

RIDGESIDE DEVELOPMENT MANUAL

Volume 3 - Precinct Three Specific Guidelines



OCTOBER 2007

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1.0 INTRODUCTION

1.1 THE PURPOSE OF THE PRECINCT MANUAL

1.1.1 Ridgeside Office Park (precinct three) is a component of the Ridgeside Development (formerly called Umhlanga Triangle). The primary developer of Ridgeside is Tongaat Hulett Developments

1.1.2 This *Ridgeside Office Park Development Manual* is to be read in conjunction with the **precinct plan, individual site development controls** and the *Ridgeside Development Manual Volume 0: General Guidelines & Requirements*. These documents set out the design directives, requirements, intentions and guidelines in terms of which the individual sites in precinct three are to be developed.

1.1.3 In addition to the manuals, and working within the framework provided by them, a Design and Aesthetics Review Committee (the Committee) will scrutinise developments intended for individual sites within precinct three. The associated procedures and requirements are outlined in Volume 0 *General Guidelines & Requirements*.

1.2 THE STRUCTURE OF THE PRECINCT MANUAL

The Ridgeside Office Park precinct manual outlines the following generic design directives and development parameters:

- The overall architectural ethic, directed by an eco-urbanism approach and the principles of 'sustainable' architecture.
- The range and types of materials that are to be used, and the quality of work level that is to be achieved.
- The range and composition of colours and textures that are allowed within a development.
- The relationship between the built form of the envisaged development, and the sidewalk and street edge, and how the built form is to interface with adjacent/surrounding developments.
- The requirements of the development with regard to building mass, footprint, form and height (msl).
- The overall layout of the office park, of which the development forms a particular component, and is thus required to adhere to certain directives to ensure that the overall development vision is achieved.
- The requirements with regard to pedestrian entry of buildings, the rationalisation of vehicular access and parking.
- The interface with the open space elements of the office park.
- The requirements regarding security, fencing, defensibility and natural surveillance.

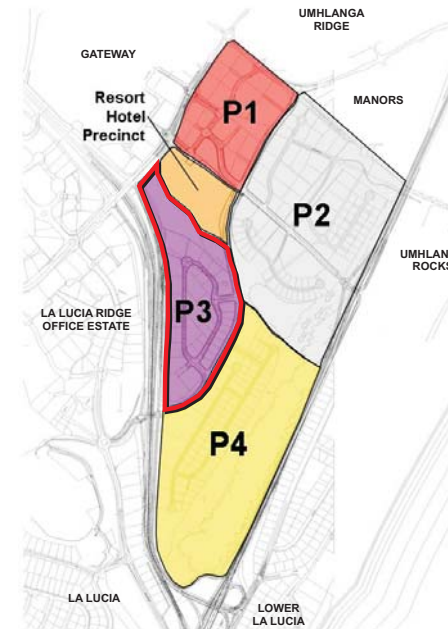


Figure 1:1 Precinct 3 Location

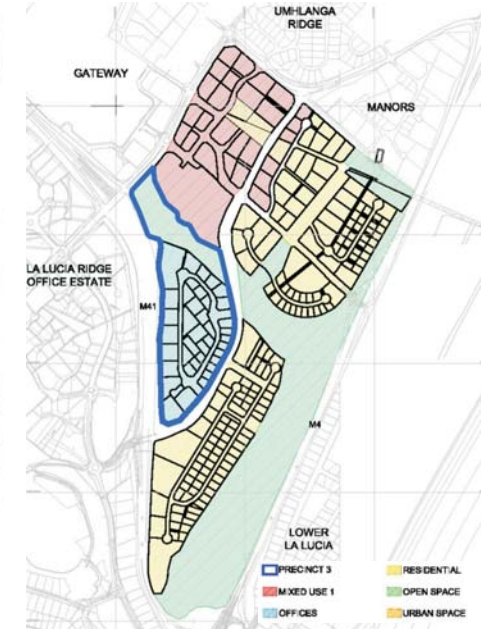


Figure 1:2 Context of Precinct 3



Figure 1:3 Precinct 3 Land Use



Figure 1:4 Precinct 3 Development Vision

- The overall architectural treatment of the building envelope and associated external elements, including the façade, shading devices, corner treatment and roofing.
- The requirements with regard to signage, lighting and graphics.
- The overall landscaping guidelines for the precinct, including landscaping requirements for on-site parking and safety and security.
- The general treatment of external horizontal surfaces.

2.0 DEFINITIONS

2.1 In this document the following terminology is used:

- The Association: The Ridgeside Management Association.
- The Design Review Committee or Committee: a formalised sub-committee of the Board of Directors of the Ridgeside Management Association. The Committee is to assess site development plans and landscaping plans for the development of each lot and to recommend building plans for approval. Included in this Committee will be representatives of the Local Authority, the primary developer, the Association and the urban design/architectural and landscaping specialists.
- Primary Developer: Tongaat Hulett Developments as the entity entering into agreement with the Council. It is responsible for the administration, planning and detailed design of the Ridgeside development.
- The (Umhlanga) Steps: The main piazza in Precinct One
- MSL/ msl/ Mean Sea Level: The average height of the sea for all stages of the tide over a 19-year period, usually determined from hourly height readings. Measurements refer to the height in meters above the mean sea level (adapted from: www.poa.usace.army.mil/en/cw/fld_haz/glossary.htm).

3.0 DEVELOPMENT OBJECTIVES

3.1 Ridgeside Office Park is situated on the western side of the site. This particular precinct is envisaged to be exclusively commercial in use. The precinct is strategically placed between the between the M41 and Ridgeside Drive, forming the interface with the La Lucia Office Estate.

3.2 The **overall development aim** for the Ridgeside Office Park is to create a high quality corporate office environment, which builds on the successes achieved with the La Lucia Ridge Office Estate, and establishes an office park design application representing the Ridgeside Development vision.

3.3 The following **development objectives** underpin the design of the office park:

- to maximise the potential of the natural setting by taking advantage of the magnificent sea views
- to maximise the commercial opportunity afforded by the visual exposure to the M41
- to create a business park where landscaping and built form knit together to form a high quality, functional and healthy working environment.
- to create a hierarchy of unique private, semi-public and public spaces which facilitate the formation of places for socialisation and interaction, and simultaneously provide the conditions for the establishment of flagship and corporate developments
- to yield strategic sites around focus and high exposure areas that maximise the opportunities for blue chip investment
- to promote the creation of a managed office park environment, encompassing maintenance, compliance with development principles and design codes, and safety and security
- to encourage architecture that is innovative in design, environmentally sustainable and uncompromising in establishing a business park of excellence and distinctness which reinforces the sustainable built form approach that is regarded as one of the hallmarks of the Ridgeside Development
- to enable the establishment of an office building typology that allows for a diversity of business operations ranging from corporate head office applications to small, micro and medium enterprises.
- to create a unique corporate address by ensuring that the newly built and the existing open space system is seamlessly interlaced, capturing the views to both the ravine and the ocean
- to establish a pedestrian friendly environment, encompassing a variety of uses within walking distance, with comfortable, convenient and safe

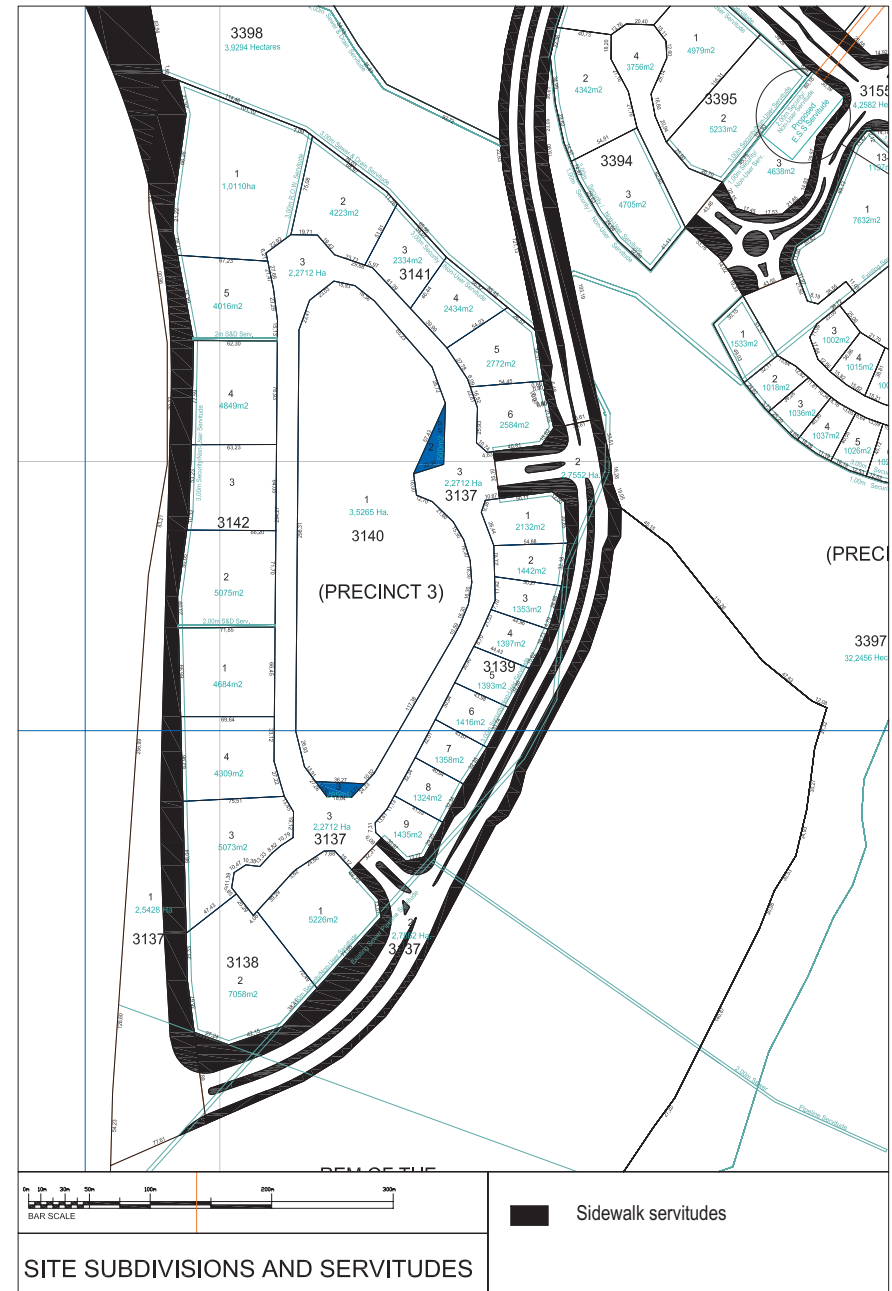


Figure 3:1 Precinct 3 Cadastral Layout

- pedestrian paths and links to ample parking
- to enable the establishment of a services and telecommunications infrastructure that is functional 24 hours a day thereby facilitating continuous business operations for local businesses and international businesses operating in different time zones
- to orientate the buildings to the public domain in order to animate the streetscape
- to optimise sea views and the physical proximity of buildings to one another
- to expressly discourage any 'style' or themed architecture, although taking elements from the adjacent La Lucia Office Estate is encouraged to establish integration
- to encourage the application of passive climate control elements, which may be accentuated as building design elements



Figure 3:2 Precinct 3 Contour Plan and Mean Sea Level Height Specification
- for msl benchmarks refer to surveyor's drawings

4.0 DEVELOPMENT RIGHTS

4.1 DEVELOPMENT RIGHTS SUMMARY

- 4.1.1 The following comprises a summary of the development rights for Ridgeside Office Park (as at 15 August 2006; refer to **Annexure A** for updated schedule of rights):

Precinct Area : 18.2 Ha
 Floor Area(Bulk): 100,000 m² (retail / commercial / entertainment - 2,500m²;
 offices- 98,000 m²)
 Residential : None
 Gross Density : N/a
 Coverage : 50%
 Landscaping : Minimum 20%; including soft & hard spaces.
 FAR : 0.8 - 1.2
 Height : 2 - 8 storey range;
 : 98.4 msl to 149.84 msl . The height restrictions are based on specific msl heights as opposed to a specific number of storeys. This is to ensure that all height implications are fully known and understood and that existing and future views are made explicit and are protected. The entire building will be required to fall within the msl identified for the site, including the roof and all parking structures. A limited number of specific features (such as aesthetic architectural elements, maintenance or electronic equipment, etc) may be permitted to protrude above the msl level but this will be dealt with through the design review process. The identified heights all fall within the parameters as identified in the EIA.

