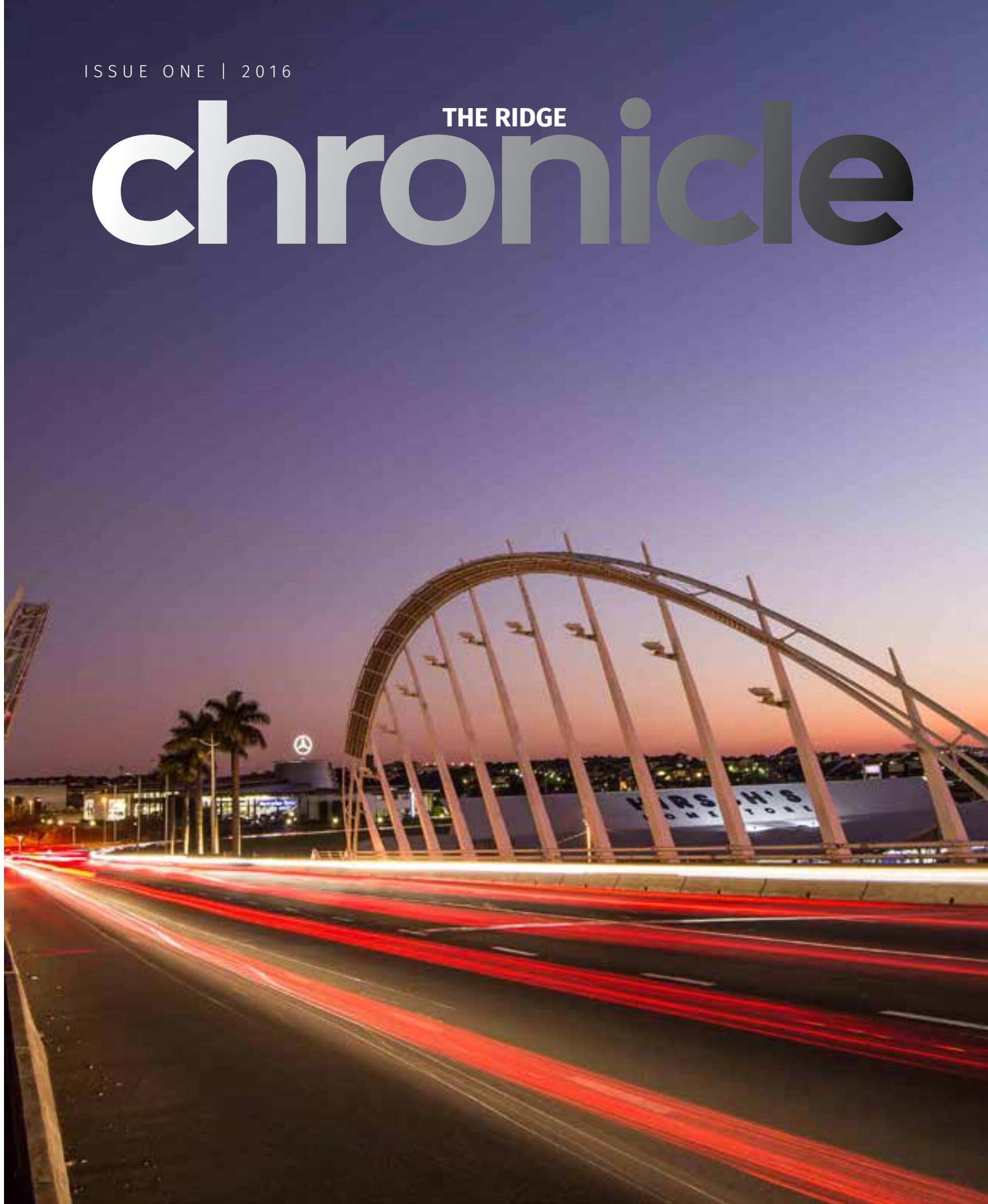


ISSUE ONE | 2016

THE RIDGE chronicle



LIFESTYLE // ARCHITECTURE // LUXURY // FASHION // REAL ESTATE

EARLY DAYS

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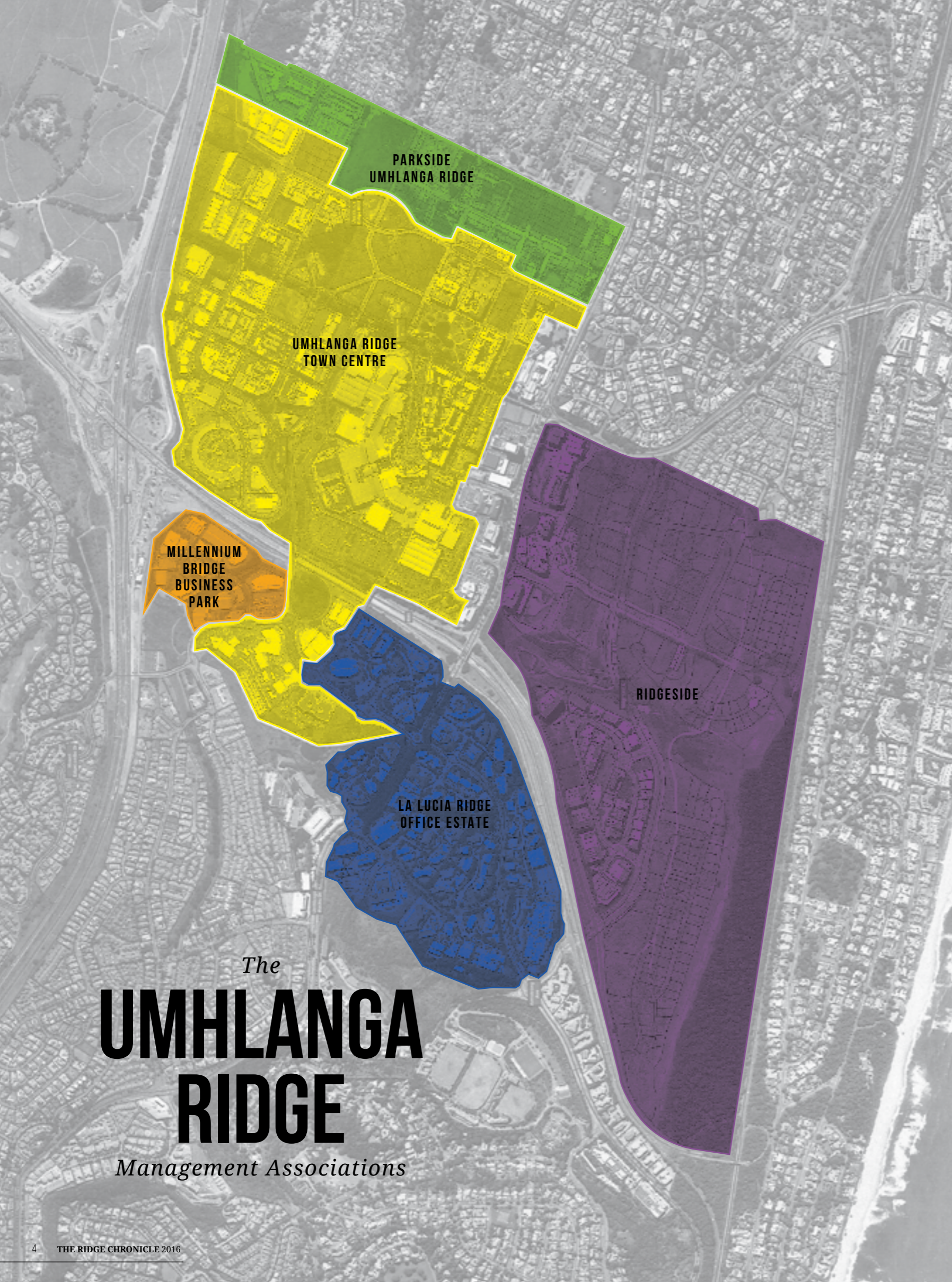
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FROM THE GENERAL MANAGER'S DESK

WELCOME

to the inaugural edition of the Ridge Chronicle

Recognising the unique Brand that the La Lucia Ridge has become, we felt it would be a wonderful opportunity to initiate a publication that would keep our Stakeholders and potential investors up to date with developments on the Ridge. This Chronicle will also allow us to reflect in the rear view mirror and catch a glimpse of where we have come from.

FROM WHERE WE'VE COME FROM TO
WHERE WE ARE GOING

As the title Chronicle suggests, this will be our annual publication. Celebrating the on-going development, success and progress of our area and its respective Associations.



Our mandate is to protect and enhance Members' property interests and this is achieved by extraordinary attention to aesthetics, security and general management of the Precincts.

This Office serves the interests of five distinct Management Associations found on La Lucia Ridge totalling approximately 430 Hectares in extent. The obvious advantages of shared resources and skills allow for seamless and consistent service delivery across all Associations under management. Our mandate is to protect and enhance Members' property interests and this is achieved by extraordinary attention to aesthetics, security and general management of the Precincts. The Associations collectively employ a small staff complement which oversees the daily tasks required to achieve our objectives. Competent Service Providers in the key disciplines of security and landscaping are essential to our continued success on the Ridge.

We have included editorial on each of the five Associations together with beautiful photography that should remind each one of us why we made a conscious decision to live or work (or both) on the Ridge. New developments are highlighted as are special projects delivered during the year on behalf of all Members.

Share with me the delightful first instalment of how the Ridge was conceived and the early days of its childhood. Erky Wood has incredible institutional

memory and I am determined to harvest this repository of all things La Lucia Ridge before he retires to Paris (Parys?).

Professional organisations long associated with The Ridge and its development, have also contributed articles to our first edition. Many more will get the opportunity to share their story and experiences with us in subsequent editions.

The recently completed Fountain Circle and Children's Playground are both subjects of articles that arguably were our major new projects for 2015. We may be somewhat biased, but believe that the new Children's Playground is already a major success with our residential members. This facility will be further developed over time.

Finally, it remains for me to say that it has been a pleasure to preside over the continued development and management of the five Associations on the Ridge.

This is after all, a compelling story that each Member is a part of, and one worth telling.

MALCOLM ST. CLAIR

GENERAL MANAGER

malcolm.stclair@ridgemanagement.co.za

OUR CONTRIBUTORS



featured contributor

ERKY WOOD

A founding member and director of GAPP, Erky Wood is an urban designer and a renowned specialist in urban development. He was a member of the original urban design team for the V&A Waterfront project in Cape Town; team leader, urban design for FNB BankCity, Johannesburg; responsible for the Johannesburg Metropolitan Chamber Interim Strategic Framework for the post-apartheid city and urban designer in charge of the La Lucia Office Estate, Umhlanga Ridge Town Centre, Millennium Bridge Business Park and Parkside, including its architectural design controls, which has been described as South Africa's premier office park in Umhlanga, in addition to numerous other high profile projects.



featured photographer

NICHOLAS CARROLL

Having initially trained in London's still life studios, Nicholas Carroll started his career as a street photographer, working in the USA and Europe, years before digital became the norm. The disciplines of working with film are applied to his digital work today. His reportage style street work has been published in USA and exhibited in UK as well as South Africa. His 35 years of experience enables Nick to apply technical expertise to location, studio and experimental projects. His remarkable architectural photography has been instrumental in this publication.



featured contributor

SHIRLEY BERKO

After working for over a decade in advertising, in 2014 Shirley sought to pursue her passion for writing, design and photography full time by launching a successful boutique digital management agency in Durban that specialises in these services.



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A BRIDGE FOR THE MILLENNIUM

WORDS: SHIRLEY BERKO IMAGES: NICHOLAS CARROLL

It is the extraordinary use of concrete form and the dynamic use of stainless steel which makes this bridge impressive in its asymmetric setting

Completed in 2001, this arresting 60m focal point, the Moreland Millennium Bridge, has become an iconic feature of the Umhlanga Ridge Town Centre.

"It is the extraordinary use of concrete form and the dynamic use of stainless steel which makes this bridge impressive in its asymmetric setting," says GAPP architects and urban designers director Erky Wood. The architect worked with client Tongaat Hulett Developments and BCP Engineers to create the concept of the arch, which was to be the most innovative gateway to the new town.

"At night, with mast-mounted up-lighting shining on to large reflectors, the bridge forms a glowing arch of light," notes Wood. Made from stainless steel manufactured in Mpumalanga, in order to ensure

a resistance to corrosion in our coastal region, combined with the concrete work to create artful and clever features: The abutments – structures supporting the sides of the bridge – are concealed with sloping skirts, which are clad with reconstituted granite slabs. The pier is a perfect ellipse and the underside of the deck curves in a large 30m radius forming thin concrete edges.

The lighting design of the bridge was undertaken by Bosch Projects. Particular care was taken to avoid spill-over light pollution into the atmosphere. Specific accent lighting of various elements of the bridge has also been included in innovative ways. The developers are market leaders in creating value-added, environment-friendly infrastructure, offering long-term management and maintenance of the area.



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 "I don't claim to have listened to every speaker that's available, but for what I do, those were the best pair I've ever heard."
 – Bob Ludwig on the Ivy Loudspeaker.

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 - Bob Ludwig on the Ivy Loudspeaker .

THE EMMA
 "I'm keeping the review pair for my home system, and I believe that's the highest compliment I can pay them. And we are awarding the Emmas one of our first Exceptional Value Awards for the year too. These are great speakers."
 - Tone Audio

THE NICO
 "Nico, however, is the entry point to Jim Thompson's Memphis-based company, yet it still has the distinctive EgglestonWorks style, thanks to elegantly curved flanks and a machined aluminium fascia that ranks alongside the best in terms of precision and finish."
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- FEATURED GADGETS -



01

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PORSCHE CENTRE
Umhlanga Town Centre

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TRENDY TOYS

from the modern to the mesmerising

02

**TIME to
INSPIRE**

Inspired by the spirit of discovery and adventure that drives every urban explorer, the latest addition to the Montblanc StarWalker Collection features a World Time complication integrated inside the writing instrument. One twist of the cone at the end of the lightweight titanium StarWalker World Time gives its owner the means to identify the local time in different time zones.



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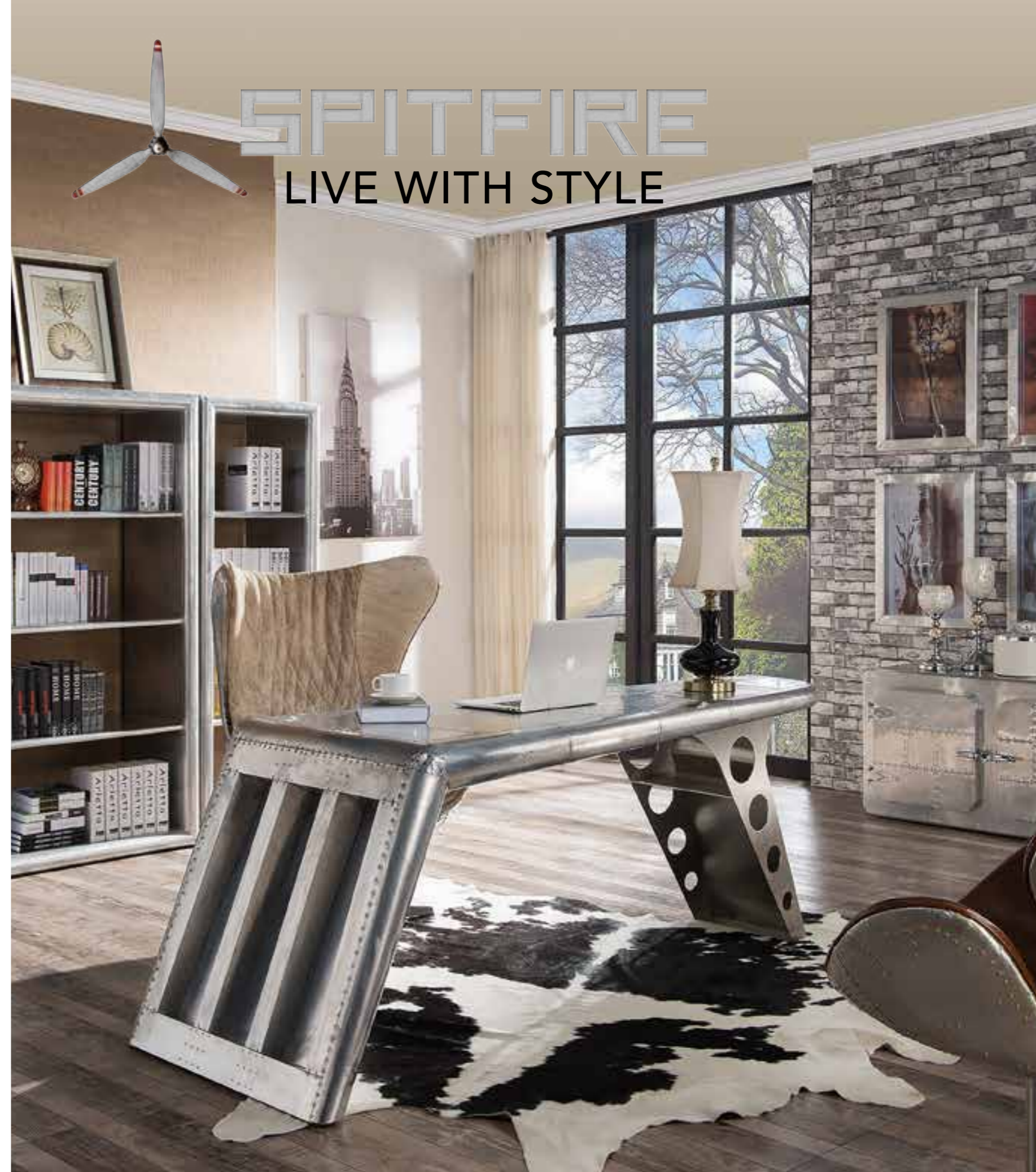
03

TURNING ONYX into SONIC LUXURY

Blue stones are among nature's scarcest, so it's no surprise that the one-of-a-kind Koetsu Blue Lace Onyx Platinum phono cartridge with its agate onyx body produces unforgettably inimitable experiences from vinyl grooves. Peel your eyes away from its jewel-like beauty for a moment and view it as your permanent personal-seat license for a fifth-row, dead-center perspective on the world's most treasured recordings. Forget about trekking to a concert hall or orchestral auditorium. The soulful, immediate, natural, and thoroughly absorbing performance you'll both hear and see – courtesy of pinpoint-precise focus, architecturally rendered dimensions, even-order balances, sublime harmonics, and true-to-scale imaging – is honestly better than what you'll find in almost any venue. Only two Koetsu Blue Onyx cartridges are made every year, one at a time, painstakingly by hand. Just as they have been since originally created by the Japanese founder of Koetsu, Yoshiaki Sugano in the 1970's.



