Grey Glazing	Lightly Silvered Glazing	Lightly Coloured Glazing
Street Facades																							
Inner Core Facades																							
Visible Side Facades																							
Abutting Side Facades																							

Table 15(2) Precinct One Façade Colours



**15.4 SHADING DEVICES**

15.4.1 Most sun screening devices, balconies, colonnades, canopies awnings, eaves and multi-planar facades are encouraged (**Figure 15:4**). Cantilevered slabs, balconies and overhangs should be used as shading elements

15.4.2 Cantilevered slabs and slabs supported on columns are encouraged as shading elements. In addition, horizontal and tilted louvers are also encouraged.

15.4.3 Where balconies are used as shading elements, the up-stand must be an integral part of the façade design

15.4.4 Egg crate shading elements are required to be motivated on the basis of efficiency and aesthetic merit and will be to the approval of the Design Review Committee

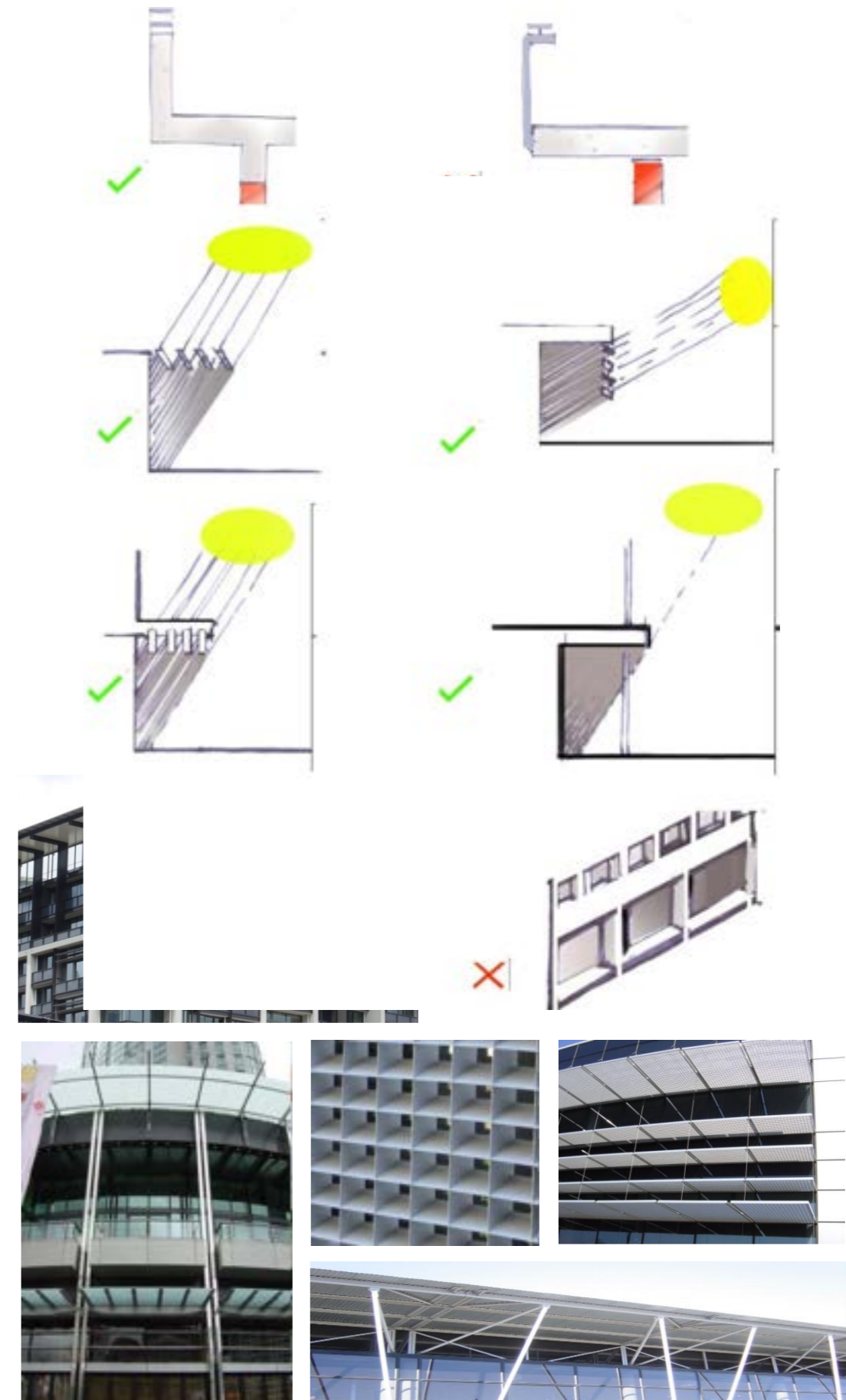


Figure 15:4 Shading Devices Design Principles & Examples



**15.5 CORNER TREATMENT**

15.5.1 Whether circular or rectilinear, any building which is situated at the crossing of two roads or pathways, must accentuate its corner.

15.5.2 Included in Precinct One are numerous corner buildings, typically of high exposure and often earmarked for iconic status. Accordingly special consideration should be given to the treatment of these buildings.

15.5.3 Guided by specific architectural codes per land parcel corner buildings architecture is to be accentuated through height, stature, elaboration and detailing. Special consideration to signage on such buildings that are iconic in status or form focal points at the end specific axial vistas.

15.5.4 Corners are to be celebrated through sidewalk activation and hard and soft landscaping.

15.5.5 Generally, all corners are to be recessed at the ground and first floor levels to allow for ease of movement as well as to activate the corners for retail and entertainment uses.

15.5.6 Corners should protect against solar radiation and provide an opportunity to reflect and highlight energy conservation consciousness, appropriate to the buildings use.

15.5.7 Elements such as horizontal overhangs, vertical fins, shading screens, are but a few elements that must form an integral part of the overall design of not only the corners, but of the entire building.