- 4.1.2 The cadastral layout is depicted in **Figure 3:1**. The contour plan, **Figure 3:2**, shows the site's topography, and associated mean sea level specifications for each site. Refer to the Precinct Plan and Site Development Control Pack.
- 4.1.3 The conferred development rights are as per the approved rezoning report for precinct three (in terms of the rezoning application submitted to the eThekweni Municipality in August 2006), which is part of the Umhlanga Town Planning Scheme No.1 (in the course of preparation). The approved rezoning development rights take precedence over the rights reflected in this document. **The full schedule of rights is**

4.0 DESIGN PRINCIPLES

4.1 The fundamental design principles for precinct three are to:

- Create a corporate environment at once in touch with the larger economic hubs of Durban and the growing Umhlanga Ridge, as well as the unique ecological environment within which it finds itself.
- Encourage an architecture that is innovative in design, environmentally sustainable and uncompromising in establishing a business park of excellence and distinction.
- Provide a range of suitable office typologies to allow a diversity of businesses and flexibility of corporate applications.
- Create a unique corporate address by ensuring that the new built and the open space are seamlessly interlaced, capturing the views to both the ravine and the ocean.
- Create a pedestrian friendly environment, supported by a variety of uses within walking distance.
- Share infrastructure which functions 24 hours a day, thereby facilitating international business.
- Orientate buildings towards the public domain to animate the streetscape.
- Establish a hierarchy of (public, semi-public and private) space.
- Optimise sea views and relationships of buildings to one another.
- Discourage any 'style' or themed architecture. However, taking elements from the adjacent La Lucia Business Park is encouraged to provide continuity.
- Encourage passive climate control elements, which may be accentuated as building design elements.
- Adhere to design directives dealing with mass, footprint, form and msl heights of buildings.
- Follow the guidelines in this manual on the architectural treatment of building envelopes and external elements, including signage.
- Adhere to the principles governing the relationship between built form, pavement and street edge..
- Prescribe the number of parking bays above and / or below ground.
- Prescribe materials of high quality and enduring appearance, appropriate to the specific climate.
- Prescribe unifying colours and textures
- Prescribe the ratio of landscaped area and codes

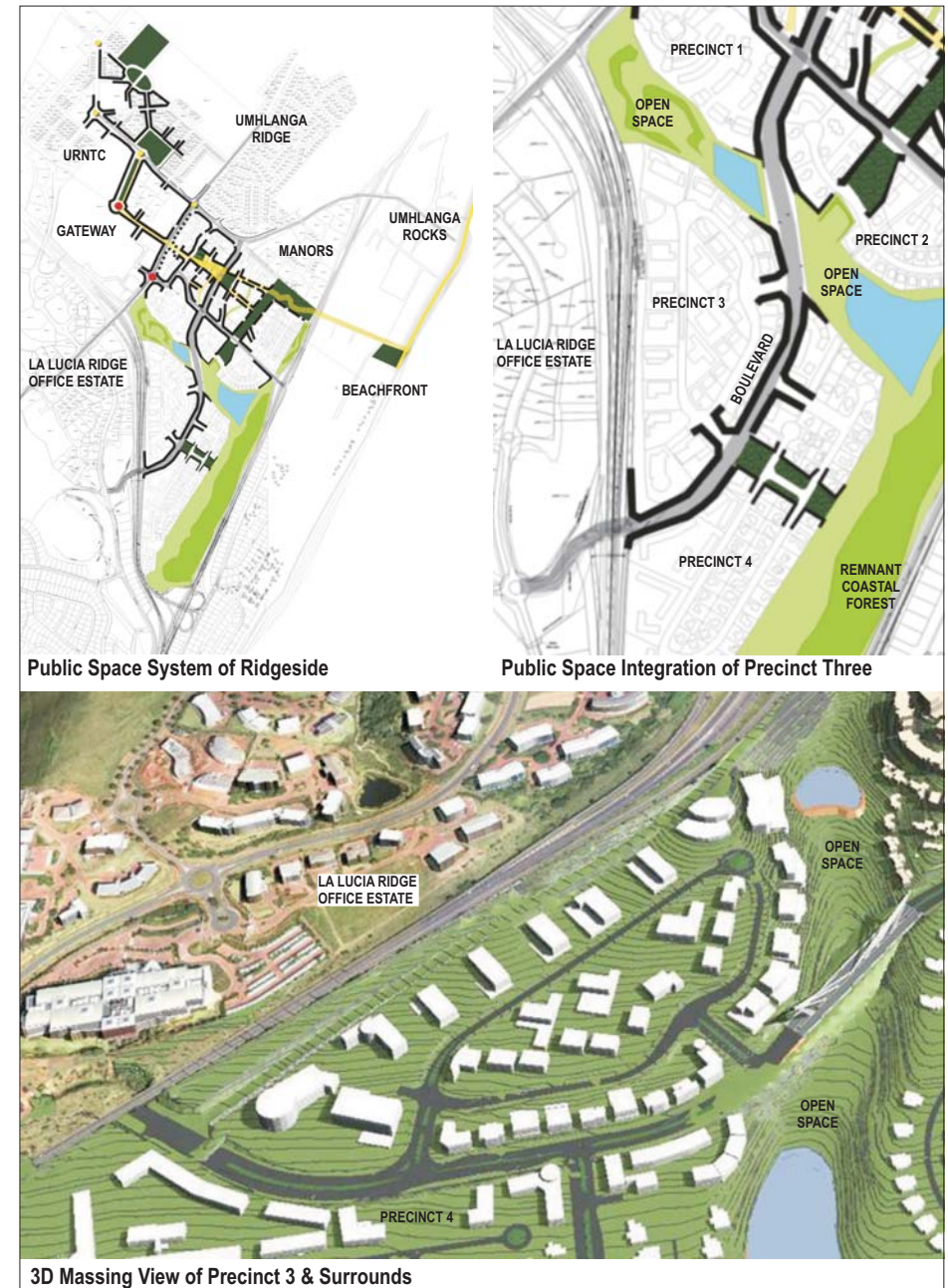


Figure 4:1 Fundamental Principles

5.0 ARCHITECTURAL ETHIC



5.1 ECO URBANISM

5.1.1 The design rationale guiding the development of the entire Ridgeside site incorporates the principles of Eco-Urbanism, which attempt to achieve “the development of multidimensional, sustainable human communities within harmonious and balanced built environments” (Miguel Ruano, 1999, EcoUrbanism). The discipline of EcoUrbanism 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, renewable materials, waste recycling, efficient use and recycling of water, 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 and environmental 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 and renewable materials;
 - recycling materials and water (e.g. grey water for irrigation);
 - choosing a contemporary language that facilitates the above, while meeting aesthetic and functional requirements (**Figure 5:2**);

5.2.3 The core of the architectural response is to create a better environment for human habitation, enabling a holistic lifestyle, and promoting the development of beneficial microclimates and ecological zones, resulting in a more environmentally sound and sustainable place.

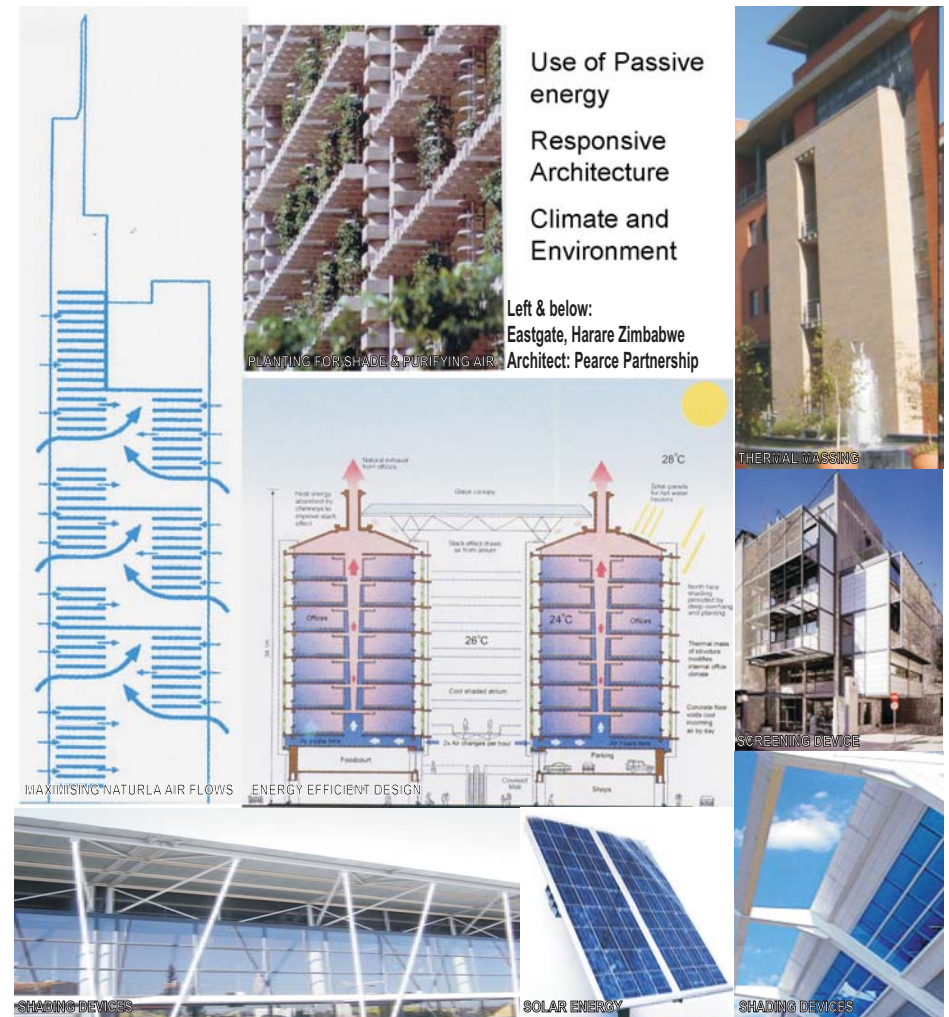


Figure 5:1 Application Examples of 'Sustainable' Architecture



Figure 5:2 Conceptual Elevation along Main Boulevard looking north

6.0 MATERIALS AND QUALITY OF WORK

- 6.1 Within the constraints of the colour code a wide range of materials is possible, however natural materials are encouraged (**Figure 6:1**).
- 6.2 In general, emphasis is to be placed on materials having a high quality and low maintenance and which assist in the expression of a contemporary, diverse and timeless city.
- 6.3 All materials used and their application are to be to the satisfaction of the Committee 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.
- 6.4 All materials to be used should have an adequate record of application in the climatic conditions prevailing in Umhlanga.
- 6.5 High quality materials such as suitably treated glass, anodised or coated aluminium, 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 Committee.
- 6.6 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.
- 6.7 Wall materials may vary from high quality masonry block to sealed or painted textured plaster surface or suitable stone. Ceramic wall tiles and face brick generally are discouraged.
- 6.8 Light weight framed and Committeed systems are acceptable but only at the discretion of the Committee. Where bricks are used for construction, only high quality clay bricks will be allowed. Note that face brick finish is discouraged
- 6.9 The choice of materials should reflect energy conservation consciousness, appropriate to the buildings use.
- 6.10 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