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THE DEVELOPMENT OF THE RIDGE

PART 1



WORDS: ERKY WOOD IMAGES: ARCHIVES & SUPPLIED

Erky Wood of GAPP Architects & Urban Designers, as a consultant to Tongaat Hulett Developments (THD) and the Ridge Management Associations, has been responsible for much of the detailed planning, design and on-going design review of the development of the Ridge (La Lucia Ridge Office Estate, Umhlanga Ridge Town Centre, Parkside and the Millennium Bridge Business Park). The firm has also been responsible for many of the iconic features on the Ridge, including the Moreland Millennium Bridge, the features on the North and South Circles on Umhlanga Rocks Drive and the iconic 'fever tree boulevard', all the street furniture and bus shelters - all this over a period exceeding 20 years.

The Ridge Chronicle has asked Erky to contribute a series of articles reminiscing and reflecting on this work by way of gaining some insight into how this phenomenon of the Ridge's development happened and to capture some of the 'institutional memory' of this process before it becomes lost in the mists of time. Often, when asked how something-or-other came about, he famously quips, with a sarcastic glint in his eye: "It's almost as though someone thought about it".

For the unexpurgated version of any of the articles, please visit www.gapp.net



It all started in 1995 with an innocuous-enough phone call to my office in Johannesburg from Rob Raven with Moreland Developments (recently re-branded as Tongaat Hulett Developments, or THD).

He was phoning GAPP to invite us to be one of five invited firms to partake in a "design ideas" competition for an office park on the Ridge straddling a battered, undersized two-lane main road called Umhlanga Rocks Drive. I knew of the excellent piece of architecture in that area produced by Hans Hallen, known as the Glass House, the headquarters of Tongaat Hulett Sugar. I loved the way it hovered, an elegant, light, 'white', glassy, horizontally-composed object in a simple landscape of cane.

I had also, coincidentally and just prior to that, been introduced to the vast potential of the Tongaat Hulett sugar holdings stretching from north of Durban. Prof. Jeff McCarthy, professor of urban geography at the University of KZN and with the then Urban Foundation suggested we look at the Operation Jumpstart initiative he was involved with as an advisor to Tongaat Hulett. This was a forum of stakeholders looking at how to make substantial in-roads into a re-configured urban system for greater Durban that was post-apartheid, inclusionary, and visionary.

Durban, at that time, was extremely strongly focussed on the Durban CBD and the southern industrial basin, whereas a vast



preponderance of people lived north of the Umgeni. Most of these people were poor and had been consigned to the urban fringe by apartheid. As with much work being done at that time in Johannesburg, Pretoria and Cape Town, the attention in greater Durban was turning to the notion that maturing metropolitan systems comprise a "poly-nucleated" urban structure rather than blind reliance on a single urban core.

I have always been persuaded by this argument and continue now to refer to this logic before deciding to take on a significant new urban project. I had become aware of another Moreland initiative of establishing a 'new town centre' further along Umhlanga Rocks Drive where Netcare (amongst others) had already bought land and undertaken a miscellany of stand-alone developments, notably, the Umhlanga Hospital. There was also talk of a 12 000m² floor area shopping centre that might be in the offing. The idea of expanding this to the super-regional shopping centre that is today Gateway only came later.

It was noted, however, that, this being a "design ideas" competition, we didn't need to stick with this layout or rights allocation and we were free to make any outlandish suggestions if we so wished.

THE FEW REAL "OFFICE PARKS" AT THAT TIME WERE MOSTLY IN JOHANNESBURG

Relatively small in extent, all with quite lavish landscapes that no one seemed to use (the anti-smoking laws were not yet in sight and so no one yet had a compelling, urgent need to go outside!) and they all appeared to be Fort Knox from the outside with all the over-the-top security around them with twee gatehouses that portended the slavish, pastiche (usually Tuscan) architecture that gave each of these parks a "theme".

¹ This is an important wider urban debate that deals with urban restructuring versus what is often mis-interpreted (notably in a spate of urban geography papers) as "edge city" development as evidenced in the car-based urban sprawl of North American cities. As important as this debate is, it takes us off-course for purposes of this article but it could (and should) be a further article at some stage. For those that may be interested, they may wish to refer to an article entitled MAKING SENSE OF NONSENSE: THE CASE FOR BRIDGE CITY IN THE INTEGRATION OF THE ETHEKWINI URBAN PERIPHERY: A think-piece prepared by Erky Wood of GAPP Architects & Urban Designers on behalf of Tongaat Hulett Developments, 18 November 2007. (visit the GAPP web-site at www.gapp.net).

With a lot of discussion with my late partner and dear friend, Glen Gallagher, I'd fallen in love with four images by that time: Hans Hallen's sugar building (which I thought should be the essential reference for the place); the beauty of the impossibly green carpet of sugar cane; a white, ruined building that stood in splendid isolation somewhere near La Mercy Beach (a relic of graffiti that has since been demolished) which made us think of Richard Meier's architecture that can never be too white; the simple, stark avenue of Royal Palms that marched along a ridgeline through a landscape of sugar cane that I only found out later belonged to Penny Coelen-Rey.

We also had a fundamental belief that, as urgent as the need for securitised parks seemed to be in this neo-medievalism that is South Africa, this must nevertheless be recognised as an urban anomaly and any fence line should, at some stage, be able to be pulled down and we'd be left with a valid, integrated, seamless urban fabric. So we determined the following very simple design principles that would be the essence of our "design ideas" competition:

1. We would have white-in-green-overlooking-blue;
2. The white architecture would be the "familial" integrity that binds the architecture together;
3. The landscape would be the continued 'productive landscape' of the sugar cane (that is, Tongaat Hulett would continue to 'farm' the land and take a crop off it every 18 months);
4. We would keep all public roads open to the public and we'd create this new idea of an "office estate" which would be an assembly of various, fragmented "office parks" each having the same identity and being myriad smaller entities building up into an overall identity being the La Lucia Office Estate.
5. Security perimeters would be 'subliminal' working on the principle of moats and fencelines hidden in landscape rather than hard, obvious, unwelcoming barriers.
6. Umhlanga Rocks Drive would form the centre piece of the overall Estate as, at that stage, a boulevard of Royal Palms and two very distinctive traffic circles at each end to symbolise entry/exit for the Estate and flanked by moats.

The GAPP team on the competition comprised myself, Glen Gallagher, Michelle le Roux and Max Voigt with Michelle producing exquisitely rendered graphics and Max capturing the simplicity of this idea of white buildings hovering on cane fields with some delightfully understated perspectives. Armed with these and a slide show, I flew into Durban for our presentation slot.



01

CONSTRUCTION WORKERS on SITE

02

THE newly constructed GATEWAY THEATRE OF SHOPPING
The first buildings beginning to appear are part of the Office Estate



It is a credit to THD that, even though it was only an "ideas competition" (and therefore wouldn't take an inordinate amount of resource and expense to engage with the competition), each of the five competitors was to receive an honourarium, as I recall at the time, of R30 000. I knew we were dealing with a client of some special calibre when, after making our competition presentation to the "main manne" of Tongaat Hulett at the Glass House, I was thanked at the door, when leaving, by Ken Forbes and handed our honourarium cheque (if only this civilized world extended wider!).

Unbeknown to me, I had entirely miscalculated the 'romance' of sugar cane as imagery for these crusty sugar barons. Nevertheless, I got a call from Ken later that week to tell me that they hated our idea but they liked the way we thought, 'out the box' as he said. On that basis, he announced, GAPP had therefore won the competition.

I met with Ken in Johannesburg over lunch for him to brief me. I quickly found two things: (a) Ken is very good with lunches; and (b) he wanted me to work with a landscape architect that had been in another team in the competition but who had made a strong impression on THD. Given that Michelle on our team came from a landscape background before doing urban design in Sydney, we'd not brought a landscape architect onto our team for the competition, so I was very happy to take Johan Louw of VRL landscape architects onto our team.

Both Johan and I, however, quickly found this 'forced marriage' very bleak as we clashed and he hating everything I'd thought about the project. We agreed that buildings are typically at their best when newly complete and then tend to age rather badly; landscapes, however, are generally awfully disappointing at the time of installation but become progressively better with maturity. We'd also, by that time, met Charles and Di and fallen in love with the extraordinary Amanzimyama Estate

²There's a sequel to the early impression Penny Coelen-Rey's estate made on me, but that, as they say, is another story.

³We had checked out, in our "Vaalie" way, with the Sugar Association of South Africa (SASA) that: (a) one doesn't have to burn sugar cane before cropping it (this is, in fact a 'bad practice' method of easy elimination of unwanted foliage prior to cropping – it could, in fact, as in Mauritius, be the basis for 'waste to energy production' where the 'bagasse' could be incinerated at the mill, after cropping, to produce electricity); and (b) cane rats and snakes are a vastly over-stated populace of sugar cane as a landscape (in fact, I can categorically state that now, in all my years of plunging my way through sugar cane, trying to find out where the hell I am, I have never seen one of these little buggers!).

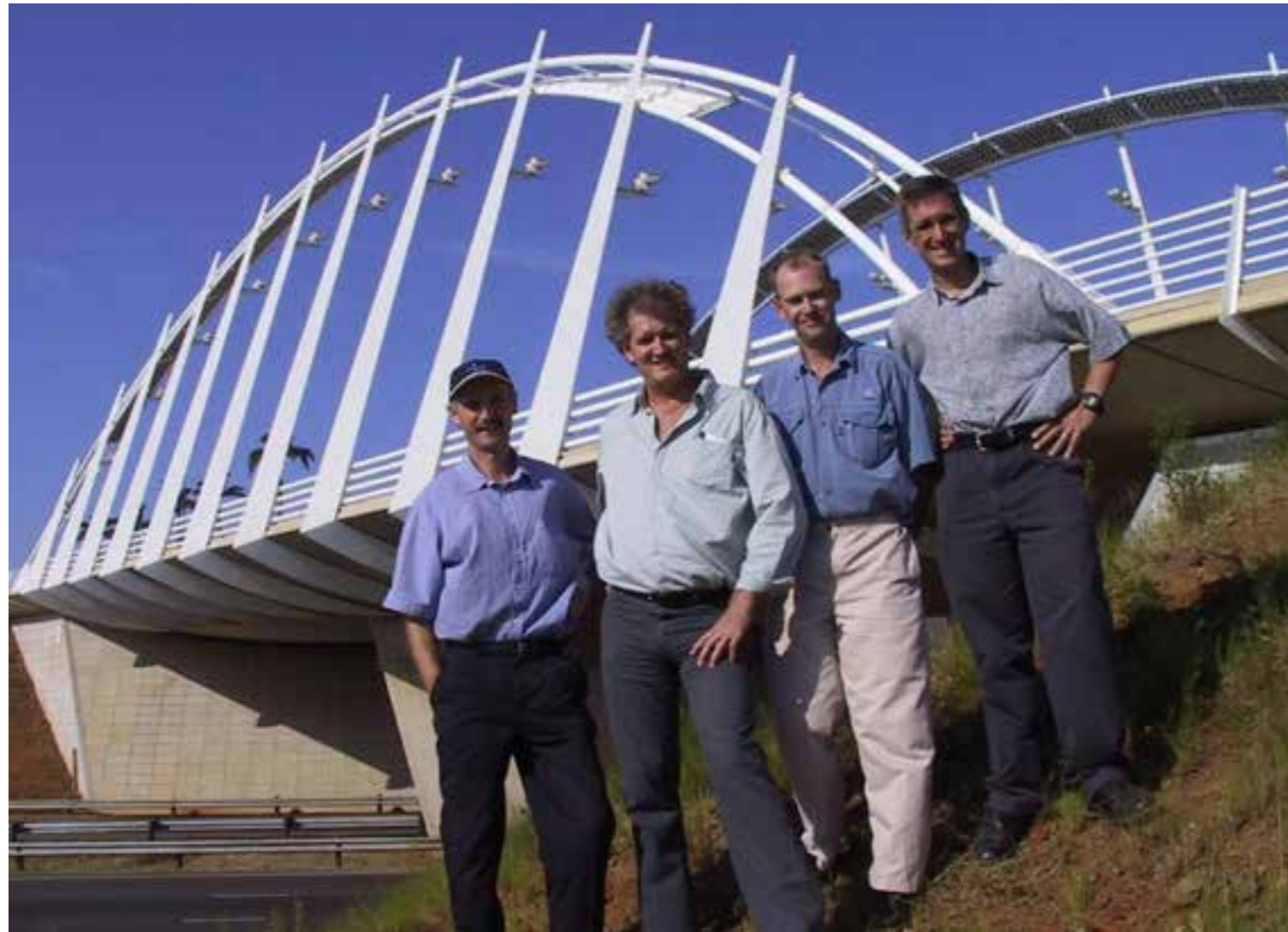
(rated at that time as one of the top 10 estates in the world) just outside the town of Tongaat and in which Tongaat Hulett had its Group Headquarters. We became fascinated by the idea that, very slowly, we'd wean people off the sea views that they were obviously buying into this new office estate for and find themselves, instead, ensconced in a reinstated coastal forest that had endemically clothed these rolling hills before being obliterated to make way for cane. By this time I'd entirely had the idea of keeping cane as a cropable landscape for the office estate beaten out of me and I had a new, messianic fervour for reinstating coastal forest at scale.

Slowly, things started to thaw between Johan and I and, from those very inauspicious beginnings, I made a close lifetime friend. In the process, we re-defined the project by keeping precisely what we proposed for the competition in terms of making Umhlanga Rocks Drive the centrepiece. What changed significantly was Johan's brainchild of planting an incredibly tight matrix of fever trees as the central boulevard (instead of Royal Palms), dropping the new local access roads down by about 2m into the earth forms so that they would not dominate the landscape and then embed each building footprint into a girdle of natural coastal forest such that, over time, it would look like the forest had been there forever and that only a small clearing had been made in each case to insinuate a pristine, white, built object.

Selling this idea of the fever tree boulevard to the fantastic Moreland team proved trickier than expected. Firstly, given that we now could not rely on the instant verticality of the Royal Palms, Johan and I had decided to use these vastly tall, slender, white light masts that we'd just seen being installed at the old Durban airport. I, however, made the mistake in the following week's presentation of calling these "high-mast lighting" which immediately evoked dreadful images of the apartheid era and which washed these hapless areas with that terrible orange glow of low pressure sodium light fittings. We didn't dispense with the idea, but rather just stopped talking about them and referring to them on drawings as Metal Halide (a very 'white' light that brings out super-saturated colours) RMS lighting (meaning Remote Source Lighting), if anyone cared to ask.

Secondly, any drawing of trees are never going to make an impression on a long extruded drawing representing only 30m in width but 270m long (and bearing in mind we were still in the infancy of good quality computer rendering and modelling and I was, in any event, a technological luddite). We just couldn't do justice to the idea graphically.