15.5.8 All materials used in screening and shading devises should comply with tested specifications

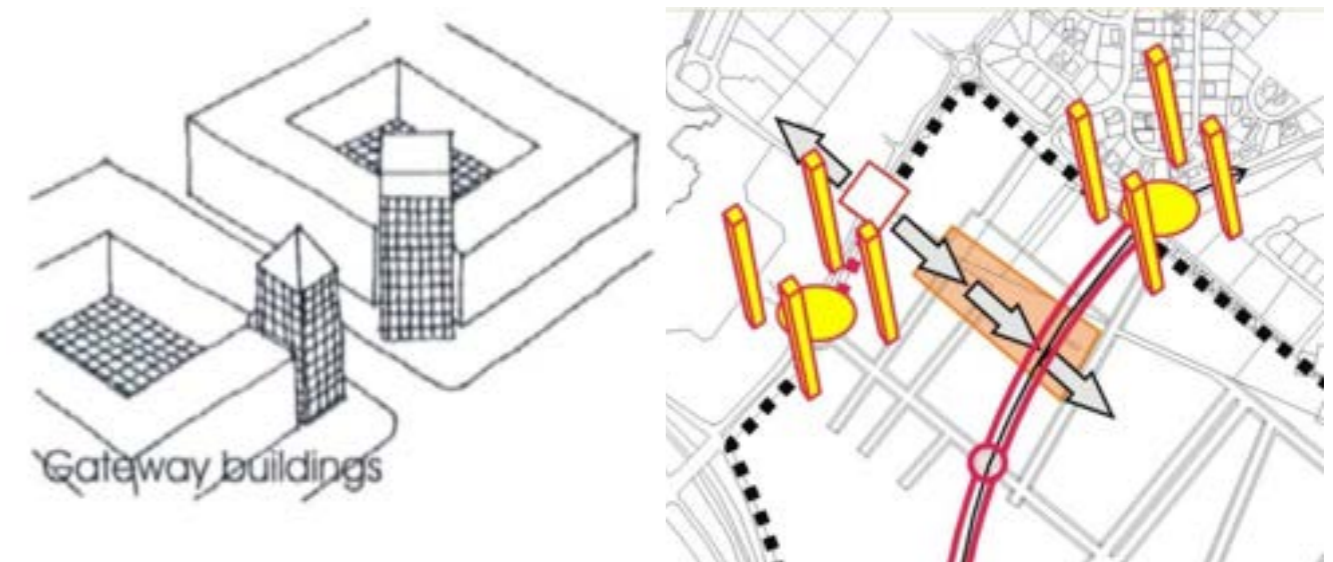


Figure 15:5 Corner Treatment Design Principles & Examples



**15.6 ROOFING**

15.6.1 In promoting an urban scale and ethic of architecture, the height of the façade itself is to be accentuated. Where possible, the top of the public façade where it meets with the roof element is to generally be expressed as disengaged, for example, through a band of clerestory lighting. The junction between elevation and roof is to be clear with the roof element protruding over the facade. The façade element is not to continue up past the roof junction point.

15.6.2 Generally distinct roof forms such as high or steeply pitched roofs as well as mansard and dormer roofs will be discouraged as well as any roof structure that does not take cognizance of the views of surrounding sites.

15.6.3 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. Untreated flat roofs, either behind a parapet or not, as well as mansard type roofs are discouraged. Flat roofs are strongly encouraged. These flat roof spaces are to be treated with pebble, timber decks or planting or other approved materials.

15.6.4 The roof should be considered as an integral aesthetic component of the building. The architect must demonstrate to the committee, the intentions as to how the building meets the sky, its relationship to the skyline and those of adjacent developments when viewed from various perspectives.

15.6.5. It is encouraged that the roof element be accentuated. 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°.

15.6.6 Apart from the obvious function of a roof element, there are opportunities to use the roof element to assist with passive climate control and cooling. The overlapping of floating roof elements as shading devices, wind scoops and aesthetic elements is encouraged. Simultaneously 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.

15.6.7 Gutters are generally to be confined to the inner cores of the perimeter blocks, away from public streets.



**Figure 15:6 Roofing Design Principles & Examples**

PRECINCT ONE: Roofing Materials and Colours

	Materials											Colours										
	Concrete Slab with Crusher Stone	Concrete Slab with Pebbles	Concrete Slab with Paving	Concrete Slab with Tile	Concrete Slab with Timber	Concrete Slab with Planting	Aluminium Profiled Sheeting	Pre-Coated Profiled Sheeting	Clay Roof Tiles	Concrete Roof Tiles	Slate Shingles	Fibre Cement Shingles	Wood Shingles	White	Light Grey	Dove Grey	Charcoal	Black	Deep Forrest Green	Earthy Red	Clay Red	Terracotta
<b>Roofs</b>																						
Flat Slabs																						
Low Pitch Sheeting																						
Sharply Pitched Sheeting																						
Shingle																						
Tiled																						

**Table 15(3) Precinct One Roofing Materials and Colours**



## 16.0 SIGNAGE, LIGHTING AND GRAPHICS

16.1.1 The onus is on the architect to demonstrate to the committee how any and all signage placed on any building façade will form an integral part of the building's architecture. In addition, the building owner and architect will be expected to put forward to the committee a 'signage code' relevant to such building which designates a zone or zones where signage is allowed and the restrictions placed on tenants with regards to such signage. This code is to form part of any standard tenant lease agreement and is to be the sole basis of any signage on the building's exterior

16.1.2 No sign shall be displayed on any exterior façade of a building without first obtaining the approval of the committee. Similarly, the naming of buildings themselves will be to the discretion of the committee.

16.1.3 The signage of each of multiple tenants occupying a building may be displayed on the façade of the building within an approved zone from the sidewalk level to which the building relates. While this signage may include reference to a corporation, enterprise or organisation, it is not the intention to advertise product on the façade in this zone.

16.1.4 All advertising of product is to be within the leased area of the shop, restaurant, office or commercial undertaking. All signage in this respect is to be undertaken by professional designers and sign manufacturers and in terms of a code prepared by the developer, approved by the committee and included in the standard tenant lease agreement.

16.1.5 No sign is to be displayed at a point above the line where the dominant façade of a building meets the transition with the building's roof element or, in the case of a parapet façade, beyond the height of the parapet itself. Generally, it is encouraged that all signage zones are restricted to the ground and first floor levels of each building in Precinct One.

16.1.6 Neither characters nor items of a sign may exceed 750mm in height and the sign as a whole shall not exceed 6m in length, provided that the committee may, in the individual circumstances of a development decide that such size may be inappropriate and reduce or increase such sizing parameters.