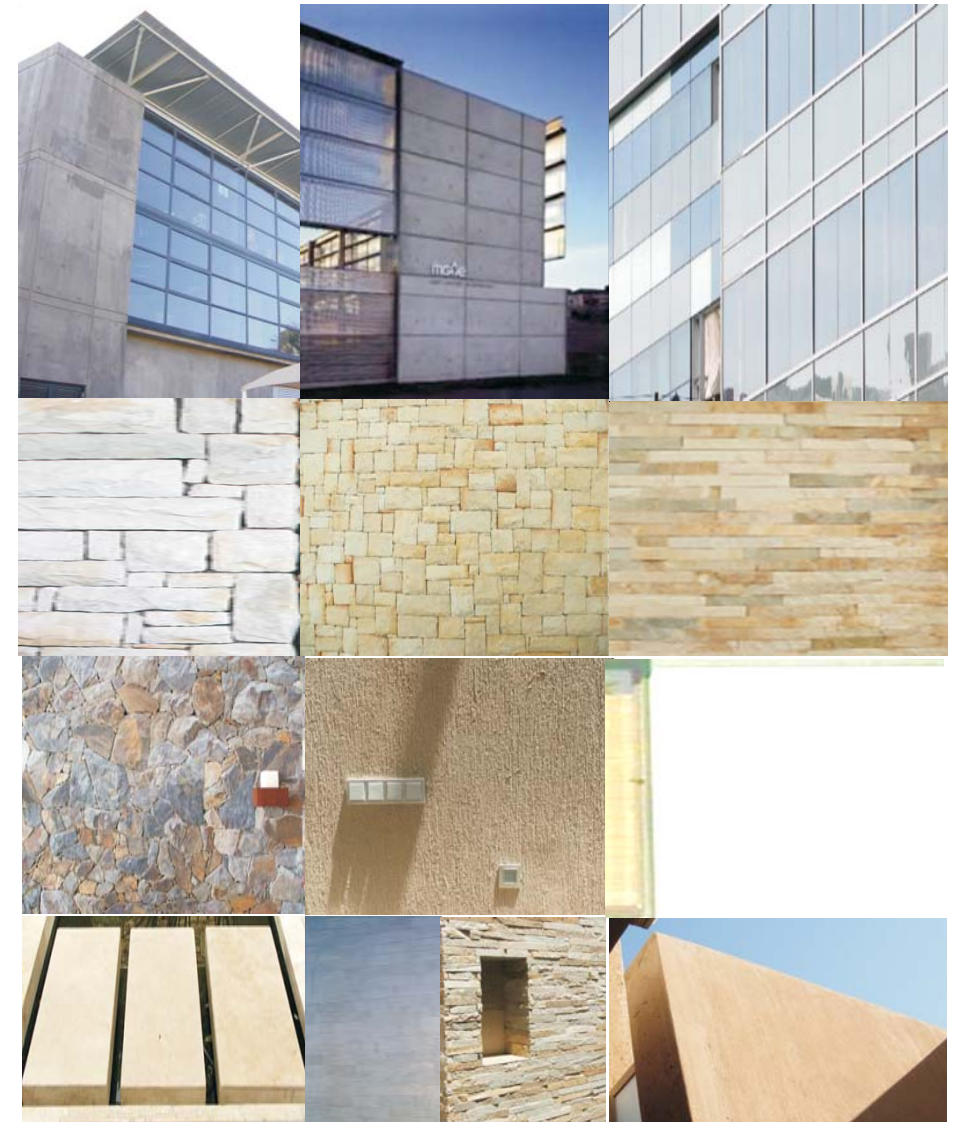


Figure 6:1 Materials & Quality of Work

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.

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

7.0 COLOURS AND TEXTURES

7.1 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**). Every façade must work with natural earth tones of one or all of the above colours.

7.2 Buildings situated along the west edge of precinct three 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 La Lucia office estate to facilitate a continuation and integration of the office development into the existing context.

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

7.4 Using plaster as a decorative medium is also encouraged. 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.



Figure 7:1 Colours and Textures

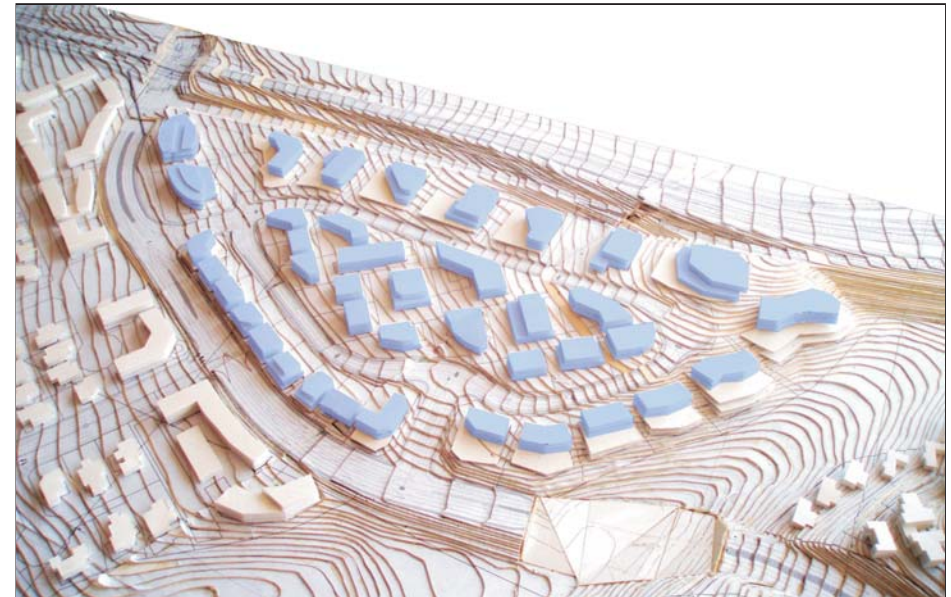
8.0 ADDRESSING THE STREET & THE RELATIONSHIP TO SURROUNDING DEVELOPMENTS

Refer to the Precinct Plan and Site Development Control Pack for specific details.

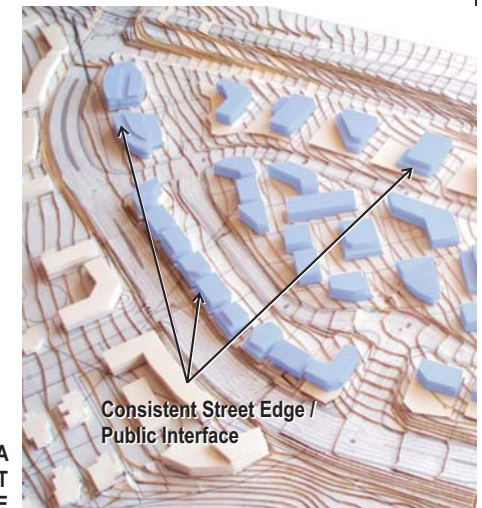
8.1 DIRECTED PAVILION DEVELOPMENT

8.1.1 In the Ridgeside Office Park the buildings are generally of a pavilion type. However along the main boulevard, developments are required to respond in such a manner that they form a built-up street edge (**Figure 8-1**). The typical pavilion type building of the office park is similar to that found at the La Lucia Business Park to ensure a sense of continuity. This type of building tends to retreat somewhat from the interconnected streets and public spaces, which works well where sites are entered from the circular, private ring-road. The pavilion type of block and the edge response along the main boulevard yields a low density built form that provides the opportunity to incorporate surface parking.

8.1.2 The edge along the M41 is characterised by larger spaces between the buildings. This is to ensure a continuity of built form with the La Lucia Business Park and retain vistas and sea views. The buildings along the main boulevard are more closely positioned, forming a distinct and continuous edge, defining the boundary of the business park and enclosing the main boulevard, giving it a distinct spatial character.



THE DEVELOPMENT LAYOUT: PAVILION TYPE & SPECIFIC PLACEMENT OF BUILDINGS



DIRECTED PAVILION DEVELOPMENT ENSURES A DEFINED PUBLIC SPACE & CONSISTENT STREET EDGE

Figure 8:1 Directed Pavilion Development

8.2 RELATIONSHIP BETWEEN STREET AND BUILT FORM

- 8.2.1 Precinct three is designed as a singular office park with two controlled points of access to create a high quality and secure environment. There is a central, internal ring-road which provides access to all the sites. Entrances into the precinct will be from the new main boulevard, that will link Umhlanga Rocks Drive to Armstrong Avenue via a proposed, new interchange on the M41, that will be linked to the existing sea view exchange.
- 8.2.2 Buildings are to be designed to facilitate surveillance over the public streets as well as take maximum advantage of exposure to these streets (**Figure 8:2**). Buildings facing onto the main boulevard are to be located close to the pavement, contributing interest, information and safety. Buildings facing onto the M41 are to be located as close as possible to the M41 to maximise visual exposure. Landscaped areas have been allowed for to deal with noise, privacy and the softening of the building edge to human scale with relation to streets.
- 8.2.3 Floor to ceiling heights are to be adjusted to allow privacy to users of the buildings at ground level.
- 8.2.4 Clear distinctions must be made between entrances into buildings for vehicles and pedestrians.
- 8.2.5 The majority of service functions must be suitably screened or below the building basement.
- 8.2.6 An important architectural principle of the precinct is to allow an easy flow from inside the building to the outside either through balconies or recesses. Recessing of buildings at ground and first floor allows for activities to move out of the buildings. 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. Where appropriate, soft landscaping is to be incorporated within these recesses.



Figure 8:2 Examples of a Positive Streetscape

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

Refer to the Precinct Plan and Site Development Control Pack for specific details.

9.1 THE BUILDINGS

- 9.1.1 The buildings vary in scale according to their location within the precinct.
- 9.1.2 Controls (**Figure 9:1**) demarcate building, parking, landscape, access and servitude zones. In order to maximise security in this precinct, vehicular access to the buildings will be off the internal ring-road.
- 9.1.3 The concept of build-to lines is introduced as a means of facilitating continuity and cohesiveness throughout the precinct.

9.2 BUILD-TO LINES AND BUILD-WITHIN ZONES (Figure 9:2)

- 9.2.1 The intent is to achieve visual continuity of the street façades through building placement rather than architectural style. A minimum of 80% of a building façades must adhere to the build-to line.
- 9.2.2 Set-backs and projections should form an integral part of the façade design and should not detract from the overall expression. Setbacks and projections are limited as per the build-to lines, build-within zones and height stipulations.

9.3 BUILDING DEPTH

- 9.3.1 Preferred building depths and demarcated footprints regulate the amount of space each building takes up. This is done to maximise the dimensions of the private domains and landscaped zones.
- 9.3.2 The preferred building depth for offices is 12.0m.

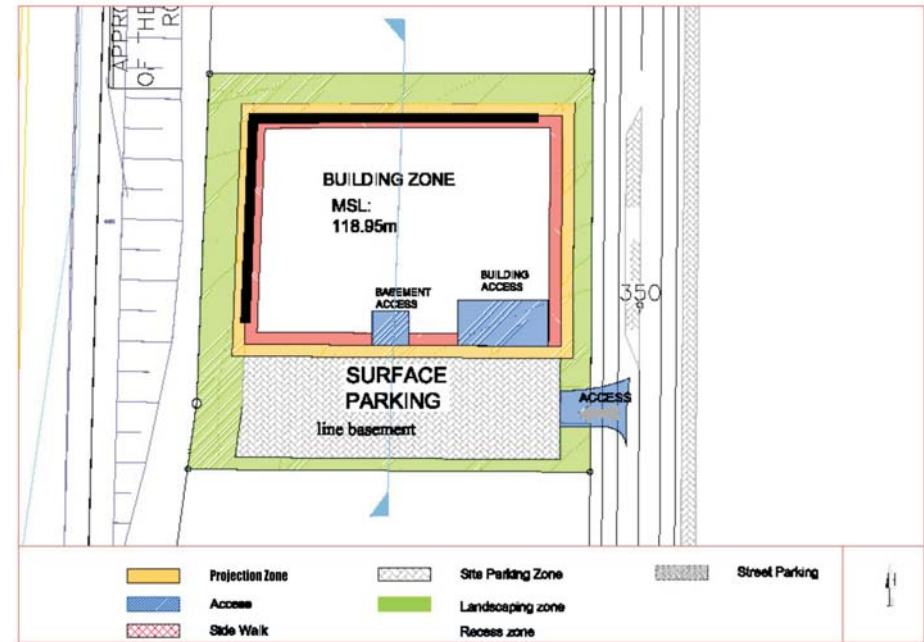


Figure 9-1 Development Zones

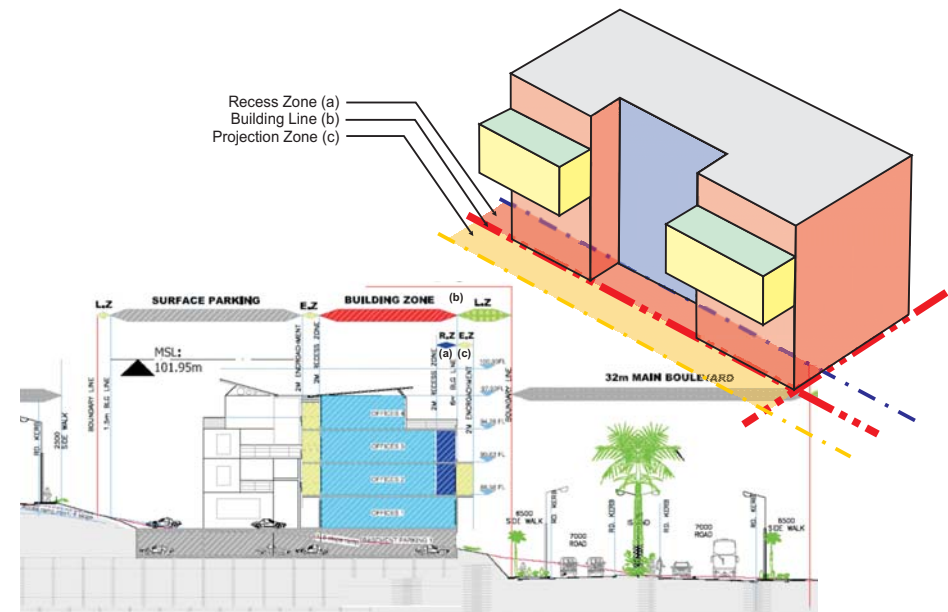


Figure 9-2 Building Parameters

10.0 HEIGHT OF BUILDINGS

Refer to the Precinct Plan and Site Development Control Pack for specific details.