Thirdly, there never was a more foreign, hostile place in which fever trees were being planted. I, of course, fully supported my new best friend Johan: (a) because his barbed comments directed at me in our unhappy early marriage were still too raw to rule



03

ICONIC AVENUE of FEVER TREES Umhlanga Rocks Drive

04

LEFT to RIGHT Brian Downie, Erky Wood, Kevin Banks, Mike Deighton



out the possibility of vicarious pleasure if he fell on his face; (b) he'd convinced me he'd succeed, and I believed him; (c) he had authoritative reference from Dr. Erica van der Berg (a doyen of landscape architecture at Pretoria University); and (d) he showed us a convincing survey of two specimens that were growing somewhat north of us.

So we weren't really getting anywhere fast on this small matter of the project's centrepiece and we resorted to that hugely time-consuming and costly process of building a model. Ken gave us a not-very-big budget amount for this and we used who I still regard as the best model builder I've ever come across in the form of Mark Samuelson. Very cleverly, he showed us how to get a very big bang from a rather small buck: rather than do the whole boulevard at a relatively small scale (which is all the budget could have achieved), he elected to do a single traffic circle and a relatively small piece of the boulevard leading up to it, but to do this at a very detailed scale (I think it was 1:50) making a model of about 1m wide by 1.5m long. He then placed a mirror at one end and, as one sat down at eye level, relative to a driver moving through the boulevard, the model magically elongated to give this extraordinary depth and a sense of being in it.

Going into Mark's model building studio, at that time an old house in Westdene not far from the converted church in Melville that constitutes the GAPP Johannesburg offices deserves special mention. Each of the roughly 250 fever trees for the model were each done as a hand-made, wire-construction. An army of model builders sat on bar-stools at a 600mm continuous shelf about 1m above floor level that wrapped the perimeter of the studio with the rest of the model-squad working at work-surfaces taking-up the central floor area of this work space.

Once convinced of this boulevard's potential stunning beauty, Ken, himself was just beautiful as he set about briefing the traffic engineer who he intended appointing to design the traffic circles at each end of the boulevard. Said engineer, however, kept maintain ing that traffic circles were not good practice and pointed out that neither Province nor the Municipality would accept them. Ken, very patiently, re-stated his brief requiring the engineer to show us and the authorities how circles could be designed to be both wonderful and acceptable and, having gone through this four times, he coolly brought the meeting to a gracious end and announced he would continue to search for an engineer who could design circles. Insanely, he'd called it correctly: it turned out that much of the problem was that the SA engineering fraternity seemingly didn't, at that time, have the foggiest how to design a traffic circle of note and didn't routinely have the computer software to undertake this. It just so happened that John Hein of the then Keeve Steyn engineers (later becoming Goba and now Hatch) had just bought such a programme from Australia and was just busting to try it out! And so emerged, onto this urban stage, the circles that you see there now!



06

THE Umhlanga
Rocks Drive
INTERCHANGE
Prior to any
developments

07

AERIAL SHOT of
RESIDENTIAL
DEVELOPMENT
and Gateway Theatre
of Shopping seen in
the background



Re-subdividing the initial 6 office parks that would initially make up the overall La Lucia Ridge Office Estate (the late Gordon Hibbert's naming, as I recall) within the overall parameters of the original town planning authorisation yielded three interesting things:

The first was that we moved what had been included as a small business and retail site that had been included as a non-descript entity to one side of the area to a central position presiding on the new fever tree boulevard (what is now the Square with its shops, restaurants, conferencing and hotel);

The second was, having heard from Ken Davies about the state of the market at that time we, as out-of-towners, felt we should rather try and attract several, high-profile, large 'blue chip' tenants rather than several hundred 'fish 'n chip' tenants. In order to back ourselves both ways, we subdivided down to very small sites that could be consolidated into larger land assemblies on demand. In the event, we were right about the blue-chips: we found pent-up demand that had been

held artificially back in the city centre that was looking for new possibilities and, as fortune would have it, it coincided with the dot.com revolution where new IT companies and conglomerates were spawned from thin air. The third thing was stumbling, for me, on a rarely used mechanism of the 'servitude road' that could, but seldom was used for private streets whereby each portion of the road reserve was allocated to the site along whose edge it traversed. We thus attracted attributable floor area from a much larger 'gross site' to be developed on a smaller 'net' site. In addition to my early naïve ideas of 'white buildings hovering in a green, cropable landscape', the other thing I'd rather naively thought would be a good idea but which hit rocky ground, was this notion which was in its infancy: namely, the idea that we'd prepare an architectural code and we'd review all individual developers and their architects' work and steer it to an overall vision as embodied in our work. Ken thought this would go over like a lead balloon on the basis that 'all architects are prima donnas'!

I thought differently: while it is sadly true that some architects (as in all walks of life) are insufferably precious as egos, the basic medium of teaching in architectural schools worldwide, from day one, is exposing the drawings (however inept and misguided) of individual students to peer review.

So I managed to convince Ken of the Design Review Process as an approach to follow and we prepared a Development Manual that covered not only an architectural ethic and code but also dealt with site development parameters, earth-forming, landscaping, signage and lighting and construction protocols. This, together with a detailed set of design parameters for each individual site and the zones that were to be managed collectively by a Management Association of lot owners in terms of landscaping, security and maintenance, became the basis on which the Design Review Panel was set up and which, to this day, still exercises its judgements on an on-going basis. Apart from one or two early hitches (and some minor ego-bashes), the design review process went from strength to

strength and continues to be one of my favourite involvements in the on-going management of the La Lucia Ridge Office Estate. It has certainly achieved its aim of becoming, and remaining, an Estate of national significance and one of international standing. Initially, Ivor Daniel, Scott Phillips, Ken Forbes, Brian Cole and myself ran it through the secretariat provided by Hillary Ashby. Later it formalised into an office of its own with Shirley Love and her daughters, Jackie and Charlene, staffing it up in a kind of 'mom 'n pop' kind of way as we found our feet. I'd head-hunted both Ivor and Scott purely on the basis of word-of-mouth references and, although Ivor found his commitments too demanding after about 10 years, he and his family took me in over much of that time and became my home-from-home and our family ties endure to this day with profound warmth. Scott is still at it with me after all these years (on this and other Design Review Panels) and it would be impossible to over-state the very real affection, respect and quirky regard I hold for him – what a team player and what a worthwhile person!

⁴Ken Forbes was then, and only recently retired as the Director in charge of the Commercial and Industrial Division of THD. He has, over the years, become a very dear friend and someone I am proud to call both client and friend.

⁵Not that Charles and Di – this was Charles Pellew and Di Hanson, who were the horticulturalists responsible for Amanzimyama and who made a significant input into the horticulture of what has now become the La Lucia Ridge Office Estate and, indeed, the Ridge as a whole as we now know it.

⁶Charles and Di were invaluable with this aspect of things and worked out a 'matrix' of pioneer species that would go into any 12m² area as little sticks in the ground that would soon become the beginning of an ecological process that, over time, would deliver the sustainability of a secondary and tertiary level of undergrowth. I've subsequently learned, however, that, no matter how slowly we do it, we can't wean people off their sea views and we've had to install a programme of trimming of the virulent coastal forest to maintain shafted views of the sea.

⁷The late Gordon Hibbard, Brian Cole, Stewie McCowan, Gerald Waller, Hillary Ashbey, Hugo Krul and, later, Dominic Singery who, with Ken Forbes, all made up an early client body that has been so very special to me

One of my most prized outcomes from the design review process has been the many special contacts I've made in the process with a wide range of architects, urban planners and other professionals I've been lucky to connect with: I am proud and honoured to call many of these my friends, rather than simply professional acquaintances. Far from the design review process being a potential flop (as Ken had warned it might be) it has, in fact, been, for me a resounding success at all levels and continues to be so on this and many other projects with which I'm happily associated.

We've been lucky to see the Association mature over the years, first under the remarkable immersion of Keith Pearson at a time when this was a seriously lousy job where Keith had to do all the unpopular 'hatchet-man' kinds of jobs but never once did I see him lose his cool or shirk an unpalatable task: he led the process through a particularly challenging time magnificently. Around that time the Association got one of the most remarkable people I've ever had the privilege to work with in the form of Colleen Harborth. Her grasp of issues, nuance, subtlety and legal guidance around the tricky matter of design review never ceases to amaze me and all this in a person who is not versed in the language of architectural, engineering and landscaping drawings and documentation. Her cool efficiency, note-taking and paper trail, as well as keeping track of what has now become a vast undertaking, is truly staggering.

Under Keith, the La Lucia Ridge Office Estate Management Association had been expanded to include the Umhlanga Ridge Town Centre and the Millennium Bridge Business Park which had followed on the coat-tails of the Office Estate having pioneered a new, prestigious business address on "The Ridge", as it generally came to be called.

With Keith's retirement, a new era has opened with Malcolm St. Clair having taken on what is now the expanded Ridge Management Association which, as an umbrella, also includes the Associations of that part of the Town Centre known as Parkside and the burgeoning Ridgeside zone. The story of the Ridge, it seems to me, is one of batons being passed at crucial times of consolidation and on-going expansion with great new surges of growth and new individuals who have taken these batons to serve particular roles as required by the changing landscape. Malcolm is a notable in this baton-brigade and has made an extraordinary contribution and impact. The Association as now constituted, directed and managed in Malcolm's suave, dynamic style, is a formidable institution that is worthy of a recollective piece all of its own.

But that, as they say, is another story...



Apartheid Museum in project association



Newtown, JHB



Umhlanga Ridge Town Centre



Midrand Water Tower



Britam Towers, Nairobi



Ntshongweni Town Centre



V&A Waterfront

GAPP is proud to be associated with the Ridge, Tongaat Hulett Developments and the Ridge Management Association. Congratulations on the inaugural edition of the Ridge Chronicle.

Freedom Park in project association

Freedom Park Museum in project association



⁸Mark Samuelson is possibly the nicest person any one could hope to meet: a gentleman, a gentle person and an extremely talented and organised maker of models. In that awful dog-eat-dog world of Middle East development where only the strongest survive, it's no small matter that Mark's work has portrayed many of the world's biggest projects and, now, when moving through the property market of mainland China, for example, one is not surprised to come across Mark's work on that international stage.

⁹Ken Davies is an exceptional property man, a walking register of facts, figures and trends. It's not uncommon, when asked a question, to see him go into a kind of catatonic trance, strike a pose with arms folded, close his eyes and spew out an extraordinary list of data – a kind of a verbal print out from an animated computer.

¹⁰Footnote 1 at the beginning of the article refers.

¹¹The standing joke about architects applies: Question: 'What's the difference between God and an architect?' Answer: 'God doesn't think he's an architect'.

¹²Almost the first building we reviewed ran into Design Review trouble with an elderly doyen of Durban architects, unfortunately, suggesting to his client that he should face the building (at 90° away from what the Development Manual required) so as to command the long view of Durban, oblivious to the fact that later buildings would cut this view off. Sadly, rather than back down and take the Panel's advice, he escalated the issue to a point where we in the end had to agree that his client would sign a letter acknowledging that the building would likely lose its view (which of course it subsequently did) and that this was against the advice of the Design Review Panel. All of this, of course, is a Pyrrhic victory because, all these years later, at cocktail parties, I'm still accosted by subsequent partners of the large firm that tenants that building on the basis of what sort of idiot on the Panel could have allowed other buildings to take away the view of this particular one. It's a bit like golf: there's no remarks column on the scorecard and it's cold comfort to have a letter buried away somewhere on file that shows we advised that the building should face the sea view we'd designated for it in perpetuity.

¹³I dubbed her "Nurse" because, as far as I can tell from the medical saga movies, that while it's always the gung-ho surgeon that flamboyantly states "We're going in!", it's actually the nurse that quietly pulls the whole thing through and makes the surgeon look good. To this day, I'm not sure if she resents the term but it would be far too beneath her to take issue, even if she did. It just seems to me that she's been there for ever and I can't remember a time when I wasn't entirely reliant on her.

There is of course a far more expansive story to be shared on the birth and development of what must be one of the true success stories with regard to mixed use planning and development. This chapter will be written by Erky Wood for our mutual enjoyment at some juncture, but I will at least for now, attempt to document some of the noteworthy milestones of 2015. Many of these milestones we have collectively achieved may have their origins in previous years, but that just adds to the sense of achievement.

Not to take anything from Erky Wood's promised account of how we got to where we find ourselves today, the Town Centre is really a story of how a listed entity was persuaded by a rather bold Moreland Development to

place a regional shopping centre where? Well yes, in the middle of a sugar cane plantation. The rest will follow was widely offered as the rationale, although I suspect few truly believed that Gateway Theatre of Shopping would develop to the point where it is still the dominant retail shopping centre in Southern Africa. Incidentally, the rest did follow and this is now plain for all to see.

Thankfully, there is a photographic record of the Town Centre's early days and I have selected a few aerial shots to remind us of those first steps. From these photos we are able to determine the sheer magnitude of the project. Moreland as the Primary Developer, were required to construct roads and deliver storm water and sewers as part of their development approval. The early property

UMHLANGA RIDGE

TOWN CENTRE

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL & ARCHIVES

From the early days to the modern phase



investment pioneers have to be admired for their faith and courage, buying development sites from Moreland in an area that was still raw and bordered by sugar cane plantations on many sides! But as I previously mentioned, this is the subject of another story.

Many new developments either commenced or were completed in the Town Centre during 2015. Three buildings on Umhlanga Ridge Boulevard were among these and now count as part of the Town Centre's relentless march northwards. Equally fascinating is the northern neighbour Parkside, rapid development to achieve an ultimate four thousand three hundred residential units in high-density complexes.

One on Lunar is a mixed use development offering retail and office rental opportunities. Medstone Medical Centre is due for completion in 2016 and will be composed of medical suites and allied services. We understand that the Town Centre's first Seattle Coffee outlet will be located in the centre. The Boulevard is another high-quality development due for completion in 2016. We again thank the developers Growthpoint, for their continued commitment to the Ridge. As the largest property group in South Africa, this reiterates their belief in the value proposition offered by the Association and managed areas.

The first phase of the new Central Park complex, commenced in 2015. Central Park has a hotel component and offers one, two and three bedroom residential apartments to potential investors. This phase all but sold out thus initiating the start of phase two which will commence in 2016.

Gateway Private Hospital completed their second phase during 2015. The second phase consists of medical suites serviced by ample off-site parking and easy access to the main hospital. The hospital is world-class in terms of its facilities and equipment. We all of course hope to never need to visit a hospital, but in the event of having to do so, know that you are in good hands!

The purpose built call centre facility on the north-western corner of the Chris Saunders Park was completed in 2015. The Design Review Committee and developers took special care in ensuring that issues commonly associated with this type of environment, were dealt with as far as possible, during the building design stage.

The Association had for many years pursued Council to have the buses parked off during non-peak hours, removed from the site on Millennium Boulevard. Initial requests were made in 2010 and we were finally able to begin developing the site as a children's playground in 2015. Careful planning ensured that a half size soccer pitch was incorporated along with a hardened surface on which youngsters could ride their tricycles and scooters. High quality play equipment was purchased to cater for the small ones and the not-so-small ones. It is most gratifying to drive past the new fenced facility during the school holidays and observe the number of children making use of the facility. Thanks must go to all parties involved in making this a reality. A special thank you must be extended to Aden of Leitch Landscapes who took ownership of this project and truly delivered something of value.

There is still some way to go and as funds are allocated by your Board of Directors, we will consider a shade structure to help on those hot summer days. Ablution facilities are somewhat more of a challenge and the management team is currently exploring how this issue may be resolved.

This must be one of the few facilities in Durban where adults are not allowed unless accompanied by a child! Turnabout is fair play!

The major project for 2015 was the commencement and

completion of the new fountain circle project. This again is the subject of a separate article. We are confident that the new facility is and will remain an iconic addition to the fabric of the Town Centre. It is well worth visiting after hours to fully appreciate the interplay of water, light and polished surfaces.

With any high density development come the inevitable social issues that beset any city. Since many people choose to live in the Town Centre, we are constantly challenged by individuals who either have no interest in the well-being of the Town Centre or simply do not know how to behave. Living in this highly managed space demands a commitment from everyone to ensure that property values not only are protected, but increase beyond averages over time. This can only be achieved if all members understand and support the collective goal and objectives of the Management Association.

Our members have the privilege of living in a precinct that is highly managed with a high level of security surveillance designed to deter criminal activity. This is not to say that we will never experience the unfortunate effects of crime, but our statistics are infinitely better than any open access area. Security is the responsibility of every member in the Town Centre and our response vehicles patrol 24/7 ready to attend to any disturbance or more serious issue in the Town Centre.