16.1.7 No sign on any façade of a building save with the consent of the committee in cases of individual design merit, may be affixed to a board and then attached to the Building. All elements of such a sign are to be affixed by means of concealed fixings and disengaged from the plane of the façade itself. Such signs are to be manufactured of high quality, durable and colour fast, preferably of natural or

coated aluminium, brass, copper or stainless steel. Plastic or Perspex signs and signs painted directly onto the façade will not be allowed

16.1.8 The lighting of signs should be backlit or lit from a remote, hidden source unless such lighting is designed as an integral part of the sign and, hence, of the building's facade. Signs manufactured of opaque, translucent material and lit from within are discouraged as is the use of neon lighting. Moving, flicking or flashing signage, whether in terms of articulated elements of the sign or in terms of lighting, is expressly prohibited

16.1.9 Each building is to have its street address displayed prominently at the main street entrance of the building. Such signage is to be in keeping with the character of the building and should be consistent with a signage "language" developed for the building as a whole in terms of typography, scale, material, fixing and lighting

16.1.10 Flood or accent lighting of building facades or elements of the building is encouraged provided that it is within good taste, understated, and forms an integral part of the building and Precinct One as a whole. Such lighting will be to the discretion of the committee and is to be of neutral colouring, with exceptions made by the committee with regards to iconic elements. Such lighting is to be placed in such a manner as not to spill excess light into the sky nor create any glare onto the adjoining street or development. All such lighting is to be from a remote, hidden source or from light fittings designed as an integral part of the building's architecture.

16.1.11 Teardrop freestanding banners, free standing temporary signboards, banners, rotating (whirligig) signs, sandwich boards, bunting, sails, posters, balloons, blimps or other inflatable devices are all prohibited, unless temporary permission has been given by the committee for purposes such as promotions and exhibitions. The erection of flags is prohibited unless specifically approved by the committee. In the event of such approval, the flags shall at all times be maintained in compliance with the conditions of approval and the rules of the Association and in a condition that in the opinion of the Precinct body is acceptable.

16.1.12 Specific design consideration and screening of light-sources is to be given to lighting in structured parking areas, whether in casements, semi-basements or parkades. High levels of light are required for safety purposes, but the glare of these lights must be suitably screened from the habitable areas whether on site, adjacent to or across a road or space from the subject parking area. Such lighting is also to be suitably screened from all adjacent road, be these public or private.



## 16.0 SIGNAGE, LIGHTING AND GRAPHICS

### Additions

#### 16.1.13 Addition to codes (revision 14 October 2013)

- Buildings of up to 2000m<sup>2</sup> of bulk a maximum of 1 sign per elevation is allowed
- From 2001 to 8000m<sup>2</sup> of bulk a maximum of 2 signs per elevation
- Over 8001m<sup>2</sup> and above of bulk a maximum of 4 signs per elevation

16.1.14 Should the sign envisaged not suit the proportions and provision noted on point 16.6 above, the guide will be followed that the overall area of the entire sign shall not exceed **4.5 m<sup>2</sup>**.

16.1.15 Free standing pylon signs will not be permitted. Multiple tenant signs to be displayed at building and parking entrances following the design code devised for the entire building and conditions noted on point 16.6. Only in the case of car dealership may be consider since most of these enterprises have a free-standing advertising pylon as a standard element, the code has been amended to permit these expressly for motor dealerships, providing that such pylon does not exceed 6m in height and is placed so as not to present a visual obstruction for traffic, impede pedestrian movement or necessitate the removal of significant landscaping or trees

16.1.16 The naming of buildings themselves (which may well include the name of a corporation, enterprise or organisation), rather than the naming of any corporation, organisation, company or product alone, is encouraged. Naming rights to any single building is to be exclusive to one tenant or occupier alone and any application to the Committee for approval of a sign in respect of naming a building must be accompanied by the written granting of such naming rights by the building's owner.

16.1.17 Neon signage and moving signs are strictly forbidden.

16.1.18 Specific design consideration and screening of light-sources is to be given to lighting in structured parking areas, whether in casements, semi-basements or parkades. High levels of light are required for safety purposes, but the glare of these lights must be suitable screened from the habitable areas whether on site, adjacent to or across a road or space from the subject parking area. Such lighting is also to be suitably screened from all adjacent road, be these public or private.

#### 16.1.19 Hotels and Managed apartments

Hotels branded signs to be accommodated as far as possible within the controls on signage imposed by the development Manual. It is recognise that hotels are often identified feature buildings in the urban landscape and act as landmarks and they are therefore highlighted for signage for a building as a whole, both at an upper, elevated level or on prominent facades in order to guide visitors. Way-finding signs are important components of this type of development, therefore they must be carefully integrated into the design codes devised for the entire development and be displayed discreetly and effectively to the approval of the committee.

Secondary signage layer if required to be integrated with the design codes and their location and design parameters clearly indicated for approval of the committee.

#### 16.1.20 Mixed use buildings

Signage or systems of signage to be of consistent design and materials, reinforcing the identity and architectural language of the building presenting a discrete and well integrated design to last the life of the building. A collective naming system for the various tenants can be included within the entity, integrated within the façade of the building at the vehicular and pedestrian entrances to the approval of the committee.

#### 16.1.21 Wayfinding Signage

To be considered at precinct level displaying a common and consistent language through out.



## 16.0 SIGNAGE, LIGHTING AND GRAPHICS

### 16.1.22 Service entrances

Delivery entrances, height limits, restriction and disclaimers that are required to be displayed at building and parking entrances must be placed in a discrete manner so as not to compromise the aesthetic quality of the building facade, position and sizing to be approved by the committee.

### 16.1.23 Security systems

Signs relating to security services contracted on a particular site are to be limited in their numbers and displayed discreetly.

### 16.1.24 Design criteria for assessment and approvals of signage codes :

The following aspects will be taken into consideration in assessing the proposed signage codes designed for specific buildings or group of buildings :

- Design merit
- Legibility
- Proportions in relation to dominant façades where the sign/s are located
- Balanced
- Timelessness
- Integration to the general architectural language

### 16.1.25 Compliance with local authority regulation

All signs to comply with the local authority regulations and be submitted for approval prior their placement.

### 16.1.26 Mechanical Plants

All mechanical plant, masts, and antennae are to be designed and placed as an integral part of the overall development of a site and no such plant or services are to be surface mounted on the outside façades of a building other than as a conscious expression of the building's architecture.

### 16.27 Shop Front Signage

The onus is on the architect to prepare a comprehensive signage policy for the building including: shop fronts, directional and wayfinding signage to be used though out the life of the building , which responds to the architectural aesthetics and “language” of the development including fixing methods, lighting and materiality for the approval of the committee. Colour and materiality to be consistent with the building treatment , logos and branding to be restricted to defined zones designed to accommodate a consistent signage code for the entire building /s.