- 10.1 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). The msl heights are based on the Environmental Impact Assessment outcomes.
- 10.2 Floor to ceiling heights are dictated by the internal use of the particular floor as is demonstrated in the 'height definition' image below (Figure 10:2).

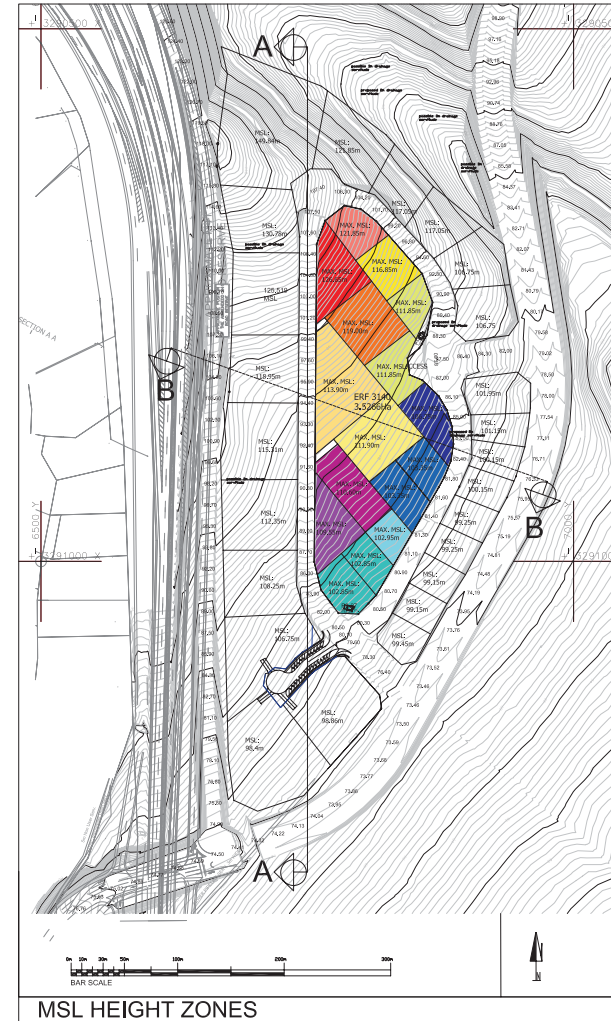


Figure 10:1
Mean Sea Level
Height Specification

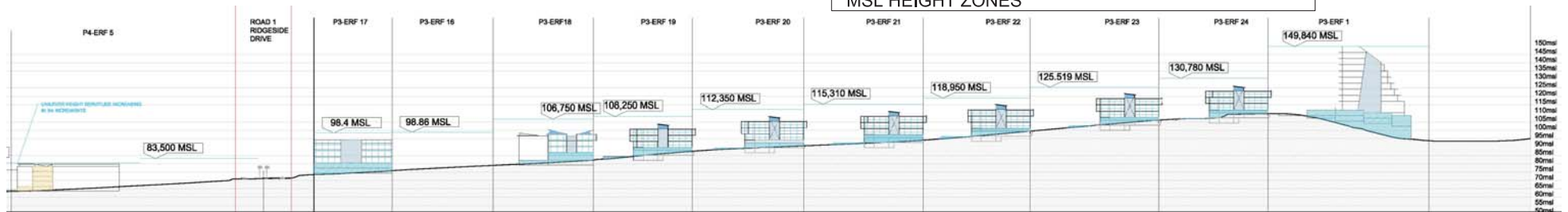


Figure 10:2 Typical Section of Mean Sea Level Height Specification

11.0 OFFICE PARK DEVELOPMENT

11.1 SUSTAINABILITY

- 11.1.1 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.
- 11.1.2 The underlying design philosophy is to achieve a built environment and associated architecture that reflects the inherent use characteristics for which the buildings are intended, achieves buildings that have commercial value and can be re-tenanted over a long economic life span and that can be adapted and modified as times and needs change (**Figure 11:1**).
- 11.1.3 The primary developer has undertaken to develop the main boulevard, which is the primary address of the office park and provides access to precinct three, immediately. The primary developer will also establish the internal ring-road and ensure that all infrastructure is in place to yield the desired outcome. This includes the establishment of the public environment and streetscape, as well as required service infrastructure.
- 11.1.4 The dimensions of the land parcels offer many alternatives for design and even opportunities to consolidate while continually creating public streets and spaces.
- 11.1.5 Building materials of a high quality are to be used in order to ensure the structural integrity of the buildings over time, and to maintain their appearance according to the original benchmark.



Figure 11:1 Envisaged Character of Ridgese Office Park

11.2 ACCOMMODATING CHANGE IN OFFICE SPACE

11.2.1 It is required that the built form for the office park accommodate changing office environments over time (**Figure 11:2**):

- Structural flexibility is necessary to accommodate various space needs and loadings.
- Façade elements, such as entrances, fenestration and signage, must have a level of adaptability to allow for a reflection of the uses within,
- '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.
- Entrances must be created and positioned in order 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.
- 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.
- 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, i.e. The office park street space, where possible, in order to activate and soften the building edge.



Figure 11:2 Buildings that accommodate Changing Office Environments

11.3 STREET-RELATED ACTIVITY

11.3.1 In the context of an office park environment, the ground floor of the buildings are to be designed so as to have an active interface with the street. This may be achieved by the way windows, entrances and/or common areas face out onto the street, which promotes the required surveillance of the public realm. Blank or largely inactive façades are expressly discouraged. Generally an active building frontage adds interest, life and vitality to the public realm by the following means:

- Frequent doors and windows, with virtually no blank façades.
- Narrow frontage buildings, giving vertical rhythm to the street scene.
- Articulation of façades, with projections such as bays and balconies incorporated, which create interest and a positive building outlook onto the street.

11.3.2 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 where possible. On the rare occasion when levels dictate that basement parking façades face onto a public street, single loaded offices are to be 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



Figure 11:3 Establishing an Animated Building Edge

12.2 CLARITY OF PEDESTRIAN ENTRY

- 12.2.1 Together with the emphasis on street-related architecture in the office park goes the requirement to accentuate and detail pedestrian entry to the buildings both from the public street edge and from the semi-public inner ring-road (**Figure 11:7**).
- 12.2.2 Given the close relationship between the 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 three that all buildings are fully accessible to the disabled. 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 three is to be pedestrian-orientated in every way and special care should be taken to include elements that promote pedestrian activity, such as seating ledges and water fountains, both inside buildings and in areas adjacent to buildings . These should form an integral part of the façade design.
- 12.2.5 It is also the intention to limit the number of vehicle access points and separate them from pedestrian walkways.
- 12.2.6 Street intersections are intended to aid pedestrians crossing, and will incorporate traffic calming devices where appropriate to suit the context.



Figure 11:6 Provision of On-Street Parking



Figure 11:7 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 Three to ensure the appropriate distribution of building development and that these correspond to and support the functions of the public space structure of the development. The physical design of the edges and their activities support both the legibility and place making for the Ridgeside development.

13.1.2 The edges are characterised by their development response in the context of an office park environment (**Figure 13:1**):

- Interface with open space valley system - Edge 1
- Interface with the M41- Edge 2
- Interface with Ridgeside Drive - Edge 3
- Interface with precinct four residential edge - Edge 4
- Interface between two office developments - Edge 5

13.1.3 **Figure 13: 1** describes the proposed edge conditions that are envisaged within the office park environment.

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

13.1.5 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, is encouraged.

13.1.6 Specific edge treatment to promote human-scale, comfort and protection such as projection or recess are mandatory to specific sites and edge treatment.

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

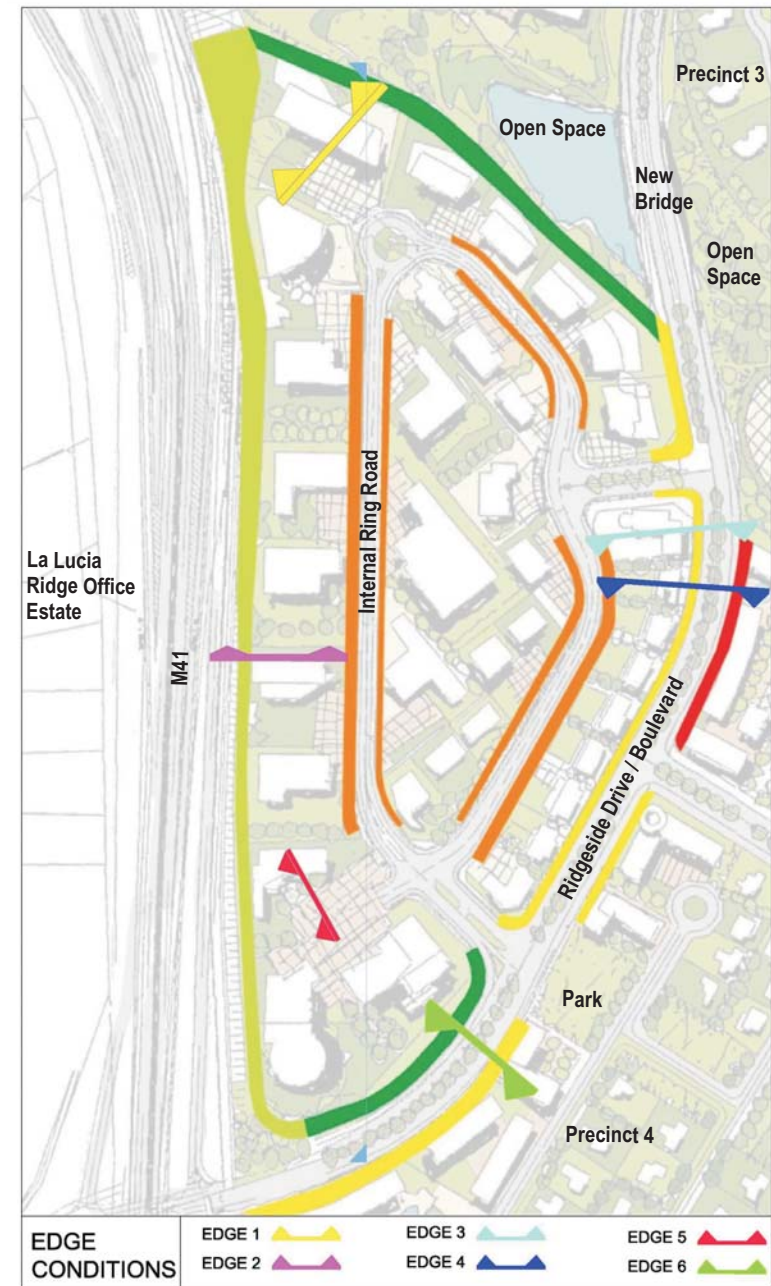


Figure 13:1 Precinct 3 Edge Conditions

13.2 SPACE DEFINITION

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

- The main boulevard- Ridgeside Drive
- The internal precinct street (encompasses the public environment including pedestrian pathways)
- The M41 Parkway (visual exposure and lush sub-tropical vegetation).

13.2.2 Each of these is discussed in greater detail in the following sections. They outline the urban environment that is sought and the specific edge conditions according to which development must take place.