The landscape component is of vital importance in the overall Town Centre design. All open areas are under management by the Town Centre's appointed landscape service provider. Cleaning of our streets remains a constant challenge and one of the first tasks each day is for the contractor to litter pick and sweep where necessary. This is an enormous task given the culture of simply discarding litter where ever you find yourself. The Association attends to road marking, street light outages (this has become a huge challenge), cleaning and maintenance of street furniture and the general betterment of our public spaces. Contractors working in the area are also highly regulated to ensure that our existing infrastructure is not damaged.

The photography on the pages dedicated to the Umhlanga Ridge Town Centre show a maturing canvas that will continue to develop over the next few years. There are very few vacant sites left and we believe that the last few sites will be developed in the next few years thus completing the Town Centre matrix.

Enjoy the journey with us, and resolve to visit the open spaces created for your pleasure!



Located approximately 20km north of Durban, KwaZulu-Natal (South Africa), the Umhlanga Ridge Town Centre is a mixed use development that falls within the eThekweni municipality. One of the forerunners of Tongaat Hulett Development's new model, this vibrant town centre brings residential,

commercial, retail, medical, educational and leisure elements together to create a holistic, mixed-use environment that offers a multitude of shopping, entertainment and accommodation options. Demand for properties on the Umhlanga Ridge is high and the development is proving to be an excellent

investment. The Umhlanga Ridge Town Centre is designed as a safe, convenient and pleasant environment for businesses and people. Built on a planned grid, the town centre is connected by a series of pedestrian-friendly roads, parks and public spaces, which are

laid out to facilitate on-street parking and the easy flow of traffic. A broad range of income groups are being accommodated from top-of-the-range luxury apartments through to integrated inclusionary housing units.

GATEWAY HOTEL

Corner Centenary Boulevard & Twilight Drive





- FEATURED CAR -

FAST & PASSIONATE

A NEW ADDITION TO THE GT FAMILY BY PORSCHE,
THE CAYMAN GT4



A PORSCHE PURIST



A TRUE MIX of STYLE AND PASSION

The mission for the new Cayman GT4 is clear: Porsche driving pleasure. The Cayman GT4 makes a clear statement that Porsche will continue to promote radical two-door sports cars in the future – sports cars that are developed at the motorsport department in Weissach. Although the engine, chassis, brakes and aerodynamic design of the Cayman GT4 are configured for maximum driving dynamics, the Cayman GT4 still retains the versatility that is typical of the two-seat Porsche coupes.

Powered by a 3.8 litre flat-six, normally aspirated engine with 283 kW the Cayman GT4 accelerates from zero to 100 km/h in just 4.4 seconds to attain a top speed of 295 km/h. Power is transferred by a six-speed manual gearbox.

The front suspension, the PASM (Active Suspension Management) active damper system with a 30 mm lower ride height, and the brake system all come nearly entirely with components from the 911 GT3. The car's tuning for high sporty performance incorporates all control systems relevant to driving dynamics such as Porsche Stability Management (PSM), Porsche Torque Vectoring (PTV) with a mechanical rear differential lock and dynamic transmission mounts.

THE DRIVER AND PASSENGER CAN EXPERIENCE UNFILTERED DRIVING PLEASURE

The interior of the Cayman GT4 is equipped so that the driver and front passenger can experience unfiltered driving pleasure. Seats that are upholstered in a combination of leather and Alcantara, offering very good lateral support. The new GT4 sport steering wheel, with its compact dimensions, guarantees precise control and direct steering feedback. The exterior of the Cayman GT4 is clearly differentiated from related mid-engine coupes. Side-blades guide a portion of the lateral air flow into the induction openings in front of the rear axle, creating a power-enhancing air charging effect. The unique front section features a longer overhang. Together with its longer wheelbase, the sum of geometric modifications results in 34 mm of additional overall length compared to the Cayman GTS. The Cayman GT4 is not only longer, but is also 18 mm

lower to the ground at a height of 1,266 mm. The unique exterior primarily serves two purposes: downforce and cooling. Three large air intakes at the front with black screens supply cooling air to the three radiators behind them as well as to the front brakes. To vent the air, the Cayman GT4 has an auxiliary air outlet in front of the bonnet in the front end – a solution typical of motorsport designs which contributes to downforce. The large front spoiler lip that extends down low accelerates the air flow between the underbody and the road surface, generating downforce at the front axle. The most prominent feature of the Cayman GT4 is its large fixed rear wing, which is supported on the rear lid by two aluminium framework brackets. The wing is made of lightweight carbon fibre reinforced polymer (CFRP). It generates downforce at the rear axle in combination with the rear spoiler beneath it. This results in a high level of driving stability and exceptional performance in bends.

As a mid-engine sports car and a prime example of driving dynamics in its class, this car follows the conceptual tradition of the 911 GT1, the Carrera GT and the 918 Spyder.

With the Cayman GT4, Porsche is once again demonstrating its competence in building exceptional sports cars, as well as renewing their commitment to extraordinary high-performance sports cars in every vehicle class.

Porsche Centre Umhlanga was opened in 2009. This state-of-the-art facility was born out of our desire to offer passionate Porsche owners, and aspirant owners, a home where every detail echoes the essence of the Porsche Brand. Porsche South Africa believes that the KwaZulu-Natal area is an important market for Porsche in South Africa. This commitment is evident in the 6,158 square metre facility, located at 49 Meridian Drive, Umhlanga.

Built to exacting Porsche Corporate Identity guidelines, incorporating design elements and furnishings that typify the Porsche approach to showcasing such a prestigious brand. More than just a building, Porsche Centre Umhlanga is designed to meet operational needs and customer

requirements. The showroom comprises 1,140 square metres. Sales and administration offices are encased in glass walls, allowing the customer to visually be part of every aspect of the business. The relaxed atmosphere of the Carrera Café invites visitors to soak up the Porsche atmosphere, whilst enjoying a tasty cup of coffee, cappuccino, tea or cool drink. The Porsche Selection Shop offers visitors the opportunity to purchase a wide variety of specially designed Porsche branded items to further enhance their Porsche experience.

A key area of Porsche Centre Umhlanga is the Service facility. The 1,280 square metre workshop is equipped with 17 under-ground lifts. Skilled technical staff are able to deal with service and maintenance requests, including the expert fitment and balancing of new tyres; leaving customers safe in the knowledge that work has been performed to Porsche precision standards. Even the wash bay uses the highest quality cleaning materials and equipment to ensure the original lustre of paintwork is maintained. To add to the complete list of service offering at Porsche Centre Umhlanga, a comprehensive onsite Bodyshop employing the latest body repair techniques to ensure the structural integrity protecting future values, warranty and above all safety.

PORSCHE CENTRE

UMHLANGA



NEW TOWN UMHLANGA MEETS OLD TOWN ITALY

WORDS & IMAGES: SHIRLEY BERKO

*Delicious Italian in the heart
of Umhlanga Town Centre*



On their website, the venue is lovingly described, “Old Town, the very word, evokes a sense of history and a portal back to a time when life itself was defined by a seemingly more romantic set of values. Romantic values based on a simpler, slower and better quality of life. At Old Town these values, as old fashion as they may be, still stand.

Foundations, built slowly, forged by skill, fortitude, passion and dedication. It is about slowing things down, celebrating ethics, preserving standards and rediscovering quality. There was a time when a visit to your local grocery store was more of a social event than a chore. Where the butcher knew your preferences and the baker greeted you by name. A place where product knowledge, a hearty smile and sound advice was given freely.

Old Town’s mission is to restore these qualities and rekindle those experiences. After all, our body is our sanctuary, temple and the the only one we have.”

Considering the staggering exchange rate and the massive schlep involved with visas and flying, if you are daydreaming about journeying across the global pond, I recommend opting for a short drive to Umhlanga’s Ridge Town Centre, where you will find Old Town Italy. Having never been to Italy myself, very regrettably, I cannot attest to the authenticity of the décor and the ambiance. But I can confirm that, based on the intense media conditioning I’ve received by watching movies and TV shows, the setting satisfies any preconceived notions. In fact, it feels a lot like being on a film set.

THERE’S BEEN GREAT ATTENTION PAID TO
THE SMALLEST OF DETAILS.

Gold foil lettering on the windows, bistro style wooden chairs and tables flanking the pavement, and an incredible array of Italian products and produce all serves to set the scene. Juxtaposed with this is an industrial warehouse feel, metal lamps, overhanging ventilation pipes, naked cement surfaces and polished herringbone wooden floor contrasting with white ceramic tiles and leather booth seats - it actually feels more New York, less Old Italy. Again, a nod to my American pop culture influence. And that’s ok because it makes visiting this establishment an experience, not just a destination.

IT’S 600 SQUARE METRES OF
UNABASHED LOVE FOR ALL THINGS
RETRO AND ITALIAN.

This is no small village market or little café. It’s 600 square metres of unabashed love for all things retro and Italian. The road-facing side has a well-stocked bar, booths and tables and is the restaurant section of the building. To the left of the restaurant area, in the corner, is a vintage-inspired gelateria, or ice cream bar, with lollipops and cotton candy and all things reminiscent of an older, more romantic era.

The middle area is devoted to fresh groceries and Italian-imported produce. If you are looking for obscure pasta shapes, this is the spot to find them. A bakery is set up in the far right corner, offering an array of freshly baked breads, in the panetteria section, inspired by various foreign



corners, not limited to the Italian borders. Baguettes and kitkes share basket spaces with paninis and rusticos.

IT’S THE FRATELLI FOODS TEAM BEHIND
THE REMO’S RESTAURANTS

A butchery (la macelleria) offers cuts of free-range beef and various local and imported cured and smoked meats. There’s also a panini bar, where you can pick fresh toppings and grab a quick lunch.

It’s the Fratelli Foods team, the Scribante family behind the Remo’s restaurants, so the coffee and menu is similar in style and offerings. The coffee is good. We enjoyed a breakfast there. I had the Bosco Verde, which sounds like a character from the Sopranos. Poached eggs with portobello mushrooms, spinach and a creamy mushroom sauce served on a slice of their artisan bread. That sauce was very good, actually.



Fresh pressed juices are my thing, and they have a wide range, which are actually pressed on order. It's not often you can find real orange juice at a restaurant.

The service was efficient. My only complaint is that the acoustics are not ideal, but I recognise that that comes with the warehouse vibe. A large, voluminous ceiling combined with cement surfaces and an expansive open plan setup is not conducive to intimate chatter, so prepare to shout if you come in during a busy time.

This is a great addition to the Durban food scene. A lot of love and attention has been invested in each section of this market-style space. The Euro-centric setting is a positive indicator that horizons are broadening in the food landscape of our city. And while our food horizons expand, I look forward to expanding my waist with the various Italian edible treasures now within my gluttonous grasp.



01

CRATES of
ITALIAN IMPORTED
alcoholic and soft drinks



02

BEAUTIFUL
touches of
INDUSTRIAL
DETAIL



03

A CASUAL and
RELAXED
bistro-style interior

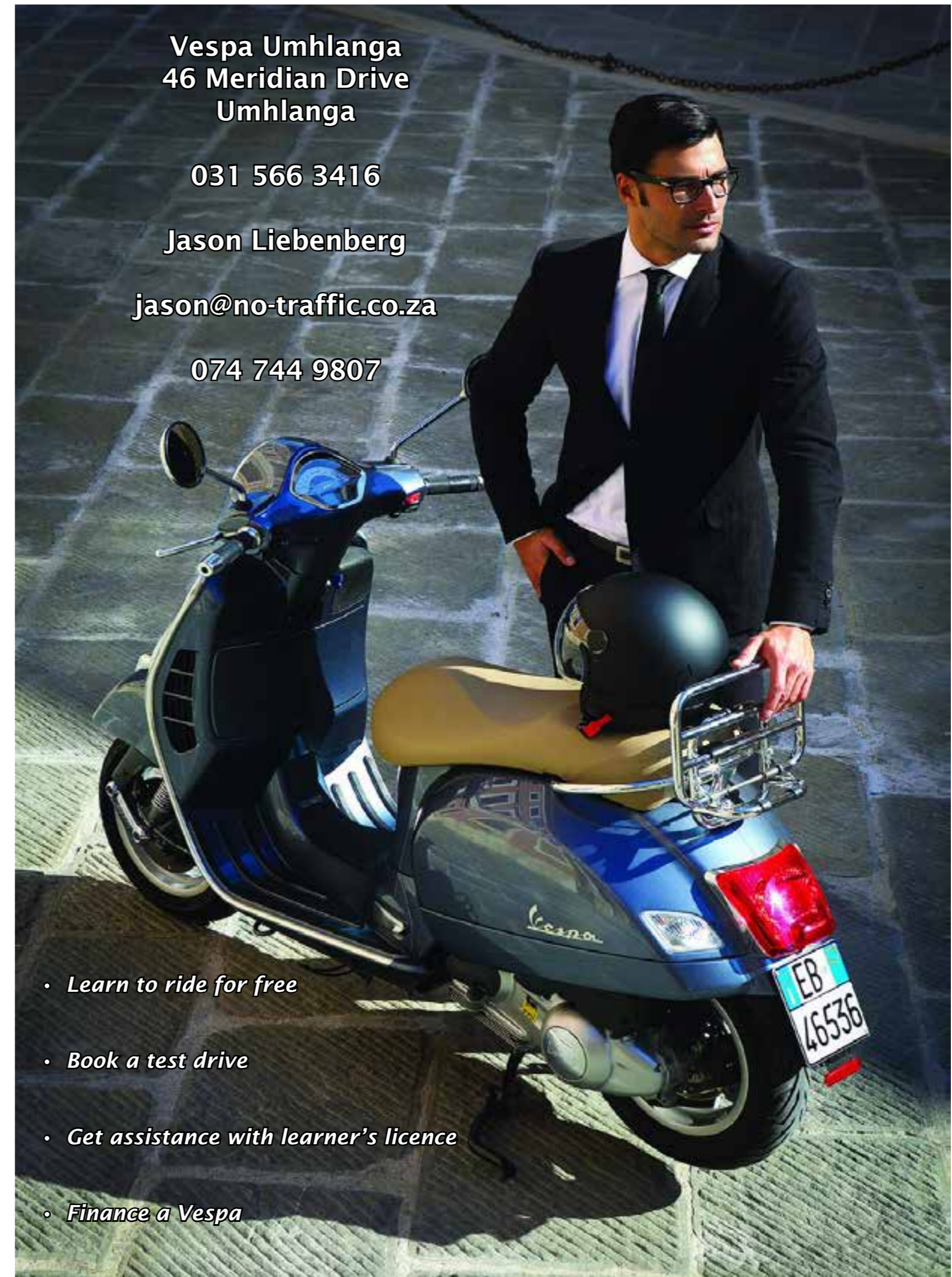
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- *Learn to ride for free*
- *Book a test drive*
- *Get assistance with learner's licence*
- *Finance a Vespa*

NEWLY REFURBISHED

FOUNTAIN CIRCLE

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL

Late in 2014 the Town Centre Board of Directors determined that the existing fountain feature at the end of the Palm Boulevard should be deconstructed and a new multi-purpose space created using contemporary design and modern finishes. It was felt that a revival and redesign would fulfill the desire to create a more interactive space, and after 15 years it was time to revive and renew one of the recognisable focal points of the Town Centre.

The process commenced with a closed invitation to six leading landscape architects to present concept designs for the fountain circle to an appointed sub-committee. Two designs were shortlisted and eventually the winning design presented by the Pretoria-based Green Inc. was given the green light by the committee.

Deconstruction began in September 2014 and was completed before the December 2015 holiday season.

We must commend the contractors for the speed and relative low noise levels during this tricky phase.

THEY DELIVERED A 'HOLE' AND THIS ALLOWED FINAL MEASUREMENTS TO BE CHECKED

Their task was made all the more difficult having to suspend work during lunch hours and no work allowed on weekends. They delivered a "hole" and this allowed final measurements to be checked in anticipation of the main contractor moving on site. The function of Principal Agent was entrusted to George Elphick of Elphick Proome Architects, with the project management falling to Jamieson Projects for a six month period.

01

DECONSTRUCTION of FOUNTAIN CIRCLE

Work began in September 2014



The concatenation of the major disciplines of concrete, steel, water, electrical, plumbing and landscaping demanded innovative thinking and careful detailing to ensure that the end result matched the concept and final product we had in our minds. Regular co-ordinating meetings ensured that minimal errors occurred, with a high level of precision demanded from each sub-contractor.

The final three months of the project build was managed by the Association staff and we were finally able to sign off practical completion mid-October 2015.