The following consideration must be taken into account:

### 16. 28 Product advertising

16.1.28.1 Product advertising must be within the glass-line of the shopfront and may only be affixed to the glass-face itself as an integral system, whether self-adhesive (as in the case of vinyl) or framed (such as systems designed to adhere to the glass yet permit changing of the advertising material

16.1.28.2 Product may be incorporated into the overall signage of a shop/showroom/enterprise provided that it is: an integral and secondary aspect of the overall signage (constituting not more than 20% of the overall sign's area);

- not more than two such product advertisers may be displayed with the overall sign;
- product logos may only be incorporated once in the overall sign and used either as a subtle super graphic background to the sign or distinctly smaller than the main enterprise included in the sign
- a product may be displayed on canopies, awnings and umbrellas provided that: such signage does not constitute more than 15% of the overall area of such canopy, awning or umbrella; or
- the area of such sign does not exceed 0.2m<sup>2</sup> (e.g. 300mm X 650mm or 850mm X 200mm).

16.1.28.3 Decals or logos advertising product may not be used in a repeated format provided that:

- Such signs may be repeated if less than 0.05m<sup>2</sup> in area (say 200mm x 200mm)
- repetition does not exceed 5 in number

16.1.28.4 Slogans, phone numbers and/or associated principals/agencies relating to the enterprise with which the shop/showroom is associated may be incorporated into the overall sign of such enterprise provided that

- it is integral to the overall sign;
- it is secondary and subservient to the overall enterprise content of the sign;
- not more than one such slogan may be incorporated;
- not more than one phone number may be incorporated;
- not more than two associated agencies may be noted in the incorporated sign;
- each element of such additional incorporated information may not exceed 0.25m<sup>2</sup>



## 16.0 SIGNAGE, LIGHTING AND GRAPHICS

16.1.29 All lighting on the exterior of a building or within the surrounds of a development on a site is preferable to be of a white light type. Where not of a white light type, colours are to be restrained, context-appropriate and approved by the Design Review Committee

16.1.30 All advertising, signs and notices on any other material, and affixed to the inside of the glass in any manner other than the integrated manner noted above, is expressly forbidden

16.1.31 The ratio of clear glass shopfront to opaque or semi-opaque signage or screening shall not be less than 50:50

16.1.32 No advertising material of product or products, measured singly or collectively, may account for more than 30% of the area of the overall shopfront of the shop.

16.1.33 Where not impeding pedestrian or vehicular circulation and movement, or interfering with safe sight-lines for traffic and pedestrians, or impeding views to and from adjoining properties (whether side-by-side or vertically adjoining), or interfering with view lines into and out from the subject shop itself, purpose designed and approved advertising signage boards may be displayed, providing that:

- The position adopted is constituted as an approved concession area
- Such signage devices may be permanently mounted or removable and shall, at all times, be maintained in what constitutes, in the Committee's view, a good condition no movable devices may be left out within a concession area beyond trading times observed by the subject shop/enterprise.

16.1.34 Signs relating to security services contracted on a particular site are to be limited in their numbers and displayed discreetly.

16.1.35 All mechanical plant, masts, and antennae are to be designed and placed as an integral part of the overall development of a site and no such plant or services are to be surface mounted on the outside façades of a building other than as a conscious expression of the building's architecture

16.1.36 All lighting on the exterior of a building or within the surrounds of a development on a site is preferable to be of a white light type. Where not of a white light type, colours are to be restrained, context-appropriate and approved by the Design Review Committee



## 17.0 PRECINCT LANDSCAPING GUIDELINES

### 17.1 THE LANDSCAPING APPROACH

17.1.1 A comprehensive Guide line Landscape Master Plan has been prepared for Precinct One and planting recommended for specific streets in the Planting Strategy and Palette June 2007(Figures 17:1-4). All developments within Precinct One are to comply with the Landscape master Plan. The aim is to integrate the natural features of the site and enhance them through the built form and associated architecture. While Precinct One is primarily an urbane setting, the aim is to establish a high level green, sustainable and ecological dimension that expresses the whole eco-urbanism approach. This is to enhance the human, pedestrian and natural qualities and comforts afforded by extensive planting and high quality landscaping.

17.1.2 In light of these aim, the building’s architect shall submit for the approval of the Design Review Committee, plans indicating the landscaping intentions for the site in terms of planted area and form as well as associated structural, waterproofing and other details. The committee shall have the right to insist on the appointment of a landscape architect to take the Architect’s design intentions to completion or may permit the completion of a “design and install” brief by a recognised and experienced landscaping contractor.

17.1.3 As far as possible, with 90% being applied as a guide, all planting is to be indigenous. Landscaping plans are to list and motivate plant types proposed for use and are subject to approval by the committee in terms of the landscaping master plan. Planting palettes are available through the committee listing plants considered appropriate for use in the mixed-use zone, as well as specifics of their application. While not mandatory, these palettes should be used as a guide and indication of the landscaping intentions for the mixed-use zone. Planting shall also be properly irrigated and designed with conscious attention to routine maintenance.

17.1.4 Save with the committee’s consent in cases of individual design merit, a minimum of 20% of the site’s area is to be landscaped and planted in terms of a professionally prepared landscaping plan detailing all earthworks, paving, water features, planters and planting together with the associated irrigation arrangements, structural details to accommodate the landscaping and maintenance specification. The 20% is to be regarded as both hard and soft landscaping areas. Both the plan and the actual completed installation shall be subject to the specific approval of the committee.

17.1.5 Where, in the opinion of the committee a site is inadequately landscaped or

#### Planting Considered for Precinct 1

Some images were taken from the SANBI and Botanical Institute Webpage



Cussonia sphaerocephala (Coastal Cussonia)

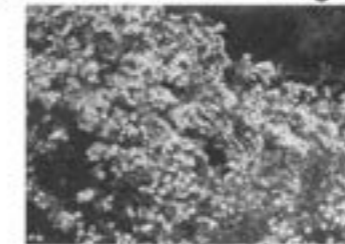


Colodendrum c. (Cape Chestnut)



Euclea n. (Natal Guarri)

#### Street Trees Road 1 – Ridgeside Drive



Jasminum multipartitum



Strelitzia sp



Gardenia thunbergia

#### Shrubs Road 1 – Ridgeside Drive

RIDGESIDE  
Landscape Design  
June 2007

Plant Palette  
Newtown Landscape Architects  
100-102 Coleraine Place, Newtown, Johannesburg  
011 462 1111



Ptaeroxylon obliquum (Sneezeewood/D)



Aloe barberiae (Tree Aloe)

#### Street Tree Road 17 – Coleraine Place



Erythrina humeana



Carissa/ Strelitzia reginae

#### Shrubs Road 17 – Coleraine Place

RIDGESIDE  
Landscape Design  
June 2007

Plant Palette  
Newtown Landscape Architects  
100-102 Coleraine Place, Newtown, Johannesburg  
011 462 1111

Figure 17:1 Precinct One Planting - Ridgeside Drive & Coleraine Palce



of the Primary Developer, such sites are to be planted and maintained without any other interim use of the site being permitted other than for purposes permitted in terms of the site's zoning or for properly constructed and landscaped parking purposes.