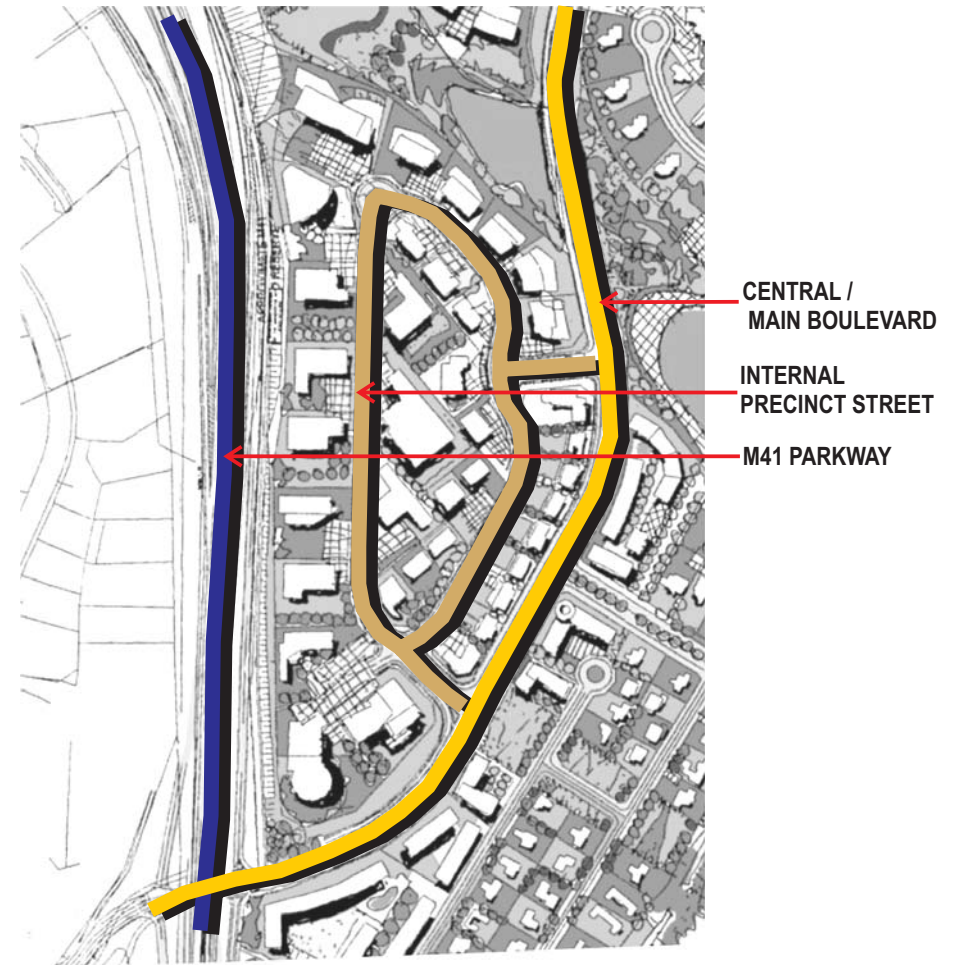


Figure 13:2 Precinct 3 Space Definition

13.3 NATURAL OPEN SPACE AND PARKS

- 13.3.1 The design philosophy of Ridgeside prioritises the incorporation of the natural elements of the surrounding environment. The green belts, site drainage, water bodies, woodlands, hedgerows and recreational areas have therefore become central to the layout and structure of the development.
- 13.3.2 Precinct three has an office park character with multi-storey developments specifically structured to form a positive interface with the streets, the river valley open space system and the adjoining local park in precinct four (**Figure 13:3**). The development is of moderate coverage with extensive landscaping and planting. Those sites that adjoin the open space system are to have a particular design response, as depicted in **Figure 13:4**. The open space system comprises the natural open space river course along north western edge of the precinct (**Figure 13:5**). The typical section of the envisaged edge condition that developments must adhere to is depicted in **Figure 13:6**.
- 13.3.3 The open spaces are complemented by tree-lined streets and extensive landscaped reserves along pedestrian lanes (See Landscaping Guidelines - section 17).
- 13.3.4 It is a mandatory requirement of all developments in precinct three to adhere to, and enable, the establishment of the park and open space system as envisaged.

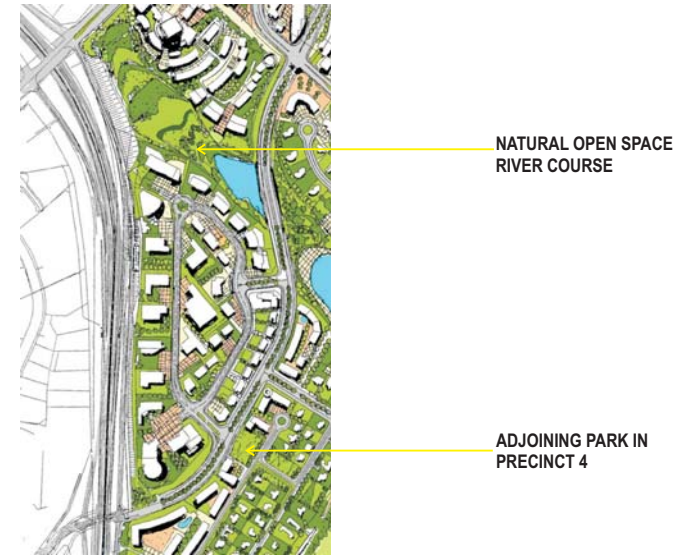
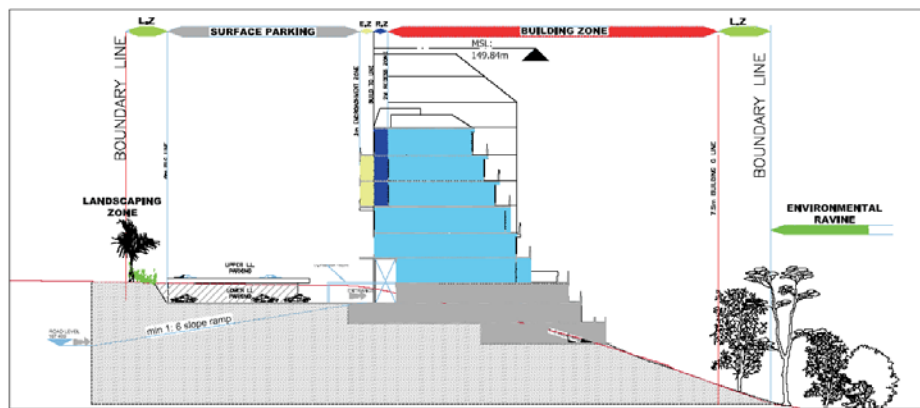


Figure 13:3 Precinct Three Open Space & Parks System



Figure 13:4 Design Exploration / Perspectives of Development facing on to Open Space



EDGE 1

Figure 13:6 Typical Edge Response Required by Developments facing Open Space System



Figure 13:5 Design Exploration of River Valley edge

13.4 M41

13.4.1 The M41 is the main arterial route along the western edge of the Ridgeside Office Park (**Figure 13:7**). Albeit that access to the precinct from the M41 will only be effected at a later stage, it is nevertheless significant in terms of visual exposure, reinforcing corporate addresses and being the interface between the existing La Lucia Ridge office estate and what is effectively its extension, the Ridgeside office park. In this context a series of design imperatives have been imposed to ensure a relevant development response.

13.4.2 All sites fronting on to the M41 are required to adhere to the design parameters as depicted in **Figure 13:8**. It is envisaged that this will yield a contemporary architecture and built form that is in keeping with the principles of the La Lucia Ridge office estate (**Figure 13:9**). The principles will ensure that relevant heights are adhered to, retaining the views of existing developments and minimising the physical impact upon them, retaining value and overall developmental integrity (**Figure 13:10**).

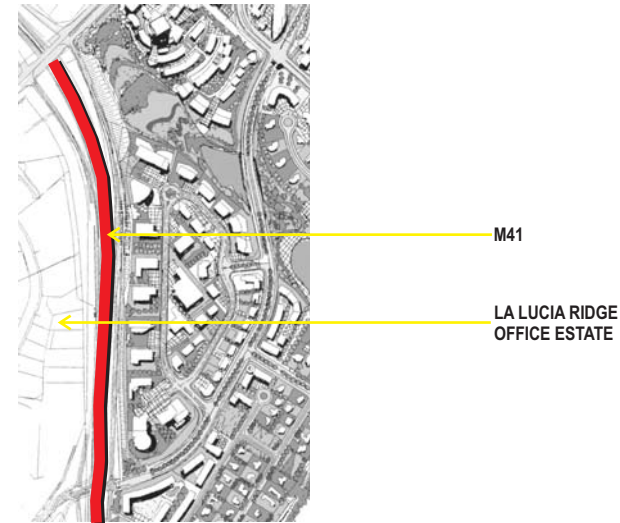
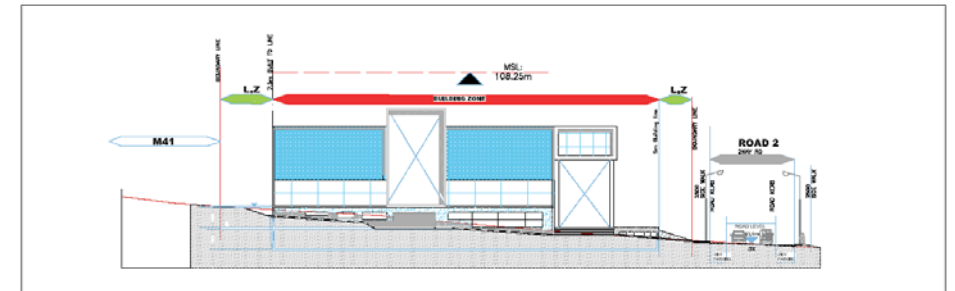


Figure 13:7 The M41- Western edge of Precinct 3 & Interface with La Lucia Ridge Offices



EDGE 2
Figure 13:8 Typical Edge Response Required by Developments facing the M41



Figure 13:10 Design Exploration of Precinct 3's envisaged Physical Development Impact



Figure 13:9 Design Exploration of M41 Interface

13.5 RIDGESIDE DRIVE

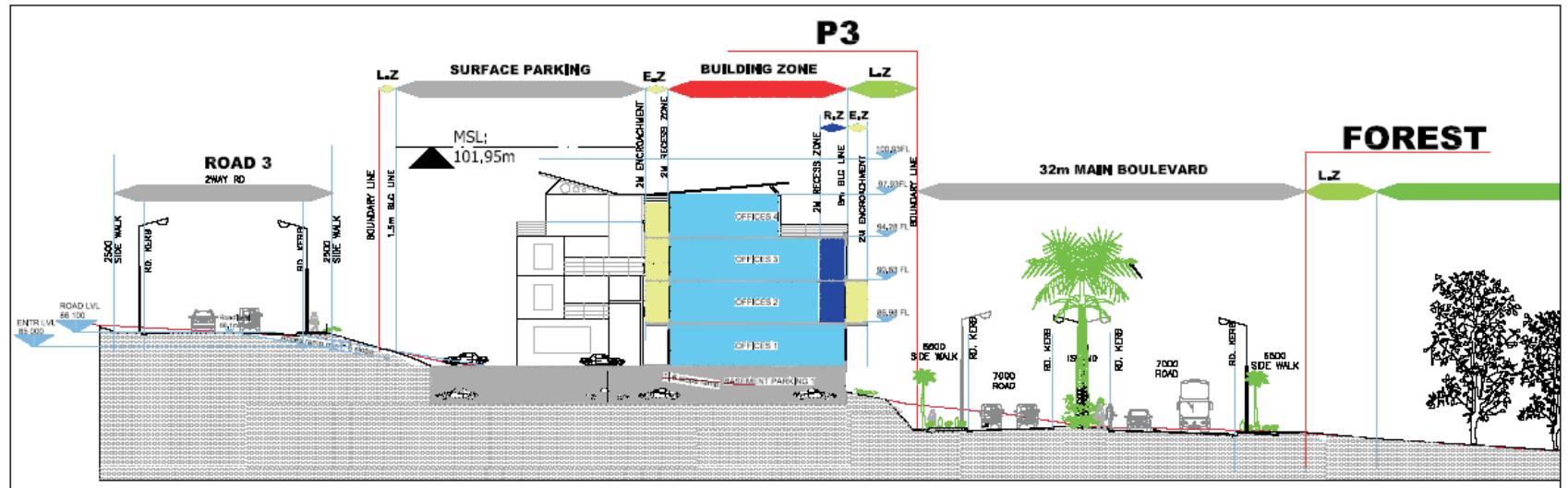
- 13.5.1 Ridgeside Drive is the primary north-south route traversing the Ridgeside site. It is the main route that links Ridgeside and precinct three to the wider urban area (Figure 13:11). It is a key connector that allows movement and access into the site, and thus has not only a traffic and circulation role to play, but also brings economic and social activities.
- 13.5.2 Ridgeside Drive will have a diversity of functions, including traffic flow, the movement and accommodation of pedestrians, and sidewalk activities, with generous landscaping and formal design. This conforms to the mixed-use and multi-functional role that the streets of the development are to perform to contribute to the establishment of Ridgeside as a vibrant and flourishing development. The office park is required to respond to Ridgeside Drive in a manner that reinforces the design and development intentions of Ridgeside as a whole.
- 13.5.3 All sites fronting on to Ridgeside Drive are to take cognisance of the design principles and design directives as outlined in the diagrams on this and the following page (Figures 13:12, 13:13, 13:14, 13:15 and 13:16).