We will continue to develop the fountain area over time. Plans are in place to add further landscaped elements around the perimeter of the circle. The water feature uses recycled potable water and is completely safe for youngsters to play in. An interesting fact is that the chamber below the circle houses a battery of water storage tanks, all pipework and electrical circuitry needed to run the fairly complex system.

The new circle was the venue of the 20th celebration function held late November.

This was a memorable event and is more fully journaled in a separate article in this publication.



THE CONCATENATION OF THE MAJOR DISCIPLINES OF CONCRETE, STEEL, WATER, ELECTRICAL, PLUMBING AND LANDSCAPING DEMANDED INNOVATIVE THINKING AND CAREFUL DETAILING TO ENSURE THAT THE END RESULT MATCHED THE CONCEPT

02 THE WATER FEATURE *utilises* RECYCLED POTABLE WATER
Safe for little ones to play in



The fountain circle has taken its place in the Town Centre as another iconic piece which will continue to bring members and visitors pleasure for years to come.

The facility was designed to host a limited number of sophisticated events per year. Should you wish to make inquiries with regard to the hiring of this venue, please contact the Association offices to learn more.



CHRIS SAUNDERS PARK

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL & SHIRLEY BERKO

Centrally located in the Umhlanga Ridge Town Centre, this iconic open space measures 2,2 hectares and was developed by the Primary Developer Tongaat Hulett Developments, and completed in 2010. The Park is named after Chris Saunders who served as Chairman of the newly formed Tongaat Hulett Group after a merger in 1982. Mr. Saunders joined the group in 1954 and retired in 1999 having given 55 years-service to the organisation.



GAPP Design featured strongly in the Park's initial concept with the professional entity also appointed to complete the final design and working drawings.

AN OPEN SPACE PUNCTUATED BY EXQUISITE DETAILING OF ARCHITECTURAL FEATURES

The results are truly world-class, and any visitor to the facility local or foreign, will appreciate the genius of functional open space punctuated by exquisite detailing of architectural features found in the park. The park serves to satisfy the completely necessary functional requirement of housing the Ridge's main river water retention facility known as the Town Gardens dam. Water is pumped under license from the oHlange River and arrives at the dam from where it is reticulated to the various dams and irrigation systems on the Ridge.

Early photos of the Park indicate just how isolated the new facility initially appeared in the developing town centre. The first building known as Lincoln on the Lake bordering the Park was completed in 2010. Liberty Life had purchased an entire block on which they proceeded to build their magnificent regional offices. Soon thereafter we signed off on Mayfair on the Lake; another high quality Growthpoint development. The new CCI facility was completed during 2015. This imposing building holds the north western corner of the Chris Saunders Park and offers its occupants a commanding view of one of the best vistas in our town.

It now remains for the last piece of the tapestry to be woven, effectively closing the western side of the Park.





The Palm Boulevard which is the subject of another article at some juncture, is now the majestic link between the Chris Saunders Park and the newly completed Fountain Circle opposite the Gateway food court.

The facility's landscape is maturing rapidly as the carefully specified indigenous trees gain stature and claim their rightful position as guardians of the Park. Twice a year, management install festive lighting in the trees and perimeter fence for the enjoyment of all.

The first section of paved walkway was installed in 2015 which enabled better traversing of the Park by users and certainly made wheelchair movement a reality. The Association installed benches in 2016.

The Park has become the preferred venue for a number of annual events most notably the Star Light Pops music event hosted by First National Bank. During this

time, the Park is closed to visitors and the transformation begins. The imposing stage, marquees and reception areas are all erected and the strains of orchestral recitals can be heard in preparation for the main evening which is a closed event.

In addition to this prestigious event, we have the monthly Wonder Market and excellent local bands making regular use of the facility.

THE PARK REMAINS AS ONE OF THE UMHLANGA TOWN CENTRE'S TRUE GEMS

Chris Saunders Park is available as a venue for a limited number of corporate events each year.

The setting is simply magical and interested parties are urged to contact the Association timeously if you are thinking of hosting your year-end event in the Park.

The Chris Saunders Park remains as one of the Umhlanga Ridge Town Centre's true gems for current visitors, residents and tenants and future generations.





CAMPANILE COURT

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL

Located just off the Palm Boulevard in the Umhlanga Ridge Town Centre, the Campanile Court is the work of sheer genius.



Eight buildings back onto this piazza allowing those fortunate enough to live in certain apartments to fully appreciate this space. The co-ordination of underlying basement levels and circulation between the various buildings called for serious co-operation between the Design Review Committee and the various developers.

Campanile is the Italian word for Clock tower and any visitor will immediately make the connection when walking through this public space. Punctuated with water features and landscape elements including a double row of variegated ficus trees, the cobbled area invites you to sit down at one of the cafés and enjoy the moment. Close your eyes when the clock chimes and you could be anywhere in the world that you may wish! Sitting at the water features, one could be forgiven thinking that at any moment the shutters above you will open and the air filled with the strains of a soprano in full voice.

Management has identified the Campanile Court as a priority area for attention in 2016. Directional signage has been ordered to better identify the businesses that are located in this piazza.

Access to the Campanile is straight forward with at least six passageways from Aurora Drive, Palm Boulevard and Centenary Boulevard taking visitors to the heart of the piazza area.

We would expect the address that the Campanile Court affords those who are currently invested in the buildings that surround it to eventually translate to true premium value.





What is fascinating when entering the Piazza is the extraordinary attention to detail, coordinated by the Design Review Panel, and observed by each building architect in ensuring that the rear-facing elevations conspire to create interest and modulation.

The elegantly resolved façade of 12 Palm Boulevard below makes use of glass, shutter concrete and steel elements to achieve this. As renowned local architect and town planner, Erky Wood, observed in his wry manner, "It is almost as though someone thought about it."



A FUN SPACE AT THE CHILDREN'S PLAYGROUND

WORDS: SHIRLEY BERKO IMAGES: NICHOLAS CARROLL

“The brief was to have fun with the design,” explained Justin Newcombe-Bond, landscape manager for the Umhlanga Ridge Management Associations.

“It was an open lot that had been used to park buses and eventually the opportunity arose to convert the lot into an inviting, attractive space for families and children.”

It was important to create an environment that was safe and enjoyable, appealing to the resident children in the area and, at the same time, ensuring that it met the high standards of the developments surrounding it.

Justin, together with Aden Scholtz of Leitch Landscapes teamed up to transform the area into a fluid, colourful space. It had been a large, flat area, devoid of foliage or much ground cover, so soil was transported from nearby construction areas and indigenous plants and trees were introduced had been planted. Within a year, a basic framework had established and a bright, and cheerful park emerged. An oasis of irrigated grassy green rolled out, punctuated by the colourful and tactile play area.

The Children's Playground is open from sunrise to sunset, Tuesday to Sunday. The playground is closed on Mondays for maintenance purposes.

To ensure the safety of the kids at the park, the area is fenced in and a minder is provided, courtesy of the Umhlanga Ridge Management Association. The minder is available from Tuesday to Saturday every week, and general security is around Sunday to Monday to keep an eye on things.

It's an ongoing development project, with plans afoot for more fun elements to be put in place. A water feature and ablutions, as well as sheltered areas and the installation of more greenery is on the cards for the near future.





WORDS & IMAGE: LEIGH DURHAM

PEDAL POWER

Leigh's Cycle Centre

Previously known as Cycle Centre and originally owned by Steve Morrison in Pinetown, when he was going to close it down we decided to take it over. We changed the name to Leigh's Cycle Centre to ensure that the cycling community knew that a change had taken place. This all took place in October 1989. Since then we have watched the trends in shopping and the changes in the surrounding areas. When the Pavilion shopping centre was built we looked at premises as we knew that in time we would need to move from our current location. There were no premises that suited our needs at that stage and so we kept looking.

Some time later we were approached by the Pavilion centre management to come and look at premises as they wanted us to be in the centre. We liked what we saw and so we made the move. Pinetown was changing and so too was the bicycle industry. It was coming of age and we needed to be in a better environment. Doors opened at the Pavilion on the 1st of June 2001. This was a giant leap in what the cycling community was used to.

A proper world class retail space in a great location. 15 years later and we knew that it was time to start looking at a new location to branch out. Changes were taking place in and around Durban and we could see that the growth was moving north to the Gateway area. It was time once again to become an independent stand alone destination where this time we could own our own location. We found the perfect spot. Close to Gateway shopping centre. Right close to the landmark Porsche dealership and right on the main street. Once again we pushed the boundaries as to what the norm had become for cycling shops.

Plenty of space to show case the products. A dedicated bicycle set up room. A fully fledged top class work shop area with its own wash bay in the building. September 2014 we opened the new shop and we can only see it going from strength to strength by the continued growth in the area. The Pavilion shop is still serving the greater Durban and Highway area and we find a great synergy between the two shops.

WORDS: STORM FERGUSON IMAGE: BIGSTOCK

BIKING TRAILS

On the Ridge

The EMBA (eThekweni Mountain Bike Association) trails north of Durban are strictly controlled by an agreement between EMBA and Tongaat-Hulett Farms. The control also limits the times riders with either permanent or temporary licence boards and indemnities may enter and leave the farming areas.

Details of riding times (these change between summer/winter) are available at: www.emba.org.za/rules.

Permanent licences are limited in quantity and issued only online at www.emba.org.za/application-forms. Temporary licences for one or to a limit of five days are available at the Engen Garages at Mt. Edgecombe next to the Spar and on the corner of Douglas Crowe and the M4, Ballito. The temporary licence cost is R30.00 per day. Annual licence fees may change with the current cost

being R500.00.

Starting points to the various trails, consisting mainly of farm roads or contour paths, are from three access points: Flanders Quarry Road, Blackburn Village pedestrian bridge and below the N2 bridge at the sewage farm.

The various routes referred to on the EMBA web page take riders on short 10 kms loops locally or longer 80 kms rides to Tongaat and Ballito. The Ballito route also affords riders access to those at Holla Trails and Sugar Rush (separate ride permits are required for these trails). The link up increases ride distances approximating 160 kms.

The EMBA routes are all GPS plotted and sign posted. It is recommended that riders form a minimum group of four for personal security even though there is contracted security patrolling the ride routes. It is also recommended that a rider's first time into the area is done with a group familiar with the routes and distances. Maps are available at: www.emba.org.za/route-maps.

Most clubs are happy to welcome new riders and visitors to join their various groups which ride mainly on Saturday mornings.





01

THE SQUARE
Boutique HOTEL
Early evening

02

THE UNILEVER
Regional OFFICE
In our Estate

There can be few office parks in South Africa that rival the scale and architectural discipline of the La Lucia Ridge Office Estate. A combination of ten separate office parks, each park was named after an historical sugar estate established in years gone by. The parks are nominally bifurcated by the magnificent fever tree avenue on Umhlanga Rocks Drive. Central to the Office Estate are the two major traffic circles that bookend the fever tree avenue. The sculptures on each of these circles are surely the subject for another day.

Erky Wood has chronicled the early days of the La Lucia Ridge and to learn more about how the now iconic fever tree installation was conceived and delivered, read his enthralling account in this edition of the Ridge Chronicle. The detailing of mast lights, uplighters, beanie blocks, walkways and major

bollards all work in harmony to address the surrounding buildings. The Estate exhibits as predominantly white architecture surrounded by a verdant green coastal forest.

For many years the remaining park known as Milkwood, had remained as undeveloped land. This all changed in 2014 with a consortium of developers snapping up the property on auction and shortly thereafter, the Association's Design Review Committee was presented with plans for three magnificent new buildings/complexes. The architecture is notably different to the early buildings found on the estate. More modern and minimalist in many ways, we see vastly different architectural interpretations of the design code, yet all work in harmony to complete Milkwood Park as the final park in the Estate.

LA LUCIA RIDGE

OFFICE ESTATE

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL & ARCHIVES



THERE CAN BE FEW OFFICE PARKS IN SOUTH AFRICA THAT RIVAL THE SCALE AND ARCHITECTURAL DISCIPLINE OF THE LA LUCIA RIDGE OFFICE ESTATE





Security on the Estate is handled by way of monitored perimeter fencing and access control at the park entrances. While we may never be complacent, the security measures that are in place work well to deter criminal activities. The introduction of scanners as a trial to three parks has further strengthened our security controls. The balance of the parks will receive their scanning equipment shortly.

One of the big initiatives for 2015 was the cataloguing and systematic removal of alien invasive species (AIS) identified on the Estate. This is an ongoing task and our landscape manager is working with service providers and outside experts to ensure that we become an AIS free Estate.

Members will have noted the water-wise plant upgrade to Pencarrow Park. Water is becoming a moral and financial

issue in South Africa. We have taken a decision to sensitively consider the replacement of water-intensive landscape areas, replacing them with indigenous, water-wise plants wherever possible.

This will take time and careful planning so as not to destroy the original design brief set out for the Estate's landscape palette. The fauna count is certainly increasing with many bird and small mammal species evident in our parks. Drought has forced certain species of birds not normally found this low down in Southern Africa, to migrate to the wetter coastal areas. Many of these birds can be seen in our parks. Small mammals such as duiker and mongoose are also evident. We had explored the possibility of introducing Impala to the parks but were advised to abandon this idea. There is every possibility that additional duiker will however be introduced to the estate in the future.



03

UNEXPECTED SOLACE
An ideal spot to catch your breath

04

THE NORTH CIRCLE
Umhlanga Rocks Drive



We are constantly amazed at the diversity of business entities that choose to call the La Lucia Ridge Office Estate, home. One of 2015's special moments was the discovery of an organisation known as Earth Touch. I recall walking into their foyer in Cranbrook Park one morning and marvelling at the displayed photos which looked very much as though they belonged in the National Geographic. Well they do, as this extraordinary

company completes assignments for National Geographic among many others. There is a fascinating article in the Ridge Chronicle which is well worth a read.

Enjoy the accompanying photos which attempt to detail some of the Office Estate's early years as well as more recent photography indicating just how the area has matured.



05

DELOITTE
No.2 Pencarrow Crescent,
Pencarrow Park

06

SOUTH CIRCLE
Umhlanga Rocks
Drive



08

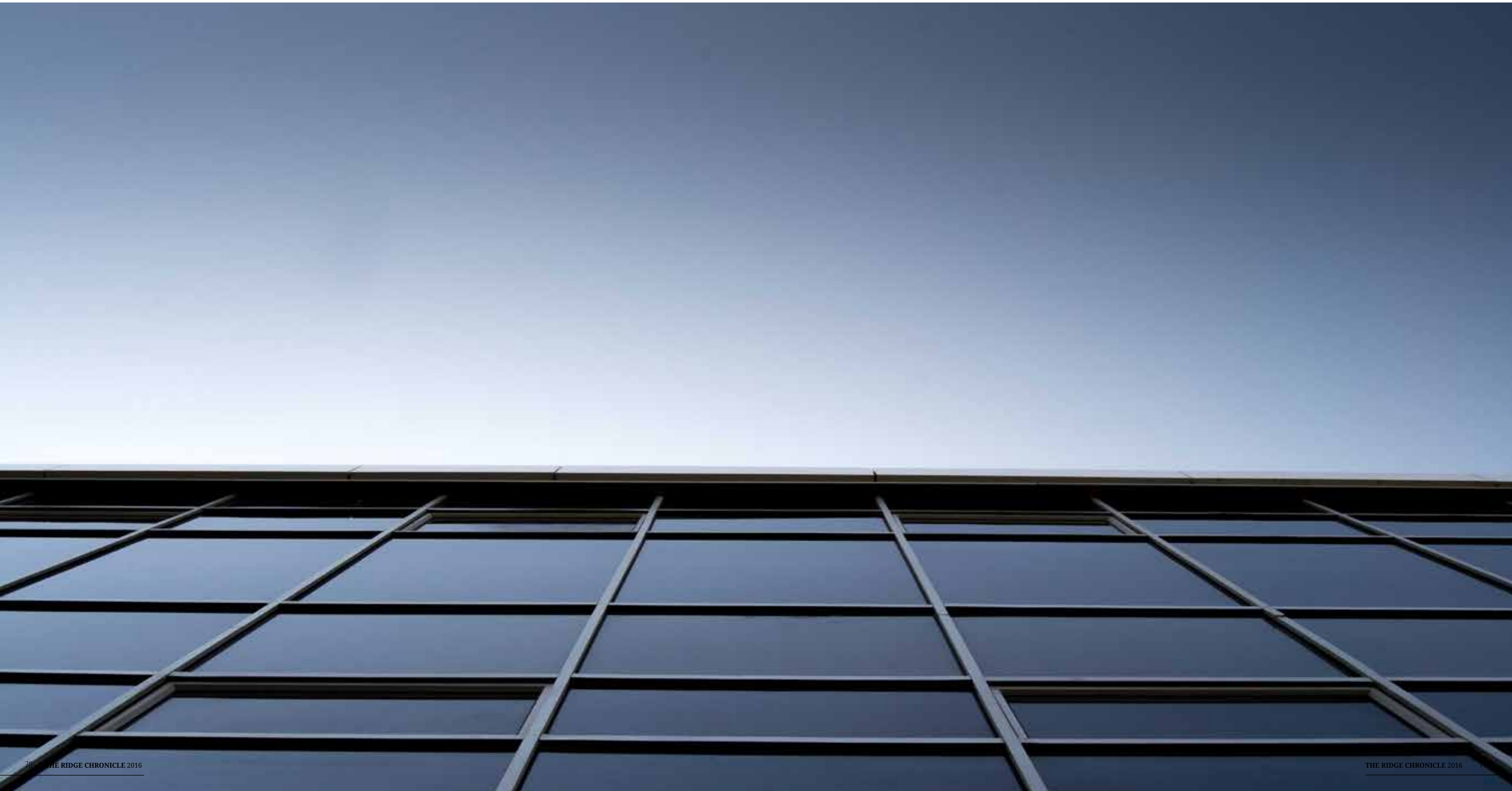
REFLECTIONS
across our
IRRIGATION DAM
Accessed through
either Cranbrook or
Frosterly Park

09

THE SANLAM
offices
Milkwood
Office Park

10

MILKWOOD
A study in design



EARTH TOUCH

LIFE, CAMERA & WILDLIFE ACTION

BY GRAEME DUANE, EARTH TOUCH DIRECTOR



“Earth Touch has 42 permanent employees, and myriad of contractors. All conspiring to produce around 20 hours a year of premium international natural history television. Durban is the development and production hub..”