**17.2 LANDSCAPING RELATED TO PARKING FACILITIES**

17.2.1 As the sites in Precinct One are being developed principally with underground parking structures, such structure may not project more than 1.2m above natural ground level at any given point and not less than 15% of the site area is to constitute soft landscaping with the balance of the site being properly constituted hard landscaping. All landscaping and maintenance is to be in terms of an approved landscaping plan in terms of which attention is to be paid to perimeter tree planting of stature and planting at the structure's perimeter to screen the edge of the structure and any ventilation slots or mechanical plant associated with the structure.

**17.3 LANDSCAPING IN RELATION TO SAFETY AND SURVEILLANCE**

17.3.1 The landscaping and planting on the site must both achieve and enhance the security arrangements of the site as well as the general safety, surveillance and defensibility of the public environment and that of neighbouring sites.

17.3.2 In this regard attention should be paid to planting not becoming a screen or creating dark areas that facilitate lurking or which unduly restrict natural surveillance of the areas surrounding a building (particularly the street) either by occupants of the building or by those passing by the building or lot.

**17.4 LANDSCAPING IN RESPECT OF PROMINENT AND CORNER SITES**

17.4.1 The landscaping for prominent areas should be sculptural and feature plants. The use of structural plants such as Aloe Rupestris; Aloe Barberaie; Strelitzia Juncea is proposed. On Ridgeside Drive island for example the use of Cussonia Sphaerocephala as an iconic tree in combination with plants like Strelitzia Juncea and Carrissa Bispinosa (the latter in clipped boxes), will emphasize the importance of this road and help create the unique atmosphere that is envisaged for the development. Similarly, other prominent areas such as entrances should be marked by plants with structural and feature qualities.

17.4.2 Corner sites are visually important as vehicles and pedestrians will linger here more. It is very important that no plants be used that will obstruct views and

Planting Considered for Precinct 1

Some images were taken from the SANBI and Botanical Institute Webpage



Olea woodiana (Forest Olive)

Street Tree Road 22 – Piazza Place



Dombeya filicea



Makaya bella



Shrubs Road 22 – Piazza Place

RIDGESIDE  
Landscape Design

Plant Palette  
Newtown Landscape Architects

Planting Considered for Precinct 1

Some images were taken from the SANBI and Botanical Institute Webpage



Raphia Australis (Kosi Palm)

Street Tree Road 11 – Verdun Ave



Strelitzia nicolai



Plectranthus sp

Shrubs Road 11 – Verdun Ave

RIDGESIDE  
Landscape Design

Plant Palette  
Newtown Landscape Architects

Figure 17:2 Precinct One Planting - Piazza Place & Verdun Avenue



cause traffic flow problems. Low growing plants (no more than 1m high) are suggested for these areas, although feature plants like stemmed Aloes or Draceana sp. could be allowed. Trees must be placed so as not to obscure views and pruned where required. No planting, other than ground covers, will be allowed in the zone between the sidewalk kerbs and the corner site splays.

17.4.3 The verge planting for Precinct 1 includes the following species: Carissa Green Carpet, Ruttya Obovata, Plectranthus sp, Asparagus sp., Anthericum sp. and Plumbago sp for steep slopes and embankments; Strelitzia Juncea, Dietes sp, Hemerocallis sp, Crocosmia sp and Sansevieria sp. as lower growing feature planting; Makaya Bella and Jasminum Multipartitum where lush creeping shrubs are required for ecological reasons. The plants should help strengthen the legibility of the street and create a uniform language for the area. Views should not be obstructed as this can lead to insecure areas, therefore plants should be low growing, single stemmed or pruned where required.

17.4.4 The planting of the cores should be in harmony with planting used on the streetscape. In parking areas trees will be required to provide shade, while groundcovers can assist to soften large paved areas and help to achieve a good microclimate. Feature and structural plants can be utilized to mark entrance areas while screening plants and shrubs can be used to screen yards and service areas. Planting should not obstruct views that will make internal traffic circulation difficult or create insecure areas.

Planting Considered for Precinct 1

Some images were taken from the SANBI and Botanical Institute Webpage.



Vepris lanceolata (White Ironwood)



Aloe barberiae (Tree Aloe)

Street Trees Road 21 - Timshell Drive



Strelitzia reginae



Eragrostis



Asparagus densiflorus

Shrubs Road 21 - Timshell Drive



Chaetachme aristata (Thorny Elm)



Street Trees Umhlanga Rocks Drive



Aloe cooperi



Asparagus springerli



Anthericum saundersii

Shrubs Umhlanga Rocks Drive

RIDGESIDE  
Landscape Design  
June 2007

Plant Palette  
Newtown Landscape Architects  
100-102 NEWTON ROAD, NEWTON, JOHANNESBURG  
011 551 1111  
www.newtownlandscape.com

Figure 17:3 Precinct One Planting -Timshell Drive & Umhlanga Rocks Drive



Planting Considered for Precinct 1

Some images were taken from the SANBI and Botanical Institute Webpage.



Albizia a. (Flat Crown) Croton s. (Forest Feverberry) Ficus sur (Broom Cluster fig)

Green T Riverine Park - Trees



Cussonia z. (Zulu Cabbage Tree) Ekebergia c. (Cape Ash) Harpephyllum c. (Wild Plum) Rauvolfia c. (Guinine)

Green T Riverine Park - Trees



Dracaena a. Bauhinia f. Kraussia f. Clausenia anisata



Zantedeschia Crocosmia Scutia m. Psychotria c.

Green T Riverine Park - Shrubs and groundcovers

Figure 17:4 Precinct One Planting - Green T Riverine Park



Vepris l. (White Ironwood) Heteropyxis natalensis (Lavender Tree) Aloe barberiae (Tree Aloe)

Trees The Steps



Sansevieria hiacinthoides Crocosmia aurea

Shrubs The Steps

RIDGESIDE  
Landscape Design  
June 2007

**Plant Palette**  
Newtown Landscape Architects  
URBAN DESIGN LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING  
307 Government Ave., JBH North Tel: 011 4620607 Fax: 011 4629284  
www.newta.co.za newta@newta.co.za

Figure 17.5 Precinct One Planting - The Steps





Figure 17:5 Precinct 1 Landscaping Master Plan – to be amended from time to time by the appointed landscape architect..