Figure 13:10 Ridgeside Drive - Eastern edge of Precinct 3 and Precinct 4 Interface

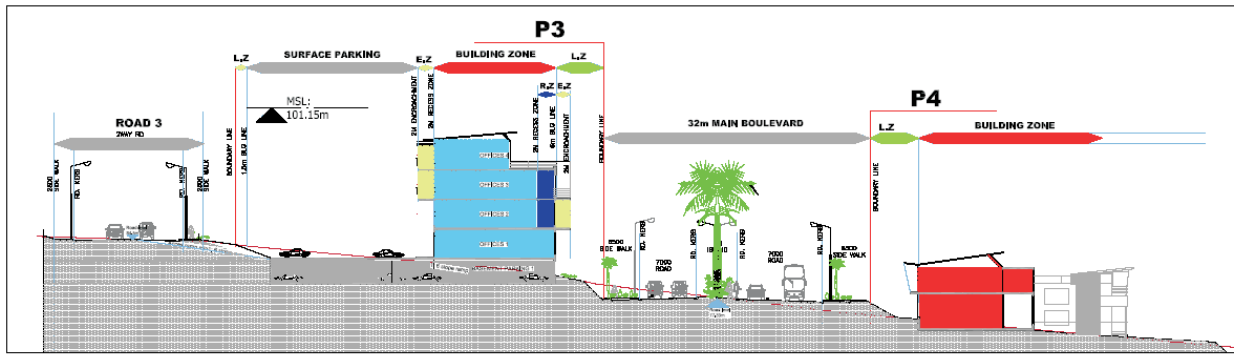


Figure 13:11 Design Exploration of Ridgeside Drive



EDGE 3

Figure 13:12 Typical Edge Response Required by Developments along Ridgeside Drive: Open Space Interface



EDGE 4

Figure 13:13 Typical Edge Response Required by Developments along Ridgside Drive: Mixed Use Interface



Figure 13:14 Design Exploration of Ridgside Drive - Residential Interface

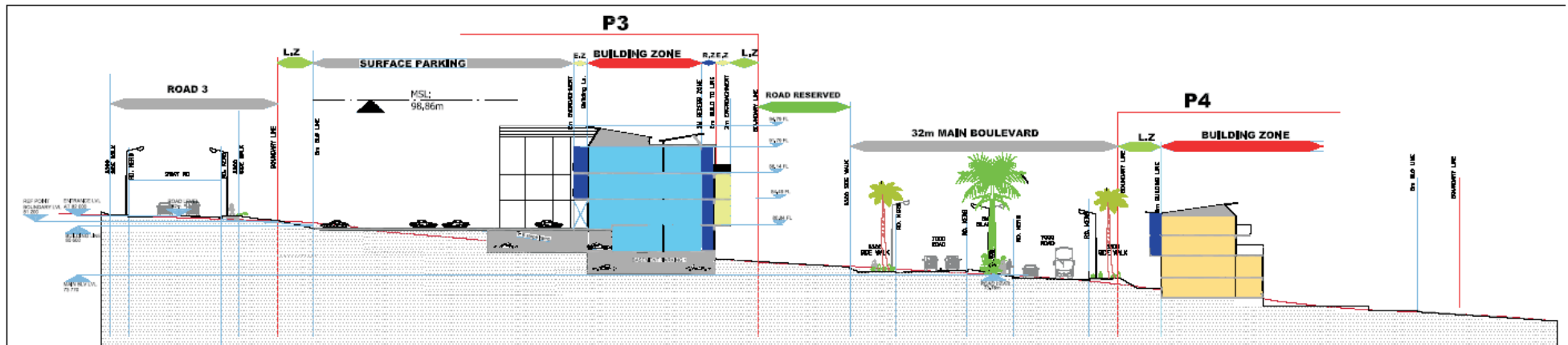


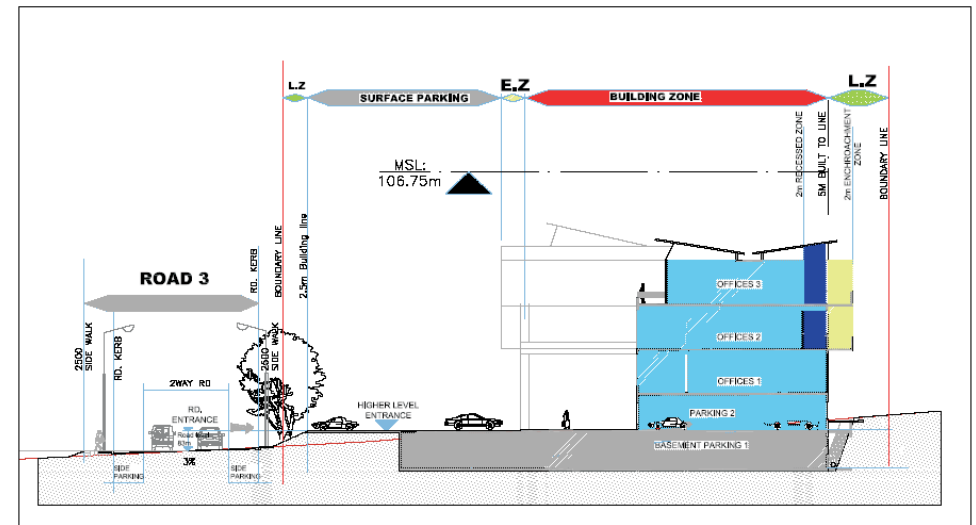
Figure 13:15 Typical Edge Response Required by Developments along Ridgside Drive: Residential Interface- Precinct 4

13.6 INTERNAL STREETS

- 13.6.1 An internal street network supports the movement system of precinct three, providing site access and linkage throughout the area. In certain instances developments share the same access point. The internal streets comprise the secondary road system.
- 13.6.2 All sites are required to have a particular generic design response to the internal street and movement system, as well as in situations where access driveways are shared. The associated design principles and design directives are outlined in **Figures 13.16 and 13.17**.
- 13.6.3 The internal streets are owned, maintained and managed by the Association



Figure 13:16 Design Exploration of Internal Street system



EDGE 5

Figure 13:17 Typical Edge Response Required by Developments to Internal Streets

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. In the context of the office park the perimeter security will be integrated into the landscaping.
- 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 few penetrable areas.
 - Where applicable, 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 the sidewalk by an amount not exceeding 1.2m, thus removing lower floor window sill heights from street level for both security and privacy.
 - Basement ventilation is to be hidden where possible. However, where this is not possible, basement grilles are to form an integral part of the building's architecture and are subject to the discretion of the Design Review 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 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 are discouraged.
 - Narrower pane sizes, in the context of the building's design ethic may be allowed at ground level to create burglar proofing by virtue of mullions. Square, cottage pane type windows are prohibited.

- 14.4 The concept for the office park is to create a flexible and interconnected environment with landscaped edges defining property boundaries to bring a sense of openness and continuity. A transparent perimeter fence will be erected all around the office park with two clearly defined control points. No fences will be permitted between buildings or along the internal ring road.
- 14.5 A 2m access servitude along the perimeter fence has been incorporated to allow for patrols and access to the fence for maintenance purposes. Basements may be secured at the point of entry to the building.

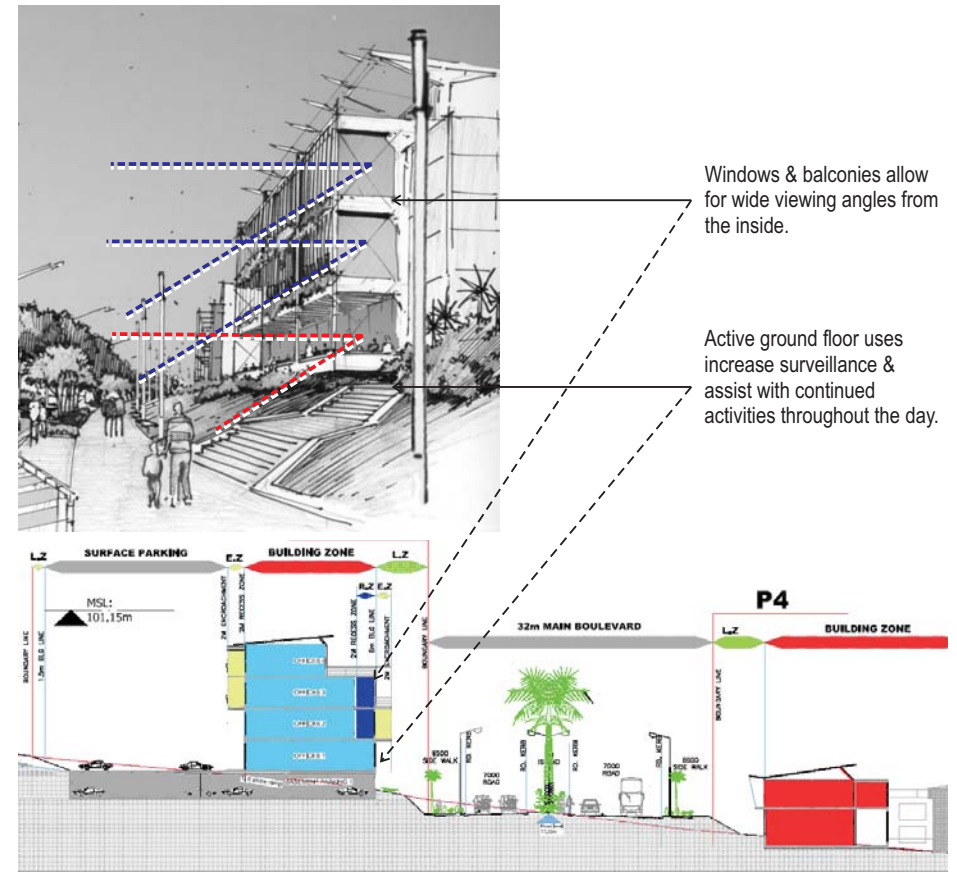


Figure 14:1 Security, Defensibility & Surveillance

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 three therefore, albeit that they are of a pavilion type, must emphasise elegance and timelessness as well as reflect the corporate office activity within.

15.1.3 The manner in which the building meets the ground requires 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 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 building's recesses, colonnade or canopy line, as well as windows, entrances and the general proportions of the façade itself.

15.1.5 In creating a well-defined street architecture within the ambit of a corporate office park environment (**Figure 15:2**), a strong definition of and response to the street space, the promotion of pedestrian movement and a human scale of enclosure, continuity and shelter from sun and rain, buildings are encouraged to adopt specific sidewalk responses. These include:

- Where possible, the use of colonnaded building edges
- Canopies with support structures straddling the sidewalk or along the sides of buildings
- Canopies and awnings that cantilever over the sidewalk or along the sides of buildings
- Buildings are to have first and/or second floor verandas running the length of the street frontage above canopies straddling the sidewalk / street-space
- Buildings with recesses at ground and/or first floor level which run the



Figure 15:1 Design Exploration demonstrating Horizontal Facade Composition

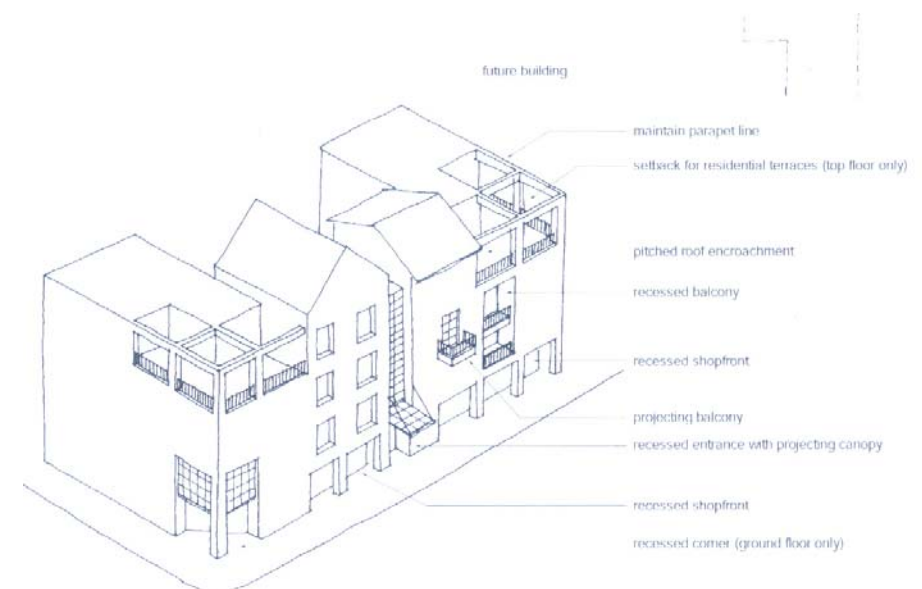


Figure 15:2 Principles that establish a Well Defined Street Architecture

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 Committee how any of the above elements are to relate to adjacent buildings, existing or not, and invite continuity of streetscape.

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 pavilion type buildings which have a unifying and overall urban structure. Extensive, unrelieved façades are discouraged, as are isolated and stand-alone ones. 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 and 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 façade's specific modulation.
- 15.2.4 Whether deeply recessed or flush, vertically or horizontally accentuated, windows and doors should be used in a manner that reflects the corporate office use of the building. For example, if a building has a variety of office and associated uses, including meeting rooms etc., 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 will, accordingly, be expected to demonstrate to the Committee how the module relates to the overall design of the building.