I look across the lawn of 16 Cranbrook Park – at the neighboring building and I can see stockbrokers and bankers working the phone-lines as the rand crashes. Everything feels very “corporate”, until I look back at the vivid display of the edit system in my own office, and I watch riveting new footage of a team of divers diving alongside a 4 meter crocodile. This reminds me quite clearly that while we’re still engaged in the serious business of television, we are somewhat different to the norm on Umhlanga ridge.

This sense is reinforced when I head downstairs into the gear-room, and find the technicians lamenting the death of more equipment: another aerial camera drone – this time courtesy of a collision with a grumpy hippo in Zambia’s Luangwa valley, and a scratched underwater housing – a deep gouge from a Great white shark tooth. The insurance agent will take even more convincing this time!

A CLOSE RELATIONSHIP WITH NATIONAL GEOGRAPHIC WILD, THE SMITHSONIAN CHANNEL AND OTHER BROADCASTERS

Earth Touch has 42 permanent employees, and myriad of contractors. All conspiring to produce around 20 hours a year of premium international natural history television. Durban is the development and production hub, with London taking care of film distribution and sales – both entities depending on our close relationship with National Geographic Wild, the Smithsonian Channel and numerous other major broadcasters.

NATIONAL GEOGRAPHIC WILD VIEWERS KNOW DURBAN INTIMATELY



Our model doesn't allow for local exploitation, unless it's at the end of a distribution run. But we certainly take South Africa to the world in a very vivid way. National Geographic Wild viewers know Durban intimately by the Channel's "Snake City" – currently airing globally. Other films like "Ultimate Honey Badger" and "Black Mamba Kiss of Death" are more SA-based films that have aired on South African screens.

Unlike the broker across the way, the weak rand generally helps us, since we're exporting locally made product. But it really stings us when we have to invest in the latest cameras, costing \$120 000 each. Despite some stumbling blocks involved in doing business in South Africa, Earth Touch has grown into the biggest factual producer in Africa, and we're now a respected global force in the genre.

IT HITS 3 MILLION HOMES ACROSS THE WORLD

It's still the coalface of the company that trumps all other departments. The camera crews certainly get the best of it. At this point we have crews in Zambia, the Serengeti, Japan, Indonesia, Western India, Montana and South Africa's own Kalahari. These are the guys that bring home our bacon under trying circumstances. Living in a tent in 40 degree heat and sitting in a Landrover for 14 hours a day requires a certain tenacity, but it's this passion that travels through the company as the footage moves from editor to writer to composer, weaving a little bit of magic as it goes. Eventually it hits 3 million homes around the world, and that's when we feel that our job is done.

It's this magic that makes me love working here. I meet mates for coffee at The Square and they're talking about interest rates and the new water cooler. Makes me think back to the time we got charged by an Elephant seal down in the Falklands... Or the email about the Black mamba in the fridge.



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SEE THE UNSEEN
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Nambiti may be one of the lesser-known Big Five reserves in South Africa, but its intimate setting and conveniently close location proves to be the ideal escape for a brief breakaway.

**WHERE *the*
WILD THINGS
ARE**

Nestled in
the 22 000
acre Nambiti
Game Reserve,
Umzolozolo was
the first lodge
opened in 2005
and remains
one of the best

UMZOLOZOLO

GAME LODGE

A comparably short drive of just 2.5 hours outside of Durban, and just grazing past Ladysmith, the Nambiti Game Reserve is a Malaria-free zone with an abundance of game and a richly diverse range of landscapes to explore. Other than the Big Five, over 40 other species of game including cheetah, giraffe, hippo, hyena, impala, eland and zebra make the reserve their home. There's an incredible biodiversity; including savannah, thornveld, riverine bush, acacia trees and extensive grasslands that mirror the plains of central Africa.

Umzolozolo Game Lodge is just past the Ladysmith border entrance and once you've parked your vehicle in the reserved bays, a friendly ranger in an open game drive vehicle will be waiting to collect you and your luggage and transfer you to the lodge.



RANGE ROVER LONG WHEELBASE

LUXURY. EXTENDED.



ABOVE & BEYOND

- FEATURED TRAVEL -



The friendly hospitality experienced from the moment you alight the vehicle is as welcoming as the lodge itself.

PEER OVER THE EDGE OF THE POOL AND WATCH THE HIPPOS AND GIRAFFES MEANDER PAST

It's a privately owned, intimate lodge with a decor of tactile wood patinas and smokey thatch that seamlessly ties in with the reserve surrounds. There are 5 luxurious free-standing units, with the presidential and honeymoon suites boasting private jacuzzis and other indulgent touches. The raised position of the lodge allows for a sweeping vantage point of the reserve, especially outside on the deck. The infinity pool cuts through a compelling horizon of towering, tumbling clouds meeting with the rolling hills below. If you peer down to the river, you can spot all the game that meanders past for a drink.

Game drives at dawn and dusk give you the opportunity to engage and observe the surrounding terrain, with the occasional G&T or bush coffee stop.

A typical day involves heading out for the morning drive at about 5:30am in summer or 6:30 in winter, stopping mid-way for a snack and coffee break. It's back by around 10am for a hearty breakfast and relaxing until lunch. A light buffet is served out on the deck and in the late afternoon it's back into the Land Rover for the evening drive, with a sundowner and snack break, followed by dinner on return.

DINE BENEATH THE AFRICAN SKY

It is customary to congregate to savour the sounds of the bush and the twinkling stars as night closes in. This tradition is observed at Umzozozo in an enclosed boma where a blazing log fire creates an opportunity to relax and recall the events of the day enveloped in the unique sounds and smells of Africa – majestic roar of a lion calling his pride, the cough of a leopard or the whoop of a hyena proclaiming a nearby kill.



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GARLICHE & BOUSFIELD

A FIRM FAVOURITE

WORDS: SUPPLIED IMAGE: NICHOLAS CARROLL

One hundred and forty-eight years ago a newly admitted attorney commenced practice in Durban. In doing so, Harry Escombe, who was later to become one of the leading figures in law and politics in the then colony of Natal, established the firm which today operates proudly from its building at the intersection of two major roads on the Ridge. In 1893 Escombe was appointed Attorney-General and was destined to become Prime Minister a few years later. He retired from private practice but the firm he had founded continued under the names of Thomas Garlicke, with whom Escombe had been in partnership since March 1885, and Escombe's son-in-law, Henry Richings Bousfield.

The firm has always recognised that antiquity, by itself, is not enough and it has been in the forefront of changes required to meet the demands of the 20th and now the 21st centuries. In this way Garlicke & Bousfield was among the earliest legal firms to relocate from the centre of the City of Durban to the Ridge in Umhlanga. This move followed the opening in 1995 of a small satellite office in the "village" devoted principally to property and conveyancing transactions which gave the directors a clear insight into the future development of the Ridge where it now practises, as a professional company with 19 directors, a similar number of senior and junior practitioners and a support staff of almost 100.

After almost a century and a half, the company's mission is still the same as when it was a small firm, namely to serve our clients' needs with legal excellence, efficiency and integrity. Those needs are now more extensive and require constant updating but nearly all areas of practice are covered. Competence and trust are treated as business priorities and over the years

Garlicke & Bousfield has diversified and specialised its services providing the necessary level of expertise that is essential in this modern world.

The firm's internal policy is egalitarian and this allows the firm to concentrate on building and maintaining long-term relationships – one of the cornerstones of its success, according to Brian Jennings, Garlicke & Bousfield's CEO.

"We are very aware that in managing a firm of Garlicke & Bousfield's standing and calibre, we enjoy the benefit of working with a large and loyal client base," says Jennings. "Some of our clients have been with the firm for 148 years and we regard ourselves as custodians of these relationships and of the firm's success. We need to ensure that we maintain and grow that loyalty – and hand over to the next generation in the same good order. Loyalty will never prevail over poor service and the firm will therefore always remain committed to legal excellence and to providing a first-rate service coupled with value for money.



In meeting the problems of globalisation and international reach, Garlicke & Bousfield was fortunate to have been invited some years ago to become a member of Multilaw, a leading global network of independent law firms, which gives the firm access to over 8,000 competent attorneys in 150 commercial centres throughout the world. Multilaw was recently awarded an "elite" ranking by the Chambers Global Guide, thus becoming one of the top ten global legal networks. Above all else, we at Garlicke & Bousfield would like to think that at our home on the hill our clients will always be dealt with as trusted friends.

MILLENNIUM BRIDGE BUSINESS PARK

WORDS: MALCOLM ST. CLAIR IMAGE: NICHOLAS CARROLL

Founded in 2001, the La Lucia Ridge Business Park (also referred to the Millennium Bridge Business Park) served the specific requirements of a number of organisations who had expressed interest in establishing their operation on the Ridge. Originally planned as one of the gated Parks which are synonymous with the La Lucia Office Estate, a decision was made to zone this area as Business Park with the Scheme Intention being:

TO PROVIDE, PRESERVE, USE LAND OR BUILDINGS THAT ACCOMMODATE A WIDE RANGE OF OFFICE, WAREHOUSE AND SERVICE ACTIVITIES, INCLUDING STORAGE AND DISTRIBUTION, IN SUCH WAY THAT THE USE CONTRIBUTES TOWARDS THE CREATION OF A HARMONIOUS, WELL BALANCED ENVIRONMENT OF THE HIGHEST AESTHETIC, LANDSCAPING AND URBAN DESIGN QUALITY.

With this intention in mind, the Design Review Committee was required to consider the various development schemes which would not only satisfy the particular needs of individual business models but also those of the Scheme Intention. This mandate has been fulfilled with a number of national retailers present in the Park and many regional retailers, especially in the Millennium Home Centre, well established and well supported.

Why not take some time and see what Weylandts, Italtile, Bathroom Bizarre, CTM, Perry Bikes, Shaves, Whylo Distributors, Tile Africa, Mistry's and many more have to offer?

Whylo Distributors is a leading distributor for such high end brands as Swarovski Optik, Vortex and Smith's Carson. Owner,

Andrew Whysall has the benefit of generational experience and exceptional product knowledge with his father having established the Whysalls chain of outlets in Durban and surrounds. Having used a pair of Swarovski binoculars kindly lent to me by Andrew, there is no doubt that our Kruger Park experience last year was at a different level. Give Andrew a call before you purchase your next pair of binoculars or scope. Andrew is willing to offer sound advice and will direct you to a convenient retailer near you.

With the construction of the new N2/M41 interchange, much of the N2 facing signage has been rendered insignificant. The Design Review Committee is acutely aware of this issue and has resolved to reconsider the entire signage policy as it relates to the N2, on completion of the interchange. All indications are that we should expect a mid-2017 completion date.

On an operational level, the Board appointed Green Earth Landscapers to manage the landscaping requirement of the Business Park for a period of three years. Harry and Kate have been in the horticultural sector for many years and would be willing to assist any Member in the Business Park with their particular landscape issues.

The Business Park is served by a Board of Directors, many of whom are Member/stakeholders, and as such are able to expertly guide the affairs of the Association on behalf of all Members with special reference to its unique character and demands.



01

BEARING MAN
Regional Office

02

LANDSCAPING
A study in discipline

02

BEARING MAN
La Lucia Ridge
Business Park



ELPHICK PROOME

ARCHITECTS

WORDS & IMAGES: SUPPLIED



ELPHICK PROOME ARCHITECTS

Since the establishment of Elphick Proome Architects in 1989, the practice has grown to become a leading architectural firm in South Africa. Paramount to this success has been the importance of relationships with our clients, collaborators, staff and those who bring our architecture to reality. Underlying the body of completed projects is a belief in innovation of an appropriate, contemporary African architecture that responds to context, region and climate. Emphasis is placed on incorporating environmentally sustainable strategies which deliver optimum resource efficient design solutions.

Over the last two decades, Elphick Proome Architects has been fortunate to have undertaken a wide range of projects within the Umhlanga Ridge area. These building types have included corporate offices, residential, hospitality, retail, and service related industrial. The realisation of these projects is the result of an interactive design process which involves constant critique and review from within the practice, our clients, and the members of the various precinct Design Review Committees. This collaborative approach has led to intelligent and innovative design solutions which not only realise client aspirations, but make a significant contribution to the evolving architectural character of Umhlanga Ridge.

NORTON ROSE

Perched on a hill within La Lucia Office Estate, the site enjoys extraordinary exposure and panoramic views of the Indian Ocean, this office building was developed for a prominent firm of attorneys. Triangular in plan, the building exhibits a dynamic series of interlocking juxtaposed forms terminating in sharp bladed corners. Large vertical angled sun control louvres screen the strip glazed façades whilst promoting sea views towards the city and sea. A focal triple volume glazed atrium provides a counterpoint to the solidity of the block and this enjoys visual connection to an entrance courtyard space. This glass box is the tour de force of the building and is draped in a filigree screen and lightweight pergola at roof level providing a light and elegant entrance to the office reception.

PROTEA HOTEL

Located at the entrance corner to Palm Boulevard, this 200 bed hotel enjoys excellent exposure with two street facing façades overlooking the landscaped piazza and adjoining Douglas Saunders Park. Planned as two wings connected by a triple volume atrium that acts as a visual fulcrum and dramatic entrance lobby, this hotel is characterized by an urbanity which anchors its key location in with the neighbourhood. A multiple level corner drum is highlighted in white stucco providing a contrast with the two face brick flanking wings. At roof level, this rotunda accommodates a pool terrace sheltered by a conical fabric roof feature thus generating the signature element of the hotel.

REWARDSCO

Situated at the prominent intersection of Umhlanga Rocks and Herrwood Drives, the desire for this company was to create an iconic Head Office. Within a strict height restriction governing the site, architectural emphasis was placed on the six storey street frontage. The flush glazed façade forms a continuous 'skin' to the office floors articulated at each end with viewing balconies. The fenestration responds to the variable views and solar exposure, developing a distinctive pattern of vision and opaque glass cladding panels. The resultant 'barcode glazing' provides an arresting architectural expression creating a unique local landmark. Enhanced sustainability specifications have been implemented to pursue a 4 Star Green Star rating.

ILLOVO HEAD OFFICE | RIDGEVIEW

Arising from a successful competitive bid process, this corporate office complex promises to be a prominent of the city's new urbanism. Conceived as two corporate office buildings arranged around a landscaped forecourt, the design solution addresses the extensive street interface of the site to deliver visually powerful curvilinear forms inversely stepped to create a variety of floor plates over the height of the buildings. Careful consideration in respect of the views, orientation and adjacencies have derived a language of crafted glazed façades facing the ocean to the south and east and solid façades to the west and noisy streets. This approach imparts a visual legibility to the project and this is enhanced with the layering of bespoke glass solar fins and screen elements designed to deliver a thermally responsive façades. A varied landscape strategy including planted ventilated walls to the parking podium and strip planters pergolas to circulation zones compliment the architectural concept. Entrance atria create focus to the interior spaces which are unconventionally planned to capitalize on providing an extraordinary workplace environment.