### 18.0 EXTERNAL HORIZONTAL SURFACE TREATMENT

18.1.1 External horizontal surface treatment materials are to be high-quality, enduring and have low maintenance requirements (Figure 18:1). External horizontal surfaces are to be used to compliment the building and to achieve the close integration of the natural landform and landscaping sought.

18.1.2 The treatment of the external horizontal surfaces adjacent to buildings (private and semi-private areas) should link seamlessly with the treatment of the public spaces but should still suggest a change from a public to a semi-public or private realm.

18.1.3 All semi public areas (areas adjacent to buildings; or where the street level /ground floor of buildings interface with the public realm) are to be paved or cobbled using earth colour tones of the mushroom, ochre and terracotta range (Table 18(1)). Other high quality, 'feature' materials such as stone, glass, ceramics and timber, may be considered but these will be subject to the discretion of the committee. (See urban fabric palette and detailed landscaping drawings).

18.1.4 In this regard the needs of the physically impaired must be taken into consideration, as well as the physical condition of the materials during varying weather conditions. This is to avoid the establishment of unusable and slippery surfaces, which could impair pedestrian and place the pedestrian in danger of potential injury.



PRECINCT ONE: Paving Materials and Colours

	Clay Pavers	Terracotta Pavers	Natural Stone	Simulated Stone	Concrete Pavers	Concrete Flagstones	Concrete Grass Blocks	Tarmac	Burgundy	Earthy Red	Clay Red	Light Grey	Charcoal	Slate	Terracotta	Blacktop
<b>Horizontal Surfaces</b>																
Driveways																
Sidewalks																
Paths																
Basements																

Table 18(1) Paving Materials and Colours

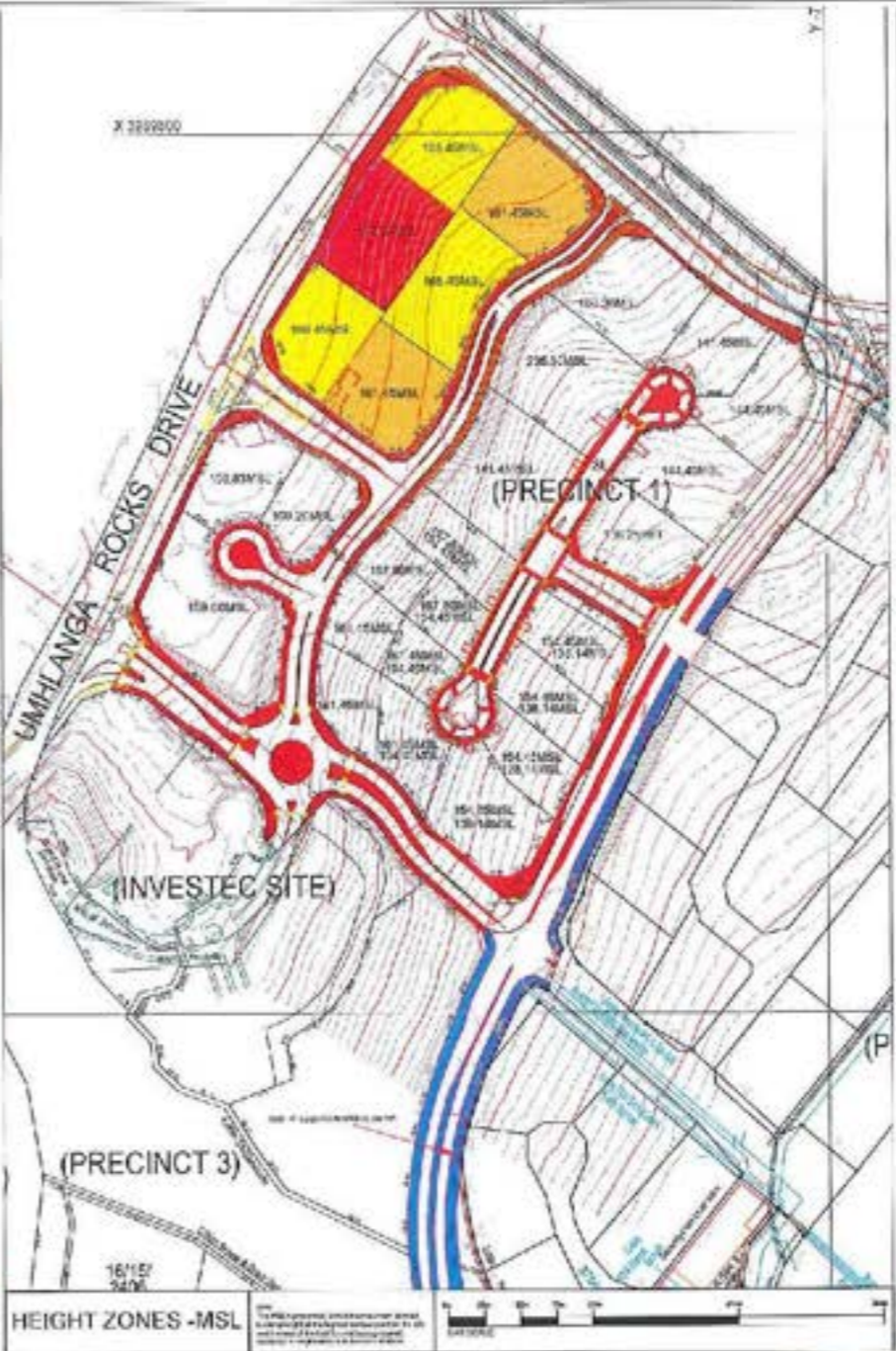
Figure 18:1 External Horizontal Surface Treatment