Figure 15:3 Design Exploration & Examples demonstrating Vertical Facade 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 three.

	Primary materials (min 70% of any façade)										Accent materials (between 15% & 30% of any façade)						
Building Façades	Lime stone	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	Sand Stone	Lime Stone	Travertine, Honed and Sealed	Natural Powder Coated Aluminium panels	Stainless Steel	Off-Shutter Concrete
Street Façades																	
Inner Core Façades																	
Visible Side Façades																	
Abutting Side Façades																	

Table 15(1) Precinct Three Façade Materials

	Primary Colours (min 80% of any façade)									Accent colours (betw. 10% & 20% of any façade no more than 3)													
Building Façades	Dulux Paint China White	Dulux Paint White Winter	Dulux Paint Sliced Almond	Brown Sand Plaster and Seal	Red Sand Plaster and Seal	Natural Sandstone	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 Herge	Dulux Paint Venetian	Dulux Paint Abbey lane	Dulux Paint Light Clay	Dulux Aged Merlot	Dulux Rustic Pottery	Smokey Grey Glazing	Lightly Silvered Glazing	lightly Coloured Glazing	
Street Façades																							
Inner Core Façades																							
Visible Side Façades																							
Abutting Side Façades																							

Table 15(2) Precinct Three Façade Colours

15.4 SHADING DEVICES

- 15.4.1 The design philosophy for the office park is based on sustainable architecture and maximising views. Buildings are required to be energy efficient and must include passive approaches to climate control to reduce reliance on mechanical cooling and ventilation.
- 15.4.2 Most sun-screening devices such as balconies, colonnades, canopies, awnings, eaves, overhangs and multi-planar façades are encouraged (**Figure 15:4**). Horizontal and tilted louvres 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 Where heat-retardant glass is to be used, and subject to the materials specification set out in Table 15(1), highly reflective mirror-faced glazing is discouraged. If it is used, it is to be in the colour range of greys to silver.
- 15.4.6 Egg crate shading elements will not be allowed. However, deep recesses are encouraged.

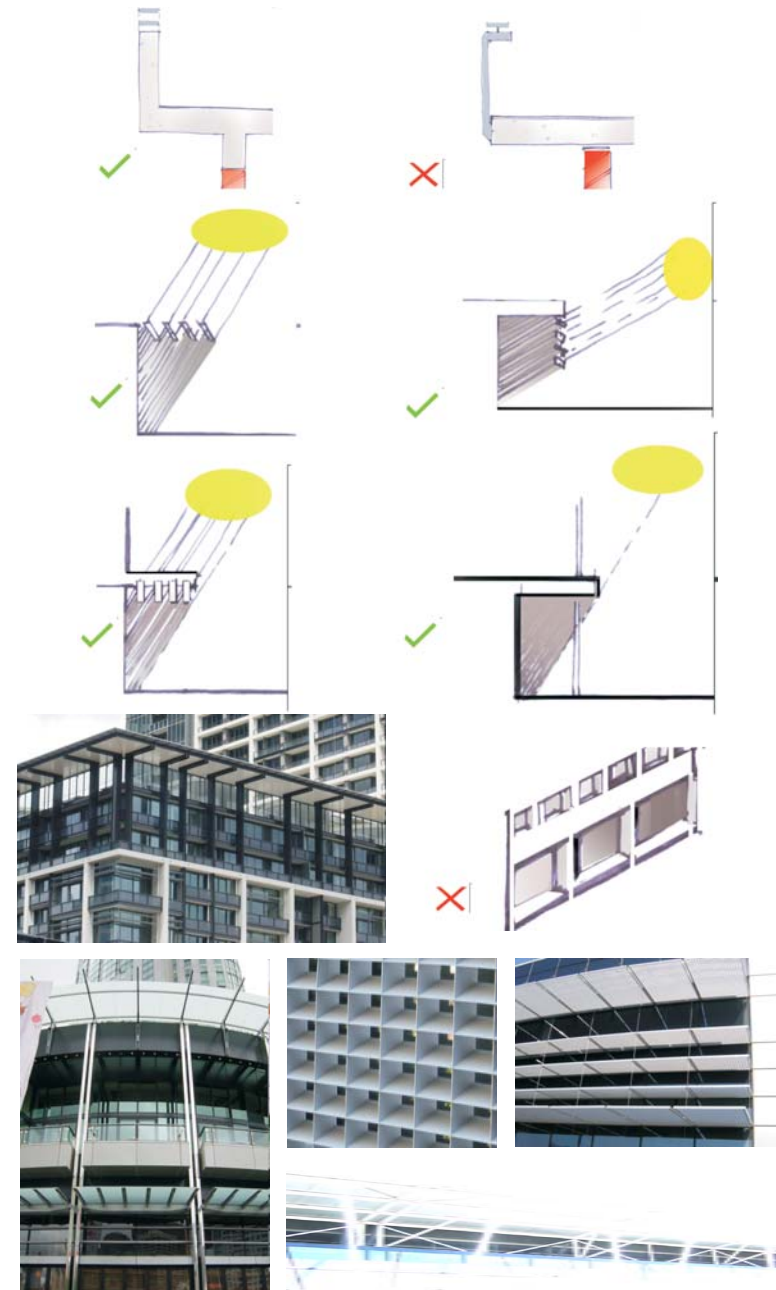


Figure 15:4 Shading Devices Design Principles & Examples

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 (**Figure 15:5**).
- 15.5.2 There are a number of corner buildings in this precinct. Some of these are high exposure and earmarked for iconic status. Special consideration should be given to the treatment of these buildings; particularly those at the intersection of the M41 and Ridgeside Drive
- 15.5.3 Guided by specific architectural codes per land parcel, the architecture of corner buildings is to be accentuated through height, stature, elaboration and detailing. Special consideration is to be given to signage on buildings that are iconic 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 Corners can be recessed at the ground and first floor levels to allow for ease of pedestrian movement around and along the building, as well as to highlight the corners for a specific office use (e.g. conference/ meeting room and associated terrace etc.; the entrance of a building).
- 15.5.6 Corners should protect against solar radiation and provide an opportunity to highlight energy conservation consciousness, appropriate to the building's use.
- 15.5.7 Elements such as horizontal overhangs, vertical fins, shading screens, and reflective or tinted glazing must form an integral part of the overall design of the entire building.
- 15.5.8 All materials used in screening and shading should comply with tested specifications.

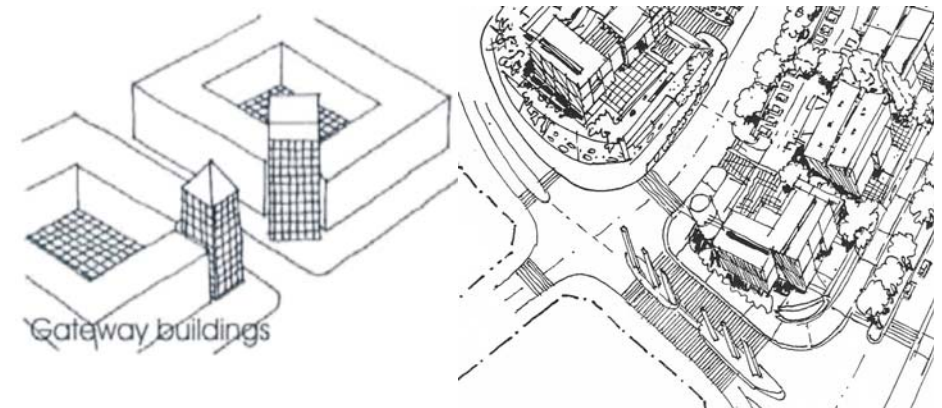


Figure 15:5 Corner Treatment Design Principles & Examples

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 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 façade. The façade element is not to continue beyond the roof junction point.
- 15.6.2 A complex roofscape of floating, disengaged and butterfly-type roofing is encouraged (Figure 15:6). This is not to be achieved by a single roof type and finish dominating the entire precinct. Generally distinct roof forms such as high or steeply pitched roofs, as well as mansard and dormer roofs will be discouraged, as will any roof structure that does not take cognisance 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. Flat roofs, whether behind a parapet or not, as well as mansard-type roofs are discouraged. Flat roofs will, however, be considered if the roof space is usable and forms an integral part of the building design and use. In this case the flat roof portion of the roof will be limited to 30% of the roof space. These flat roof spaces are to be treated with pebble, exotic timber, tile or planting.
- 15.6.4 The roof should be considered as an integral aesthetic component of the building. The architect must demonstrate to the Committee, the intention with regard to how the building meets the sky, its relationship to the skyline and to adjacent developments when viewed from various perspectives.
- 15.6.5 It is encouraged for the roof element to be accentuated and 'read' as a separate element of the building. The pitch of the roof should be such that the distance between the highest point of the roof and the wall plate does not exceed 3m and the pitch does not exceed 30°.
- 15.6.6 Apart from the obvious function of a roof element, there are opportunities to use it to assist with passive climate control and cooling. The overlapping of floating roof elements as shading devices, wind scoops and aesthetic elements is encouraged. 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.



Figure 15:6 Roofing Design Principles & Examples

- 15.6.7 Gutters are generally to be confined to the inner cores of the perimeter blocks, or behind the building, away from public streets.
- 15.6.8 **Table 15(3)** specifies the types of materials and colours that may be used for roofs.

	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
Roofs																						
Flat Slabs																						
Low Pitch Sheeting																						
Sharply Pitched Sheeting																						
Shingle																						
Tiled																						

Table 15(3) Precinct Three Roofing Materials and Colours

16.0 SIGNAGE, LIGHTING AND GRAPHICS

- 16.1 The onus is on the architect to demonstrate to the Committee how any signage placed on a building's façade will form an integral part of the building's architecture. In addition, the building owner and architect will be expected to provide the Committee with a 'signage code' relevant to the 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
- 16.2 No sign shall be displayed on any exterior façade of a building without prior approval of the Committee. Similarly, the naming of buildings will be at the discretion of the Committee.
- 16.3 The signage of each of multiple tenants occupying a building may be displayed on the façade of the building within a zone not exceeding 8m from the sidewalk to which the building relates. While this signage may include reference to a corporation, enterprise or organisation, it is not the intention to advertise products on the façade in this zone.
- 16.4 All advertising of professional services and / or product is to be within the leased area of the 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.
- 16.5 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 three.
- 16.6 Neither characters nor items of a sign shall 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 it.
- 16.7 No sign on any façade of a building save with the consent of the Committee in cases of individual design merit, shall 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 colourfast materials, 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.
- 16.8 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. Neon lighting is, however, encouraged on iconic elements only. Moving, flickering or flashing signage, whether in terms of articulated elements of the sign or in terms of lighting, is expressly prohibited.
- 16.9 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.
- 16.10 A major reason for purchasing an office park site adjacent to the M41 is to capitalise on exposure to the main route. It is therefore important that companies be permitted to display signage on those façades facing surrounding roads.
- 16.11 In summary, signage must be governed by the following guidelines and any waivers granted by the Committee in this regard will be in terms of considerations of individual merit:
- No company name may appear other than as an integral part of the building's design
 - Pylon signage is expressly forbidden provided that, if designed as an integral part of the main building and not exceeding 12m in height, the Committee may waive this requirement in respect of a single pylon only
 - Only the name of the company having naming rights to the building shall be displayed on the building's façade
 - Where a development has been designed as a series of discrete units or wings of a building, more than one company name may be displayed provided that only one name appears on each unit and that the sign is suitably reduced in scale to relate to the unit to which it applies
 - Subject to the provisions of 16.12 below, no product may be displayed or advertised
 - All other signage, such as advertising billboards, is expressly

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- forbidden
- Not more than one sign may be displayed on any one façade of a building provided that the Committee may waive this restriction where the length, proportions and form of the façade merit such waiver
- No sign may project above the point at which the façade of a building meets the roof of the building provided that, in the case of a parapet wall or façade extending above the meeting point of the façade with the roof, the sign may not project above the top of such parapet
- No characters or items of a sign may exceed 1,2m in height and the sign as a whole may not exceed 10m 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 the parameters
- Should the sign envisaged not suit the proportions noted above, the guide will be followed that the overall area of the entire sign shall not exceed 12 sq. m subject to the proviso noted above
- The favoured fixing method of signs discourages backing boards affixed to a building or signwriting directly onto the façade of a building
- The favoured fixing method encourages each character of a sign to be pin mounted individually at least 20mm from the surface of the façade
- Where backing boards are to be used as the basis of a sign, such boards are to be designed as integral parts of the building's architecture
- Lighting of signage is to be predominantly in the form of concealed lighting
- Lighting shining directly through the material forming the sign is discouraged and waiver in this regard is to be in terms of specific design merit and in the case of signs designed as integral parts of the building and in terms of established corporate signage codes
- Wherever appropriate, the lighting of the façade of buildings by means of floodlights installed within the landscaping of the property is to be encouraged
- No flashing or moving components on signage is permitted
- As far as possible the signage on buildings will be confined to monochromatic colours in the range from silver to white to grey to black
- Only in instances of corporate livery or branding will accent colours be used in a sign with such colours being timeless rather than faddish colours that tend to date
- Materials used in the manufacture of signs are to be of high quality, preferably matt finish and of enduring materials and colourings