HERRWOOD SKYE

This exclusive apartment development is situated on the last remaining panoramic site along Herrwood Drive. The project offers a variety of apartment types and sizes, with three double storey spatially volumetric duplexes, and a high level penthouse, all of which are positioned to ensure privacy and access to ocean views. While the units are prescribed in a similar efficient fashion, balconies undulate allowing apartments to extrude back and forth. This presents a dynamic spacial typology that offers individuality and difference to all units and experiences. The interiors engage with the outdoor spaces via expansive glazed frontages, blurring the boundaries between the two, thus offering integrated living environments. All spaces interact extensively with the ocean vista through careful planning which promotes views from almost all vantage points.

STRAUSS DALY

The brief was to design a contemporary and iconic office building that would capitalize on panoramic views of the Indian Ocean and Durban's CBD. One of the most notable features of the building is the random fields applied to all elevations and offshutter concrete plane which form the floating roof and angled wrap-down on the west end of the building to form the enclosing envelope. Many sustainable initiatives have also been implemented including the use of are naturally ventilated circulation corridors enclosed with glass louvres. The office spaces have been designed with extensive glazing for natural light and views which has been thoughtfully designed with perforated aluminium sunscreens to filter solar exposure.

GOBA OFFICES

Comprising two orthogonally related office blocks, the Goba office complex captures broad ocean views and frames a landscaped parking court to the M41 route interface. The larger block accommodates Goba's engineering office and the other is an annex comprising twelve small office suites for multiple users. Compositionally articulated by a focal circulation tower, the layered façade treatments address orientation overtly and this strategy describes the architectural expression. Balconies and rooftop entertainment decks exhibit woven concrete pergolas generating a bold signature for the complex. Rendered in simple materials, a tough external palette is counterpointed by the judicious application of corporate red and riven stone attributing a distinctive quality to the built form.



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RIDGESIDE

UMHLANGA

WORDS: MALCOLM ST. CLAIR IMAGE: NICHOLAS CARROLL

Characterised by four distinct precincts, Ridgeside possesses unparalleled coastal views and is located above a natural coastal forest stretching in nearly one kilometre along the M4 freeway. The four precincts are bifurcated by the “green T” which is the confluence of a planned series of water ways and the coastal forest. This is a hidden gem waiting to be polished and will surely be the stand out feature of the completed estate in years to come. Development since inception has been constrained to two nodes known as precinct 1 and precinct 3. We witnessed the completion of a number of important developments during the latter part of 2014 and 2015. Rewardsco became the 5th building to be completed on the Zenprop site with the striking “piano-key” glass façade

holding a very prominent corner in the precinct. Take time out and explore the interesting parking deck that connects a number of buildings on this block.

Firststrand Group completed the first phase of their campus at the end of 2014. Seriously imposing, this new generation smart building together with the Illovo/Growthpoint complex, now forms the gateway off Umhlanga Rocks Drive to the rest of precinct 1. The Illovo head office is a study in the use of glass as an architectural material and affords its occupants unrivalled north and south coastal views. This substantially completed development block will receive fibre optic reticulation following which we expect sidewalks and landscaping to be installed.



Stainless steel elements on the Control Room Façade simulate a shimmering shoal of sardines on their annual migration past our coastline



Ridge 6 was completed in 2015 and is now the address for many businesses which have recognised the value proposition created by the Association.

The premier residential development located below the Firstrand campus in precinct 1 has received its stunning gate house facility and we expect the first actual complex to be under construction during the course of 2016. Known as The Refinery, this promises to be a superb address as well as an excellent investment.

Driving through precinct 3, the eye is immediately drawn to the wonderful landscape palette that seems to flower throughout the year. The lush swathes of grass against the paved sidewalks form a strong border to the roads. The landscaping and sidewalks were installed in 2014 by Country-Line who

is our current landscape and irrigation service provider. The installation won a gold award from the South African Landscaping Institute. This is tribute indeed to Gavin Foster and his team for a job well done. We expect the landscape architect to sign off on certain landscape and sidewalk elements for completed areas in precinct 1 this year.

Significant development projects were also completed in precinct 3 during 2015. Price Waterhouse's new regional facility dominates the North Western corner in the precinct. The architectural design affords occupant expansive coastal views from most levels and walking through what is again a new generation smart building, one is immediately impressed with the use of modular yet interactive office design using standard floor plates. Occupants can enjoy the landscaped

terrace off a fully functional staff canteen. Seems a compelling reason for any prospective young accountant to sign up to do articles at this firm!

Eris also completed a large two-building complex next to the North gate and have two regionally important anchor tenants occupying their new development. This development commenced without guarantee of full occupancy, thus testifying to the fact that Ridgeside offers exceptional opportunity to those who seize the moment. Well done to the Eris team! The new home for Hodari was also completed during 2015. Hodari has featured prominently on the Ridge as a whole and offer among other disciplines, turnkey project management for prospective land developers. We are fortunate to work with like-minded professionals who share the vision of precinct management and minimal degradation to Association managed

space during sometimes tricky construction work. Our Members value this ethos.

2015 also marked the completion of a number of other developments. It is now a fact that very little development opportunity remains in precinct 3. All property has been sold by the Primary Developer. The Association's appointed Design Review Committee has approved the Site Development Plan for the new Barclays/ABSA regional headquarters. The new building is located near the North traffic circle opposite to Price Waterhouse and design suggests that this will be another wonderful addition to the extraordinary architectural palette that is precinct 3. Construction commenced early 2016.



The Primary Developer offered a number of sites to the market early 2016 and indications are that the uptake has been exciting. Additional properties have been sold in precinct 1 below the Holiday Inn and we understand that precinct 4 is now also sold in its entirety. More information will no doubt be available as the sales are confirmed to the Association. Both new potential development nodes will not impact our Members in any significant manner due to location and potential access routes.

The security of Ridgeside and its Members remains one of the Board's most active pursuits. Management is currently working with a traffic engineer to explore the possibility of creating a controlled access model for precinct 3. This would be similar to that found at any of the ten

gate houses you would encounter when visiting the La Lucia Office Estate. The internal road known as Richefond Circle in precinct 3 is owned by the Association and is therefore private property. Members will note the traffic calming devices installed at various strategic points in an effort to deter unnecessary high speed driving.

With 2015 being such an active development period, we can only wonder what 2016 and beyond holds in store. One thing is certain. Ridgeside is and will continue to be an excellent proposition for developers and stakeholders alike given the unique combination of superb location and unrivalled panoramic views of our beautiful coastline.





I CARE

Giving street children a future

WORDS & IMAGES: SUPPLIED

Each year hundreds of children find themselves living on the streets of South Africa. They are driven from home by poverty and abuse only to become trapped on the streets in a life of drugs, sexual exploitation, begging and crime. Street children do dream of a better, safer future. Living on the streets is a cruel and lonely existence and one that few children envy. These kids are the most innocent victims of our society. Tragically, we often ignore them or hand them money which does nothing to lift them from the street. They deserve a future.

I Care is a charity that transforms the lives of these street children into effective members of society.

Founded by the late Graham Cochrane, in 2002, I Care is a non-profit Christian organisation, which is community based and engages directly with children on the street. We are a registered NPO and in terms of Section 18A our donors are able to earn points towards their B-BBEE status.

Years of experience has proved that a “quick fix” solution rarely proves successful. Often children are reunified with families or placed in a shelter against their will and outreach workers quickly see the same children returning to the streets due to continued family issues and addiction problems.

At I Care we are committed to finding solutions for these youngsters through our unique rehabilitation programme. We have to date rehabilitated almost 500 children through our holistic cycle, being: awareness, outreach, rehabilitation, housing, education, aftercare and work skills. Our cycle provides for every aspect of the child’s needs.

Everyday we reach out to, support, rehabilitate and educate more than 100 street children.

Our drop in centre is in Greyville, and it is here that the boys come off the streets daily and we see to all their basic needs, feed them two hot meals a day, supply them with hot showers and laundry facilities, as well as have structured programmes that run throughout the day. This sphere of our cycle begins to prepare them for the next step which is rehabilitation. The rehabilitation centre is in KwaMakhuthu and they attend this intense 12 week live in programme and then are either reunified or stay in our of our I Care family homes in Lower Illovo.

We ask the public to assist us in various ways. The first being not to give these children money as it only enables and prolongs their stay on the streets, promotes a lifestyle of begging and enables them to buy harmful substances. These kids are the most innocent victims of our society. They deserve a future!

The Ridge Management Associations recognise the plight of street children and have adopted I Care as the foundation worthy of their financial support. Street kids are a reality on the Ridge and the Associations do call on I Care when necessary, to assist with the rehabilitation of these children.



We appeal to the public to be sensitive to these broken children. Life on the streets is really tough and it is due to circumstances that they have taken to living on the streets.



Monetary donations and donations in kind are more than welcome, as are second hand clothes and household items in usable condition. Items not used for our boys and the family homes we sell in our charity shop.

Donors are supplied with I Care stickers for their windscreens, so when a child begs for money at the traffic lights, instead of feeling guilty for not giving them money, rather point to the I Care sticker and they will know that you are helping them through I Care. Almost all street children do know about us.

Please help us to help these children. And remember, do not give them money!

For more info: tel 031 572 6870, visit our web page: www.icare.co.za or email info@icare.co.za and follow our FaceBook page for our current news

EARTHLY BEAUTY

WORDS: SHIRLEY BERKO IMAGES: SUPPLIED

Nombuso Mnikathi is empowering communities as KZN's Miss Earth Ambassador



Ridge Management Associations were proud to sponsor Nombuso, our receptionist and face of the company, on her Miss Earth South Africa journey.

The Miss Earth South Africa is a leadership programme that aims to empower young South African women with the knowledge and platform to create a sustainable difference in the plight to combat the destruction of our natural heritage. The programme helps to create an awareness of sustainable development, wildlife and the conservation of the natural legacy in South Africa, and ultimately the preservation of the environment.

As Miss Earth South Africa semi-finalist and ambassador, Nombuso serves as the embodiment of these aspirations, as she involves herself in a multitude of awareness, community and conservancy projects throughout the province.

Mnikathi is one of the 88 semi-finalists who were chosen from around country.

Nombuso has embarked on various community-based projects which included tree planting at schools in Inchanga and KwaSanti in Marianhill, as well as conducting various talks regarding recycling and wate management. Trees for her tree planting initiatives have been generously sponsored by the Umhlanga Ridge Town Centre's landscapers, Leitch Landscapes.

Nombuso is a volunteer for the street children uplifment initiative, I Care, one of the Ridge Management Associations' social responsibility benefactors.

She is currently mentoring the 2016 Miss Earth South Africa contestants and plans to start her own greening initiatives and community uplifment projects.



01

NOMBUSO MNKATHI
at INCHANGA
COMMUNITY assisting
with waste clearance
efforts

02

TREE PLANTING *at*
KWASANTI
in Marianhill, Pinetown



03

PLANTING *ten*
TREES
at the
Ethembeni School for
the Physically Disabled
and Partially Impaired

ELEGANT IS THE NEW BLACK

FASHION BY AMANDA FERRI

WORDS & IMAGES: SUPPLIED

Personal stylist and owner of her eponymous special occasion boutique at The Square in La Lucia Ridge, Amanda Ferri has become synonymous with glamorous dresses for every special occasion.



Amanda had been in the clothing industry for many years before making the decision to change her core business focus from day-to-day wear to dressing her clients for life's celebrations.

CONFIDENCE CHANGES EVERYTHING
AND A CONFIDENT WOMAN IS A BEAUTIFUL WOMAN.

With a passion for coordinating and styling women's wardrobes, Amanda has taken many clients through the process of clearing out unflattering and ill-fitting items of clothing and replacing them with a wardrobe that not only suits but also enhances their body shape, colouring, lifestyle and personality. Her philosophy maintains that a new attitude about yourself is the cornerstone to making the best of who you are. In 2011 she made the decision to change her styling focus to special occasion wear, where her passion for personal styling

and her honest and trusted advice gained her the reputation as the go-to boutique for women attending beautiful celebratory events in and around Durban. Whether you are attending a ladies luncheon, a gala dinner, a once in a lifetime matric dance or a family wedding, Amanda Ferri's range of imported and made-to-order dresses complement every woman's needs.

Amanda and her style team assist clients in the search for the dress that makes them feel confident and beautiful.

Special events are not everyday functions and require careful planning of the complete look that every client wishes to achieve. Her stylish showroom offers a personalized service with an ever changing collection of dresses, Amanda's trusted tailor offers onsite alterations and there is an in-house make-up artist, Nicole, who will ensure you are made up to perfection.



AMANDA FERRI

EVENING
MATRIC DANCE
COCKTAIL
BRIDAL PARTY

View our latest arrivals
and our chic clients

  @AmandaFerriSA

📞 031 566 3745

✉ enquire@amandaferrico.za

www.amandaferrico.za

— a dress for every occasion —



- FEATURED FASHION -

STAYING IN STYLE

fashion facts for every season

01

FOR the SPECIAL OCCASIONS

- Don't be afraid to step out of your comfort zone ie. choose colour over your 'safe' black dress
- Add a statement neck piece to glam up a less detailed dress
- Enhance your assets to disguise your flaws
- Choose a heel you can last the whole function in!
- Choose the right accessories to complement not overpower the dress
- Adhere to the dress code. When in doubt rather over dress than under dress.

02

HOT trending TIPS

- Sheer accents – from invisible necklines to open backs and bodice cutouts
- Full circle skirts – romantic and feminine that flatter every body type
- Lace detailing – on sleeves, necklines, and kick pleats
- 2 pieces – beaded crop tops with full or fitted skirts to suit your silhouette
- Embrace the colours of the year - the soft pink rose quartz and the delicate ocean blue of serenity

DRESSES AVAILABLE AT

AMANDA FERRI
The Square
La Lucia Ridge



Shea Butter. Sheer Talent.

Tailored to your skin




NEW

SHEA FACE SOOTHING FLUID

100% PURE PROCESS

0%
PRESERVATIVES

Shea
5%

48h*
hydration

Thanks to the patented* Cosmetics Flash-Sterilization process used by the L'OCCITANE Laboratory, this new, preservative-free formula provides one of the essentials to help soothe and protect sensitive skin - nothing more, nothing less.




NEW

ULTRA RICH COMFORTING CREAM

WINTER COMFORT

Shea
25%

72h**
hydration

The Shea Ultra Rich Comforting Cream is ultra-nourishing and as famous as ever. Ideal for dry and very dry skin, this irresistibly smooth cream contains an exceptionally high concentration of shea butter, yet sinks into the skin with an almost disconcerting ease.




NEW

SHEA FACE COMFORTING OIL

100% NATURAL

NOURISHING
& REPAIRING

Shea
5%

FINE
TEXTURE WITH
A DRY FINISH

Face the dry South African Winter fearlessly. With its 100% natural formula, the Comforting Oil helps to nourish and comfort very dry and sensitive skin types.

This new skincare solution, born from nature, offers a new balance between nourishment and repair; protection and sensoriality.



*Effectiveness test on 12 volunteers **Effectiveness test on 14 volunteers

Mall of Africa 0100200664 • Sandton City 0113265433 • Hyde Park 0113255280 • Melrose Arch 0116841000 • Mall of the South 0116822425 • Menlyn 0123480130 • Woodlands Boulevard 0129970493 • Clearwater Mall 0114755144 • V&A Waterfront 0214180030 • Canal Walk 0215512945 • Tygervalley 0219141849 • Cavendish 0216713519 • Gateway 0315846865 • La Lucia 0315723699 • Pavilion 0312650182 • Watercrest 0317631364 • Baywest 0414920338 • locitane.co.za

PARKSIDE

UMHLANGA RIDGE

WORDS: MALCOLM ST.CLAIR IMAGES: NICHOLAS CARROLL

01

*Residential apartment
buildings*
ONE ON HERRWOOD

The residential precinct located between Umhlanga Ridge Boulevard, Autumn Drive, Herrwood Drive and the N2 freeway is known as Parkside. Thankfully, I have been present since inception and it was with great excitement that the imposing form of the One on Herrwood concept was reviewed by the Design Review Committee in 2011. Early days indeed, but it was now clear that the unfortunate post 2008/9 financial crisis woes were behind us and the prospect of development in this new precinct was encouraging developers to invest.

The initial basket of rights granted to the Primary Developer included 2 800 residential units, a number of Inclusionary Housing units and a small allocation of Retail rights. Sales have been brisk and in 2013 the precinct took a quantum leap forward with the sale of 85 000m² of developable rights. Parkside has seven completed developments with a further two under development and at least another three at various stages in the review process.

The area has attracted buyers across the spectrum and with so much on offer, it is difficult to imagine that anyone would struggle to find an apartment that suited



02

Residential apartment buildings
ONE ON HERRWOOD

03

Residential apartment buildings
SEASONS COURT



their lifestyle and life stage. The three developments completing our Herrwood Drive interface offer fantastic sea views and exceptional location on a feeder route to the Umhlanga Village. One, two and three bedroom developments with very good security arrangements have proliferated on the precinct's western border. These units are generally spacious and fitted to high standards. First time buyers have consequently been attracted to the area.