**GENERAL CONDITIONS**

- The area within the Precinct Plan shall be used for retail, offices, residential, hotel, recreational, parking, and services and uses and activities as shown on the Precinct Plan.
- Use - Precinct 1 shall be used as a mixed-use precinct and parking structure.
- PROVIDE a parking provision of 1:1 for all buildings. Provide parking for all uses, and include 1:1 for office, 1:1 for hotel, and 1:1 for residential. Provide parking for all uses, and include 1:1 for office, 1:1 for hotel, and 1:1 for residential. Provide parking for all uses, and include 1:1 for office, 1:1 for hotel, and 1:1 for residential.
- Development shall be in accordance with the Site Development Plan submitted to the Design Review Panel and approved. It shall be subject to the approval of the Design Review Panel and Local Authority.
- The Site Development Plan shall include the following for a minimum site submission to the Local Authority and Design Review Panel:
  - Statement of intent (purpose) for the proposed development as a mixed-use precinct and parking structure.
  - Plans of all proposed buildings, including all levels.
  - The above height of each building and all other buildings and structures.
  - Accommodation for all uses on the site.
  - Parking provision for all uses.
  - Roads, open spaces, art and other infrastructure including pedestrian and pedestrian crossings.
  - Building line details.
  - Services.
  - Loading areas.
  - Access to buildings.
  - Appropriate site services and structural details.
  - Material to be used.
  - Treatment of external drainage structures such as landscaping, retaining, etc.
  - Proposed site for the property including services on the site and all other services.
  - Check site for a scale of 1:1000 required by the Design Review Panel or the Local Authority.
  - Height of all buildings required by the Design Review Panel or the Local Authority.
  - Landscaping details and plans.
- All parking to be provided on-site with the right between houses and service areas to be provided to the Council of the City of Johannesburg and Local Authority.
- An area of 20% of the site to be landscaped with a mix of trees and shrubs.
- Appearance in the Precinct Plan for all buildings to be in height, FAR, etc. of the site, to be done by Council of the City of Johannesburg and Local Authority.
- Every use to be submitted with a detailed plan for the use to be submitted to the Precinct Plan.



**PRECINCT CONTROLS:**

LAND USE: MIXED USE 1 (RETAIL, OFFICES, RESIDENTIAL, HOTEL)

BULK DISTRIBUTION:

TOTAL MAXIMUM "RETAIL AND OFFICE" BULK:	150,000 m <sup>2</sup>
RETAIL:	5,000 - 20,000 m <sup>2</sup>
OFFICES:	40,000 - 130,000 m <sup>2</sup>
HOTEL:	30,000 - 50,000 m <sup>2</sup> (100 - 150 rooms)
RESIDENTIAL:	200 - 927 units

- Notes:
- Residential unit numbers / Total rooms could be increased, but would require an associated appropriate reduction in commercial bulk.
  - Hotel rooms can be converted to residential at a ratio of 2 rooms to 1 unit.
  - Residential units can be converted to hotel rooms at a ratio of 1 unit to 2 rooms.

**PARKING PROVISION - PER 100sqm GLA (bulk floor area)**

OFFICES	4.0 bays
RETAIL	6.0 bays
ENTERTAINMENT	6.0 bays
RESIDENTIAL	1.5 bays per unit
HOTEL	1.0 bay per room

ND Parking provision may be relaxed with the approval of The Head, Development Planning and management.

**COVERAGE**

MAXIMUM COVERAGE:	80%
BASEMENT:	100%

**SITES F.A.Rs**

MINIMUM:	0.8
MAXIMUM:	6.5

**LANDSCAPING**

MINIMUM:	20%
----------	-----

Landscaping to be as per codes set out in the Ridgside UDF as well as the Precinct 1 design guidelines. Plant species to be chosen as per the approved palette of trees and shrubs. The above minimum prescribed 20% of site to be landscaped includes hard and soft landscaping. Each site to submit a landscape plan to the design review committee for approval to ensure compliance.