- 16.12 In the case of components of buildings designed with a retail component (e.g coffee shops), product names and goods may be displayed and the name of the enterprise, undertaking or concern authorised to trade in and display particular products may be displayed once per street frontage of the site
- 16.13 Each site is permitted, as an integral part of its site entry, a sign that observes the above provisions but which does not exceed an overall area of 5 sq.m.
- 16.14 The address of the concern may also be reflected as an integral part of the site's entrance subject to the above guidelines and provided that the address does not exceed 200mm high and 1 200mm long.
- 16.15 Flood or accent lighting of building façades or elements of the building is encouraged provided that it is in good taste, understated, and forms an integral part of the building and the precinct as a whole. Such lighting will be at the discretion of the Committee and is to be of neutral colouring, with exceptions made by the Committee with regards to iconic elements. The lighting is to be placed so as not to spill excess light into the sky or create any glare on the adjoining street or development. All the lighting is to be from a remote, hidden source or from light fittings designed as an integral part of the building's architecture and/or installed within the landscaping of the property. All lighting on the exterior of a building or in the surrounds of a development on a site is to be of a white light type.
- 16.16 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 Association, is acceptable.
- 16.17 Signs relating to security services contracted on a particular site are to be limited in their numbers and displayed discreetly.
- 16.18 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 façade of a building other than as a conscious expression of the building's

17.0 PRECINCT LANDSCAPING GUIDELINES

17.1 THE LANDSCAPING APPROACH

17.1.1 A comprehensive Landscape Master Plan, with which all developments are to comply, has been prepared for Precinct Three and planting recommended for specific streets in the Planting Strategy and Palette June 2007 (Figures 17:1-2). The aim is to integrate the natural features of the site and enhance them through the built form and associated architecture. Although the precinct is primarily an office park, the aim is to establish a high-level green, sustainable and ecological dimension to the setting that expresses the whole eco-urbanism approach, and enhances the human, pedestrian and natural qualities and comforts afforded by extensive planting and high quality landscaping.

17.1.2 In the light of the above, the building’s architect shall submit, for the approval of the 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.

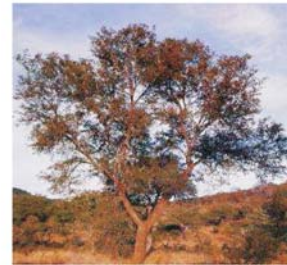
17.1.3 As far as possible, 90% of landscaping and vegetation design is to comply with the recommended planting palettes. Landscaping plans are to list and motivate plant types proposed for use and are subject to approval by the Committee . Planting palettes are available through the Committee listing plants considered appropriate for use in the office park, 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 office park. Planting must be properly irrigated and designed with conscious attention to routine maintenance.

17.1.4 The basic principles in respect of landscaping are as follows:

- the reinstatement of natural coastal forest is to be used and augmented by individual developers along the M41 and as elsewhere designated in the design parameters governing individual sites.
- simple landscaping is sought (such as rolling, manicured lawns with dense shade trees of stature to mitigate the scale and extent of facades) to enhance the clean lines of the anticipated architecture.

Planting Considered for Precinct 3

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



Acacia robusta (Splendid Acacia)



Pittosporum viridiflorum (Cheezewood)

Street Trees

Richefond Circle Entrance



Erythrina humeana



Anthericum saundersii



Miscanthus sp

Ground covers

Richefond Circle Entrance

RIDGESIDE
Landscape Design
June 2007

Plant Palette
Newtown Landscape Architects
URBAN ENERGY LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING
100 CALDWELL RD, STE 1001, TULLAGH, VIC 3105 AUSTRALIA
www.nla.co.za

Figure 17:1 Precinct Three Planting - Richefond Circle Entrance

- any areas, after development, not required to be flat are to be re-contoured to create an undulating landscape in keeping with the surrounding area.
- even though the boundaries of individual sites are likely to be treated with security fences, the ethic of trying to create landscapes that flow from one site into another is to be encouraged and developers are required to demonstrate the extent to which the landscaping of a site takes cognisance of adjacent developments.

17.1.5 Save with the Committee's consent in cases of individual design merit, a minimum of 30% 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, and structural details to accommodate the landscaping and maintenance specification. The 30% is to be regarded as both hard and soft landscaping areas. Both the plan and the actual completed installation shall be subject to specific approval by the Committee.

17.1.6 Where, in the opinion of the Committee, a site is inadequately landscaped or poorly maintained, the owner of such site is obliged to rectify the situation failing which the Committee will have the right to undertake such remedial action for the account of the owner. In the case of undeveloped sites no longer in the ownership 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 Attention is drawn to the importance of fragmenting surface car parking, as far as possible, into smaller parking lots with ample shade trees. The requirement is to provide one tree for very three parking bays. Shade ports are to be kept to a minimum and will only be allowed at the discretion of the Committee.

17.2.2 Where a site is used primarily for surface parking purposes, whether on a temporary or permanent basis, a minimum of 30% of the site, (75% of which must be free of all parking and driveway areas), is to be landscaped. Attention is to be paid to the planting of both perimeter and canopy trees of stature and the screening of parked vehicles from public view.

Planting Considered for Precinct 3

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



Rauvolfia caffra (Quinine Tree)



Chaetachme aristata (Thorny Elm)

Street Trees

Richefond Circle



Dietes bicolor



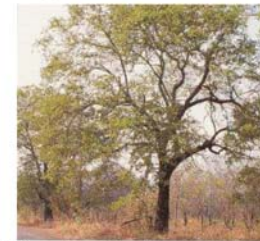
Crocosmia aurea



Anthericum saundersii

Shrubs

Richefond Circle



Bridella micrantha (Coastal Golden Leaf)



Combretum kraussii (Forest Bushwillow)

Street Trees

Richefond Circle



Aristea ecklonii



Sansevieria sp



Bulbine abyssinica



Alepidea a.

Ground covers

Richefond Circle

RIDGESIDE
Landscape Design
June 2007

Plant Palette

Newtown Landscape Architects
1000 RICHMOND ROAD, NEWTOWN, JOHANNESBURG, 2001
WWW.NLA.CO.ZA



Figure 17:2 Precinct Three Planting - Richefond Circle

17.2.3 As the sites in Precinct Three are being developed 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 Attention should be paid to planting not becoming a screen or creating dark areas that facilitate lurking, or unduly restricting 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 Certain prominent sites, such as corner sites and, more particularly, corner sites formed by acute angled intersections warrant particular landscaping attention. In certain cases where such sites are designated as having build-to lines and require a particular architectural response, the conscious design of a landscaping response in lieu of an architectural response may be approved by the Committee. The landscaping response must not impinge negatively on traffic site lines etc.

17.5 BOUNDARY-RELATED LANDSCAPING

17.5.1 Landscaping within or on the boundary of a development facing onto a street or public space is to be undertaken so as to make a conscious contribution to both the architecture of the development (how it is composed, meets the ground or is set within the site) and the public environment onto which it faces.

17.5.2 As a minimum sidewalk treatment, the Primary Developer undertakes to provide a paved sidewalk width of 1.84m and planters and trees as set out in the Precinct Plan. It is the responsibility of individual developers to

address the interface of their sites with the adjacent sidewalk and surfacing treatment and to include this aspect as an integral part of the landscaping plan prepared for the site.

17.5.3 Landscaping and maintenance of the sidewalk areas adjacent to a development is encouraged. Where sidewalk areas have not been paved to the full width of the road reserve, an adjacent owner may extend such paving over all or some of the remaining area provided that paving materials and patterns are subject to approval by the Committee. Any planting or planters placed within the sidewalk area are to be placed so as to enhance the prevailing streetscape, permit ease of pedestrian circulation and promote the safety and surveillance intentions of the Ridgeside Office Park.

17.5.4 Landscaping and maintenance of any common side boundary between developments is to be undertaken with due regard to the mutual benefits to be derived from such planting and so as to promote the safety and surveillance requirements of both parties. Careful attention is to be paid to the extent to which such boundary planting is in keeping with, and enhances, the architecture of developments on both sides of the boundary and takes due cognisance of the outlook, shading and screening requirements of both parties.

17.5.5 Landscaping on the eastern and south-eastern boundaries, including related corners, is to comprise low-level plants, screening shrubs and small trees, as well as sparsely leaved trees such as palms, to avoid blocking sea views.

18.0 EXTERNAL HORIZONTAL SURFACE TREATMENT

- 18.1 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 complement the building and to achieve the close integration of the natural landform and landscaping sought.
- 18.2 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.
- 18.3 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.
- 18.4 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 unusable and slippery surfaces, which could impair pedestrian activity and place the pedestrian in danger of potential injury.



Figure 18:1 External Horizontal Surface Treatment

	Materials							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
Horizontal Surfaces																
Driveways																
Sidewalks																
Paths																
Surface Parking																
Basements																

Table 18(1) Paving Materials and Colours

ANNEXURE A: SCHEDULE OF DEVELOPMENT RIGHTS

UMHLANGA TRIANGLE DEVELOPMENT - PRECINCT 3 - 15th August 2006

Erf	Erf size	F.A.R	Bulk	Distribution per Land Use		Use	Parking Breackdown		Min Height	Max Height	Max msl	Max Coverage
				Retail	Office		Parking Required	Surface				
							25%	75%				
1	10,176	1.20	12,211	0	12,211	488	122	366	2	8	149.84	50%
2	4,153	0.80	3,322	0	3,322	133	33	100	2	4	121.85	50%
3	2,331	0.80	1,865	0	1,865	75	19	56	2	4	117.05	50%
4	2,434	0.80	1,947	0	1,947	78	19	58	2	4	117.05	50%
5	2,818	0.80	2,254	0	2,254	90	23	68	2	4	106.75	50%
6	2,712	0.80	2,170	0	2,170	87	22	65	2	4	106.75	50%
7	2,196	0.80	1,757	0	1,757	70	18	53	2	4	101.95	50%
8	1,461	0.80	1,169	0	1,169	47	12	35	2	4	101.15	50%
9	1,357	0.80	1,086	0	1,086	43	11	33	2	4	100.15	50%
10	1,397	0.80	1,118	0	1,118	45	11	34	2	4	100.15	50%
11	1,393	0.80	1,114	0	1,114	45	11	33	2	4	99.25	50%
12	1,413	0.80	1,130	0	1,130	45	11	34	2	4	99.25	50%
13	1,389	0.80	1,111	0	1,111	44	11	33	2	4	99.15	50%
14	1,390	0.80	1,112	0	1,112	44	11	33	2	4	99.15	50%
15	1,487	0.80	1,190	0	1,190	48	12	36	2	4	99.45	50%
16	5,245	0.80	4,196	0	4,196	168	42	126	2	4	101.75	50%
17	7,057	0.80	5,646	0	5,646	226	56	169	2	4	94.35	50%
18	5,149	0.80	4,119	0	4,119	165	41	124	2	4	106.75	50%
19	4,297	0.80	3,438	0	3,438	138	34	103	2	4	108.25	50%
20	4,684	0.80	3,747	0	3,747	150	37	112	2	4	112.35	50%
21	5,075	0.80	4,060	0	4,060	162	41	122	2	4	115.31	50%
22	4,098	0.80	3,278	0	3,278	131	33	98	2	4	118.95	50%
23	4,849	0.80	3,879	0	3,879	155	39	116	2	4	122.95	50%
24	4,015	0.80	3,212	0	3,212	128	32	96	2	4	130.78	50%
25	35,265	0.85	29,975	2,000	27,975	1,199	300	899	2	4	126.65	50%
26	260	0.00	0	0	0	0	0	0	2	2	0	0
27	285	0.00	0	0	0	0	0	0	2	2	0	0
TOTAL	118,386	0.85	100,106	2,000	98,106	4,004	1,001	3,003				

REVISIONS

REVISIONS	DATE	DETAILS
REV 1	02 FEB 2009	Sections 14.1, 14.4 & 14.5 revised re security measures permitted in the Office Park