The Regal Inn located on Umhlanga Ridge Boulevard will be completed in 2016. Its facilities include a conference centre and sufficient accommodation to cater for out of town delegates who may need to stay overnight. Our understanding is that a coffee shop will also be open to the public.

Parkside houses the eThekweni Council site earmarked for the proposed new club facility for the ski boat and tennis fraternities who will relocate from the Umhlanga Village. Two bowling greens have been installed and we expect the club house to be completed in 2016. The Design Review Committee was anxious to preserve the existing attenuation area on Autumn Drive for future development. This would include the further establishment of a wet land to attract birds and small animal species as well as the construction of a boardwalk along the periphery of the new wet land.

Parkside sits neatly between the Umhlanga Ridge Town Centre and the stand-alone housing suburb of Prestondale. The precinct offers excellent security measures, all the benefits of apartment living and close proximity to the largest shopping mall in Southern Africa.

As the precinct continues to develop, its residents will witness the installation of landscaped areas and generous sidewalks, all consciously thought through to ensure a pleasing urban environment.

We have included a number of photos in this article which aim to capture the fabric and essence of the street scape and individual buildings as they present in Parkside. Our photographer has once again given thought to the mood and composition of each shot. Good architecture responds exceptionally well in good lighting conditions, and the modulated building façades show off each subject remarkably well.

Having been part of this "green fields" start up, it has been hugely rewarding to work with developers through their concept plans to the final delivered product. Demand remains high, and we do not believe it will abate any time soon!



04

Residential apartment buildings
MANHATTAN MEWS



ECHOING THE ESSENCE OF APOTHECARIES OF YESTERYEAR



Day-Nite Pharmacy Umhlanga brings you contemporary medicine with old fashioned care. This bespoke pharmacy, found at Umhlanga Ridge Town Centre's Outlet Park, echoes the essence of the apothecaries of old, where pharmacies were more than just drug stores; they were at the heart of the community. The initiative is a grand culmination of pharmacist Aravind Patel's forty years of work and experience in the industry. Patel has owned and managed several pharmacies around the greater Durban area over the years, most recently being Northway Day-Nite Pharmacy in Durban North.

A board member of the KZN Regional Independent Pharmacy Association, Patel is passionate about maintaining the integrity of the profession.

"Pharmacy is about more than just dispensing medicine, it's about making someone feel better," says Patel. Together with his team, they've created a space designed to promote feelings of calm, healing and wellbeing – "so you start to feel better from the moment you walk in." The new store offers a full service pharmacy with clinic, beauty therapist and specialist toy and gift store.

A LEGACY OF HEALING

AT THE DAY NITE PHARMACY

WORDS: NOVISHA PATEL IMAGES: SHIRLEY BERKO

CLINIC AND EMERGENCY HEALTH CARE

The clinic is open daily until 6pm, with access to an after-hours physician. In addition to screening services, testing and checks; the clinic is equipped for First Aid – dressings and strappings, burn-care, sports injuries, wound care.

GET WELL FAST

The Day-Nite team work with the acronym "FAST" to highlight their mission to help patients GET WELL FAST.

F is for family – the concern is family owned and run, with Patel at the helm. "Let our family take care of yours"

A is for accessibility – open seven days a week from 8am until 9pm (Umhlanga) and 10pm(Northway). Free deliveries.

S is for Service – exceptional care and service

T is for Trust – Trust in our four decades of experience in pharmacy and healthcare

"There are certain conditions which require immediate relief and attention. Regular sufferers of migraines, gout, muscle spasm and a good old fashioned hangover will recognize the importance of receiving urgent care; the last thing one needs then is to stand in a queue and deal with crowds. To this end – we've created our FAST Packs, where one can simply order one of these for delivery or at the counter for immediate dispensing," says Patel.

Over the years, the Day-Nite team have forged strong and enduring relationships with suppliers, local doctors and medical aids and are now ideally positioned to offer first class healthcare to their patients.



PHARMACY IS ABOUT MORE THAN JUST DISPENSING MEDICINE, IT'S ABOUT MAKING SOMEONE FEEL BETTER



MK ILLUMINATION LIGHTING THE WAY

WORDS: MALCOLM ST. CLAIR IMAGE: NICHOLAS CARROLL

In 2011 the Directors approved a small budget to purchase and install decorative lighting in the Town Centre. The visual effect was appreciated by Members and visitors alike and the Board resolved to incrementally build the display over the next few years.

Today we have a significant June/July and November through January lighting programme that identifies the Ridge as a destination for young families to visit and enjoy. The LED lights draw very little power being 12 volt and are of extreme quality thus ensuring excellent serviceability over a protracted life span.

You will see the installation teams once again at the beginning of June as they complete the installation for the enjoyment of all. The sun sets earlier in the winter months and the light sensitive switches activate the display early enough for Ridge residents to get full value out of the display.

MK Illumination is our appointed service provider and has done a great job over the years.

Asked to comment on the business and its offering, Lee Rasmussen, Director of MK Illumination had this to say:

“MK Illumination creates tailor-made experiences that connect with people’s emotions through festive lighting, decoration, interactive worlds. We deliver decorative solutions for every occasion and in size or scale. As a global business with local expertise MK Illumination leads the way in design, innovation, technical excellence service and sustainable solutions.

MK Illumination provides a comprehensive service in three main areas: Retail Real Estate, Leisure and Public Spaces. Offering three main product areas: Lighting, Decorations, Grottos and animation, MK Illumination maintains independently run subsidiaries in 28 countries, allowing each business to benefit from a global approach linked with local knowledge. “

MK Illumination has certainly lit up the Ridge over the past few years and we look forward to a long association with them. In addition to existing displays, Management will again consider which areas on the Ridge could receive new lighting displays in the 2016 year.

We encourage our Members and their families to plan an evening tour of the Ridge during the November/December period to get a full perspective on the extent of the lighting programme to date.

Perhaps your photo could be used in the next Ridge Chronicle!

01

Decorative lights
SOUTH CIRCLE
LA LUCIA RIDGE
OFFICE ESTATE



02

The iconic Fever
Tree Avenue
LA LUCIA RIDGE
OFFICE ESTATE

03

Chris Saunders Park
UMHLANGA RIDGE
TOWN CENTRE

04

Umhlanganathi Circle
UMHLANGA RIDGE
TOWN CENTRE

DRG OUTSOURCING

WORDS: DAVID WHITE IMAGES: SUPPLIED

Recruiting For Change

As a provider of diverse bespoke human capital support solutions, DRG Outsourcing is privileged to have been delivering services to members of The Ridge business community for some time now.

Their approach to engaging enterprises of the calibre operating from The Ridge is one of understanding the business case and defining their need for outsourcing support. As such, they do not offer off-the-shelf, one-size-fits-all packaged solutions. The business is strategically founded upon awareness and understanding of the complexity of investing in people, human capital, and expectations of the performance of such investments in driving business outcomes.

People related issues are complex. Fortunately, effective best-practice guidelines addressing people issues have evolved over the years – DRG Outsourcing is proud of having grown their knowledge of and expertise in such practices, and to have contributed to them in unique ways.

The complexity of investing in people is compounded by legislation governing the employment relationship ... a myriad of laws!

As in all things business, DRG strongly advocate the 'Get the Base Right First' principle, then engage in visionary competitive differentiation initiatives.

In Human Capital optimisation terms, 'getting the base right' means:

COMPLY WITH THE LAW

- The letter and the underlying principles (the Constitution)
- Procedures associated with compliance – rights vs. interests
- Statutory returns

EMBRACE GENERALLY-ACCEPTED HUMAN CAPITAL BEST-PRACTICE

- Attract, acquire, develop, maintain and retain Talent
- Enable, recognise and reward performance

With their talented resources, DRG has the capability and capacity to support enterprises in 'getting their base right' and then to help companies and businesses innovate ways of optimising business process performance through people.

TRANSFORMATION

This word may evoke all manner of reactions. We will stick to what is ultimately the best for the business, with a dash of humanity added.

Our history as a country pre-1994 has bequeathed an underperforming nation and economy as so much of our human capital has been left behind. To DRG, transformation means enabling everyone with a stake in the economy to catch up, contribute and benefit.

Visionary enterprises embrace and drive transformation - as a strategic business imperative. They realise that by making change happen, they position themselves ahead of the pack in contributing to the sustainable growth of the economy. Transformation = Growth, the only sustainable source of a better life for all.



In becoming a true agent of transformation, getting the base right means striving to achieve an optimum BEE rating (because you want to, not have to). DRG can help you do this with their expertise and coordinating software; practically and cost-effectively.

With the base in place DRG assists in moving forward towards the truly strategic elements, such as:

ENABLING EXISTING AND ASPIRING BUSINESSES, NOT IN THE MAINSTREAM DUE TO HISTORICAL OBSTACLES, TO FLOURISH AND, IN SO DOING:

- Expand and diversify supply chains
- Expand and diversify the economy
- Mobilise capital flows

ENABLING WORKFORCE CAPACITY TO GROW TO ITS FULL POTENTIAL AND, IN SO DOING:

- Capitalise on the hidden talent within the economy
- Create aspirations across the full spectrum of our people
- Enhance buying power
- Mobilise the skills base to grow the economy

All of which creates more meaningful job opportunities resulting in constructively engaged communities.

DRG will inspire you in your transformation thinking and strategy. Introduce you to their networks, providing exposure to role model enterprises as case studies and helping you discover all manner of creative transformation initiatives to suit your business model.



THE TWENTIETH ANNIVERSARY Celebrations

WORDS: MALCOLM ST. CLAIR IMAGES: NICHOLAS CARROLL

The furthest image in our rear view mirror indicated that the Ridge had come of age with the first building, namely Deloitte's new regional office completing construction in 1996. This was a milestone worth celebrating and to this end, we invited old friends, Board Directors both past and present and people who had a hand in the development of what we now recognise as a remarkable study in Urban Design with special reference to the integration of mixed use areas.

The Gateway Theatre of Shopping was indeed the catalyst with many naysayers stating that the ambitious scheme would never work. Once again I refer you to Erky's remarkable account of the Ridge's early days and the tenacity of the Primary Developer, Morelands, often having to shift conventional thinking to achieve the vision they so clearly understood.

The choice of venue was entirely appropriate as we had just completed the new Fountain Circle project. The design brief to the landscape architects was to create an interactive space that would exhibit strong design characteristics with a generous landscape element, encouraging people to explore further. The introduction of a water feature and intricate lighting elements further complemented the overall feature.

The evening was a great success with two of the Ridge's most recognised personalities namely, Ken Forbes and Erky Wood recounting their early experiences much to the delight of invited guests.

It was for me, an amazing opportunity to meet and talk to so many of the pioneers who had helped shape the Ridge. I consider myself to merely have a walk-on part of an expansive story that continues to unfold.

The overriding message from all who attended was that we should not wait until the next 20 years have passed by before once again acknowledging from where we have come.



Ken Forbes



String Quartet



George Elphick, Gavin Foster and Justin Newcombe-Bond



Erky Wood



Travis Lester, Rob van der Waal, Brett Jamieson and Jack Kirton



Guy Brazier, Leon van Rooyen and Craig Davis



Dave Jollands and Logie Naidoo



Erky Wood, Sithembiso Mthembu and Malcolm St. Clair



01

Construction commences
AT UMHLANGA RIDGE / CORNUBIA PRECINCT

02

Rendered visual of finished work
AT UMHLANGA RIDGE / CORNUBIA PRECINCT

CORNUBIA INTERCHANGE

WORDS: MALCOLM ST. CLAIR IMAGE: SUPPLIED

The next exciting phase in the development of the Umhlanga Ridge / Cornubia precincts is underway. Construction has commenced on the Cornubia Interchange which will link Umhlanga Ridge and Cornubia. The projected 1 million square metres of commercial development in Cornubia will rival the scale of development in Umhlanga Ridge Town Centre, and Cornubia Interchange will provide a vital link which will promote integrated growth and development which is the cornerstone of prosperity in the Northern Urban Development Corridor.

Cornubia Interchange has been in the planning phase for many years, during which time it has undergone radical changes from

the initial concept. The most significant of these changes was the decision by SANRAL and the KwaZulu-Natal Department of Transport to invest some R800m in the construction of the Mount Edgecombe Interchange. The second has been the planning of the GO!Durban Integrated Rapid Public Transport Network (IRPTN). This National, Provincial and locally funded project will be “one of the largest service delivery projects in the transport sector ever undertaken in South Africa” says Thami Manyathi, Head of the eThekweni Transport Authority. Phase 1 of this project (corridors C1, C3 & C9) will link Umhlanga with Bridge City, Pinetown and the Durban CBD.

Bus Rapid Transit projects are being rolled out in 13 cities across South Africa in response to the lack of a nationally coordinated public transport system. The GO!Durban project is amongst the most comprehensive of the national plans. Based on a backbone of bus and rail transport with dedicated and exclusive lanes for busses, feeder routes will ensure that the majority of the City's people are no more than 500m from public transport. The cashless MUVO SmartCard which has been introduced into the City's current public transport was consolidated in 2014 and is now fully operational with over 115 000 cards registered and issued to date. “This means by the time we are operational, many commuters will be familiar with the idea and the benefits of a cashless system.” says Manyathi.

The delay in the implementation of the Cornubia project while the Mount Edgecombe Interchange was being planned has allowed the addition of two dedicated lanes on the Cornubia Bridge specifically for GO!Durban. The configuration of this interchange, which links with the Mount Edgecombe project, will provide additional north and south exits from the N2, giving direct access - west into Cornubia Boulevard and east into Umhlanga Ridge Boulevard (between Outlet Park and Porsche).

The Cornubia Boulevard Bridge will have 8 lanes with pedestrian sidewalks and will be 125m long. The design of the project is a collaboration between eThekweni Municipality, Roads Provision and Royal HaskoningDHV, the contractor is CMC di Ravenna and the project will be financed jointly by eThekweni Transport Authority and Tongaat Hulett.

The project will start in earnest with the arrival of the piling rigs when some 6kms of piling will be installed to support the abutments and piers. The bridge deck will have 3 spans of 40 / 45m and will be cast in place on temporary staging (steel supports). Extensive measures are being taken to enhance the aesthetics of the structure and to minimise its impact on the environment. It is planned to be completed by March 2017.



THE QUEEN OF PROPS

Carol Anne Reynolds

WORDS: SHIRLEY BERKO IMAGE: SUPPLIED



“I have always loved property – it is in my blood.” exclaims Pam Golding Area Principal, Carol Anne Reynolds. “I come from a property family spanning generations: my maternal grandfather was a developer; my paternal grandfather and my father were conveyancers; my mother has owned the Pam Golding franchise in PMB and the Midlands for over 20 years; and both my siblings work at Pam Golding Properties. I am passionate about renovating and decorating homes, and I also believe that property is an excellent investment.”

Carol began her real estate career in 1994, when she worked part-time as an estate agent at her mother’s office whilst she was completing her LLB. This was followed by working at Pam Golding in Hout Bay for several years, and gradually finding her way back into property in 2008 when relocating to Durban to manage the Durban office. Reynolds subsequently purchased the Durban North franchise and has recently merged that branch with the Umhlanga business so that the franchise now spans from Durban through to Umdloti.

Although property is her passion, it’s underpinned by her extensive credentials and studies in Law and Psychology, having just submitted her thesis for a Masters in Psychology.

“I am fortunate in that my education has provided me with the perfect mix of skills to manage people in a real estate environment. The combination of Law, Psychology and Management has equipped me with the necessary tools to manage the legal and contractual aspects of the business, as well as the people management aspects.”

Carol Anne Reynolds is a firm believer in the power of successful local brands, which motivated her pursuing a business with South Africa’s most awarded real estate brand. “I am proud to be associated with a company like Pam Golding Properties. My reputation is very important to me, and hence I run my business with transparency and I subscribe to core values like ethics, empathy and compassion – all of which are espoused by Pam Golding herself.”



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PROPERTY

Tongaat Hulett Developments



One potential development site remains in Umhlanga Ridge Town Centre. The above modelling illustrates the potential development concept for the site. Enquiries may be directed to Tongaat Hulett's Developments on 031 560 1900.

INTERCHANGE



The new multi-level interchange designed to ensure frictionless traffic movement to and from the N2 and M41 is rapidly taking shape.

It has been fascinating to watch the upper sections being jacked out every few weeks from either end to their eventual meeting point. We expect the R 956 million project to be completed in mid-2017.

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Chris Hemsworth works hard and chooses his roles carefully. He handles pressure by taming it, and turning it to his advantage. #DontCrackUnderPressure was coined with him in mind.



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