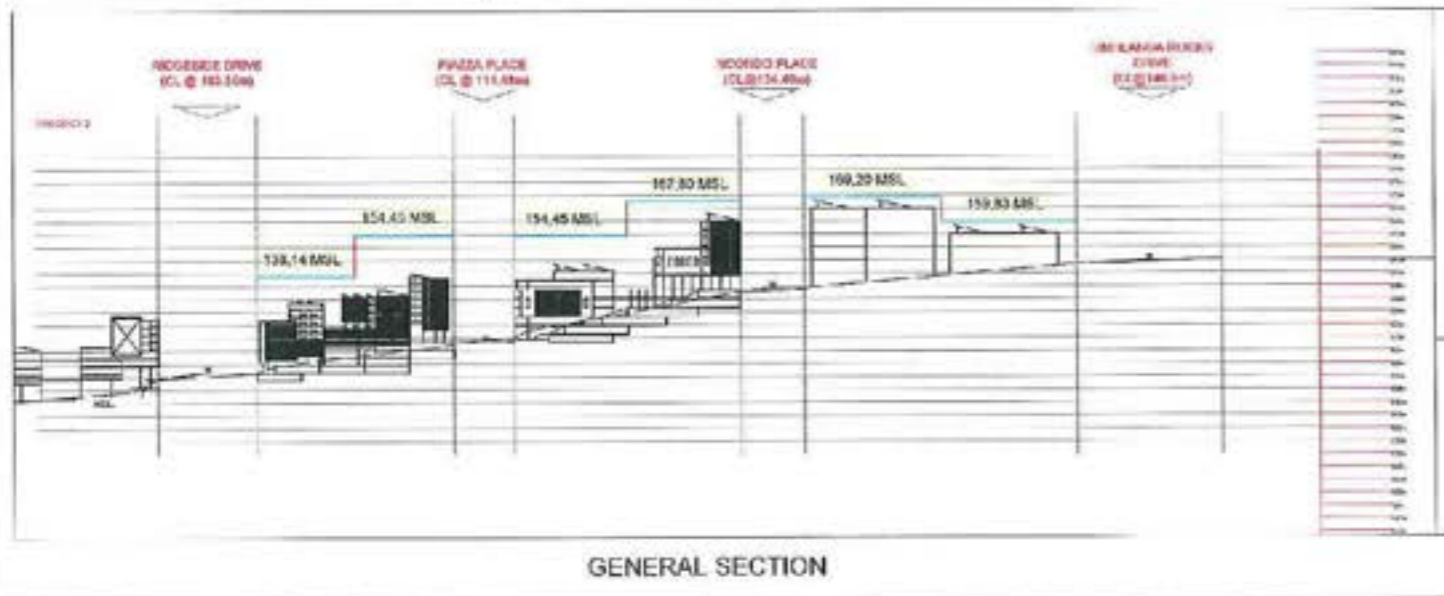
**ETHEKWINI MUNICIPALITY**  
LAND USE MANAGEMENT - NORTH REGIONAL OFFICE

**GRANTED**

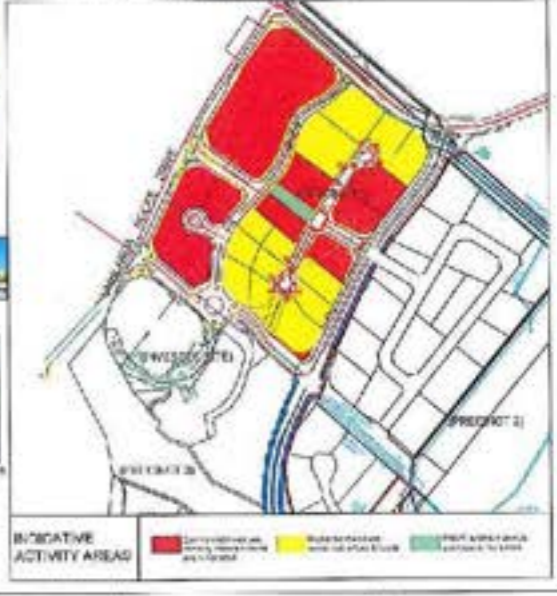
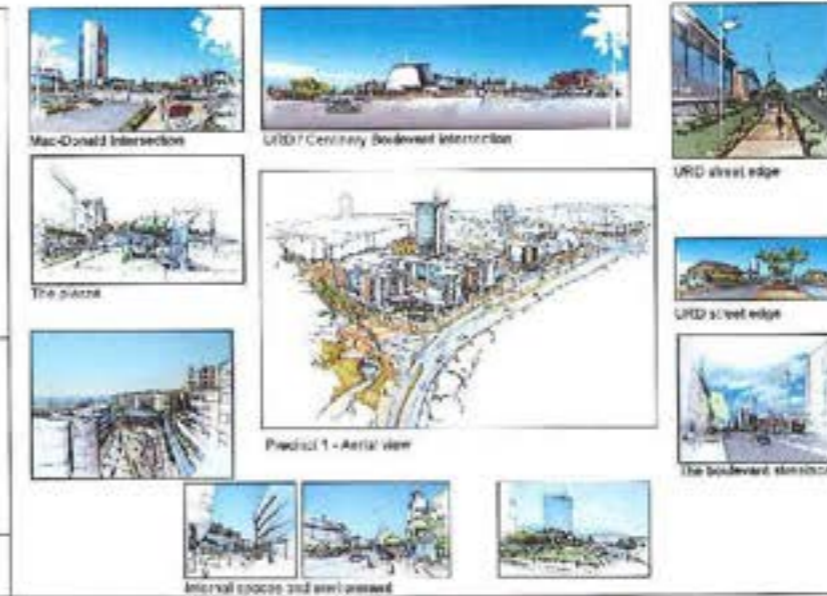
NAME: D. Paoyachae

SIGNATURE: [Signature]

DATE: 9/10/19



**GENERAL SECTION**



**INDICATIVE ACTIVITY AREAS**

			<b>PRECINCT PLAN PRECINCT 1: RIDGESIDE</b>	<table border="1"> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>2</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>3</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>4</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>5</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>6</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>7</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>8</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>9</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> <tr> <td>10</td> <td>2019/04/26</td> <td>ISSUED FOR APPROVAL</td> </tr> </table>	REVISION	DATE	DESCRIPTION	1	2019/04/26	ISSUED FOR APPROVAL	2	2019/04/26	ISSUED FOR APPROVAL	3	2019/04/26	ISSUED FOR APPROVAL	4	2019/04/26	ISSUED FOR APPROVAL	5	2019/04/26	ISSUED FOR APPROVAL	6	2019/04/26	ISSUED FOR APPROVAL	7	2019/04/26	ISSUED FOR APPROVAL	8	2019/04/26	ISSUED FOR APPROVAL	9	2019/04/26	ISSUED FOR APPROVAL	10	2019/04/26	ISSUED FOR APPROVAL	<p>ISSUED:</p> <p>26 April 2019</p>	<p>COPIES FORWARDED:</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>TO</td> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>ASSA</td> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>TONGAAT HUILETT DEVELOPMENTS</td> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>ETHEKWINI MUNICIPALITY</td> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>ETHEKWINI MUNICIPALITY</td> </tr> <tr> <td>1</td> <td>2019/04/26</td> <td>ETHEKWINI MUNICIPALITY</td> </tr> </table>	NO.	DATE	TO	1	2019/04/26	ASSA	1	2019/04/26	TONGAAT HUILETT DEVELOPMENTS	1	2019/04/26	ETHEKWINI MUNICIPALITY	1	2019/04/26	ETHEKWINI MUNICIPALITY	1	2019/04/26	ETHEKWINI MUNICIPALITY
REVISION	DATE	DESCRIPTION																																																							
1	2019/04/26	ISSUED FOR APPROVAL																																																							
2	2019/04/26	ISSUED FOR APPROVAL																																																							
3	2019/04/26	ISSUED FOR APPROVAL																																																							
4	2019/04/26	ISSUED FOR APPROVAL																																																							
5	2019/04/26	ISSUED FOR APPROVAL																																																							
6	2019/04/26	ISSUED FOR APPROVAL																																																							
7	2019/04/26	ISSUED FOR APPROVAL																																																							
8	2019/04/26	ISSUED FOR APPROVAL																																																							
9	2019/04/26	ISSUED FOR APPROVAL																																																							
10	2019/04/26	ISSUED FOR APPROVAL																																																							
NO.	DATE	TO																																																							
1	2019/04/26	ASSA																																																							
1	2019/04/26	TONGAAT HUILETT DEVELOPMENTS																																																							
1	2019/04/26	ETHEKWINI MUNICIPALITY																																																							
1	2019/04/26	ETHEKWINI MUNICIPALITY																																																							
1	2019/04/26	ETHEKWINI MUNICIPALITY																																																							



## Disclaimer

Tongaat Hulett Developments (Pty) Limited (THD) will be in good faith, supplying with drawings and other technical and conceptual information (The Drawings) about its Ridgeside Development for the purpose of conceptual planning only. Any other use of the drawings without the prior written consent of THD is strictly prohibited and constitute an unlawful infringement of the intellectual property rights of THD. Use of The Drawings is done entirely at your own risk and THD makes no warranties of any kind, whether implied or expressed.

You hereby indemnify THD and agents and keep it indemnified against any loss or damage suffered or liability incurred, by any act or omission (including but not limited to failure to verify the accuracy of The Drawings) on your part or that of any family members, agent or representative acting on your behalf in connection with The Drawings.

## General

The erven shall be used for mixed land use and parking provision, subjected to the following conditions:

1. This document should be read in conjunction with Ridgeside Development Manuals Volume 0 and
2. The development of the site shall be in accordance with the development guidelines of the management association.
3. The Height shall be as shown on the drawings, with roof and parking structures included
4. Land uses permitted are retail, offices, residential, hotel, recreation and any other activities/use that are not in conflict with the scheme and approved by the design review panel and management association.



# Revision table

REVISION NUMBER	Date	Description	Status	Approved by
Revision 1	March 2019	General precinct layout	Draft for Approval	
		Reference images updated		
		Signage Policy expanded		
		Updated Landscaping features		