



DEVELOPMENT MANUAL

Prepared for

MORELAND DEVELOPMENTS (PTY) LIMITED

and

THE LA LUCIA RIDGE OFFICE ESTATE MANAGEMENT ASSOCIATION

by

GAPP ARCHITECTS & URBAN DESIGNERS

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1 PURPOSE OF THE MANUAL

1.1 La Lucia Ridge Office Estate as a development of excellence

- 1.1.1 La Lucia Ridge Office Estate is being developed by Moreland Developments (Pty) Limited (Moreland) and is to be the premier office park in South Africa and an office park of international standing. This Development Manual (the Manual) sets out the design intentions of the overall Estate and the design directives and guidelines within which individual sites are to be developed.
- 1.1.2 The spirit of the Manual is one of cooperation and a collaborative ethic to achieve jointly an elegant and dignified development of distinction. Without impinging on the creative merits of individual designers, and without detracting from the corporate identity of individual developers and users, an overall integrity of the Estate is sought which adds address-value and appreciated property values to each development within the Estate.
- 1.1.3 In addition to the Manual, and working within the framework provided by the Manual, a Design Review Panel will scrutinise the developments intended for individual sites. (Refer to 3.3)
- 1.1.4 Working within the framework of the Manual, and subjecting individual developments to design review, is intended not only to protect the value of the overall estate but also the interests of individual developers who will have the security of knowing that all developments within the Estate will undergo the same rigorous review.

Extensive effort on the part of Moreland has gone into creating an overall ambiance of exceptional quality and it remains for the Manual and the Design Review Panel, in collaboration with each individual developer, to ensure that this base is extended to even higher standards of excellence.

1.2 <u>An Estate comprising several Office Parks</u>

- 1.2.1 La Lucia Ridge Office Estate is conceived as an overall Estate made up of seven or more parks, each bearing the name of one of the Tongaat-Hulett Sugar Estates of the KwaZulu-Natal North Coast.
- 1.2.2 Each of the parks is an entity in its own right and comprises a cluster of individual development sites having its own security. Each park would nevertheless comply with the same design code and development principles to ensure that the overall Estate is perceived as one integrated development.

1.3 The La Lucia Ridge Office Estate Management Association

1.3.1 Each developer of individual sites within the various parks will own the

site in freehold title and will become a member of the La Lucia Ridge Office Estate Management Association, which covers the entire La Lucia Ridge Office Estate.

1.3.2 The La Lucia Ridge Office Estate Management Association (the Association) is an association incorporated under Section 21 of the Companies Act 61 of 1973 and has responsibility for the maintenance of the overall Estate, including designated portions of the public roads traversing the Estate.

1.4 <u>Approvals</u>

- 1.4.1 Nothing in this Manual or the design review procedures, releases the applicant from compliance with the need for approval by the local authority in terms of its relevant by-laws and regulations or the requirements of any other relevant authority.
- 1.4.2 Notwithstanding the relevant by-laws and regulations of the local authority, the provisions of the Manual together with all the judgments and decisions made by the Design Review Panel in terms of the Manual in matters related to development parameters and design guidelines, will be binding on the applicant.
- 1.4.3 The applicant's attention is drawn to the provisions of the sales agreement in respect of the Association's approval of a proposed development being required prior to any application being lodged with the local authority for the approval of building plans.

1.5 Additions and amendments to this manual

The Association shall have the right at any time to add to or amend the manual provided that any addition or amendment shall only be made after due consultation with the Design Review Panel.

2 OVERALL DEVELOPMENT INTENTIONS

- 2.1 La Lucia Ridge Office Estate, together with the Umhlanga Ridge New Town Centre, is to be one of the important activity nodes in structuring development within the rapidly expanding Umhlanga sub-region. The Estate itself is seen as a node in a sub-regional environmental network that ensures that open space and the restoration of natural coastal forest becomes an integral part of the development framework for the sub-region.
- 2.2 Apart from high visibility and exposure to the surrounding highway system and the excellent access afforded by these, together with the address value of La Lucia and Umhlanga as a nationally optimizing prestigious locality, the site's

most distinguishing feature is that of the views afforded individual developers.

The layout and design of the Estate is predicated on optimizing sea views for those sites east of Umhlanga Rocks Drive and on the ridge and optimizing extraordinary inland views of distant hills and mountains for sites west of Umhlanga Rocks Drive.

The emphasis in the development of individual sites will thus be on optimizing the view potential of each building, with orientation relative to climatic factors possibly being of secondary importance (see Section 7).

- 2.3 The assembly of parks to form one integrated Estate is facilitated at four levels:
 - 2.3.1 The design treatment of the public roads that traverse the site so as to express them as specially designed internal estate roads while welcoming unrestricted public thoroughfare.
 - 2.3.2 The creation of a consistent landscape language in terms of planting, street furniture, lighting, signage and paving that runs through the entire Estate.
 - 2.3.3 The strict application and adherence to the Manual and design review by the Design Review Panel to ensure that an harmonious architectural relationship of exceptional integrity exists between all buildings developed within the Estate, without exception.
 - 2.3.4 The establishment of the Association to ensure that on-going maintenance of the entire Estate is of the highest order in perpetuity.
- 2.4 The Central Boulevard on Umhlanga Rocks Drive is a key element that gives the Estate its central address and binds the assembly of parks into an integrated entity.
- 2.5 The overall Estate is girdled by the restoration of natural coastal forest that intrudes into the Estate up valley lines and public roads traversing the Estate. The layout of the Estate is such that this afforestation will not impinge on views of the sea and mountains from individual buildings.
- 2.6 The natural rolling landscape is, as a general principle, to remain unaltered and its form is to be accentuated by very simple landscaping on individual sites with cane lands giving way, as developments proceed, to simple grassing and indigenous trees which would relate as a single concept that de-emphasizes property boundaries.
- 2.7 Although each park is to constitute a security entity in its own right with full perimeter security and a single, controlled entry, no overt evidence of security is to be apparent. All security boundaries of individual parks are to be carefully designed into and lost within the landscape giving a sense of complete

openness.

Within each park, apart from entrance gates and perimeter security, there is to be no boundary definition between individual sites other than in cadastral registration. No boundary fences or walls of individual sites will be permitted.

- 2.8 Each park is to have a limited variation in its gateway treatment so as to create a subtle identity within a clearly perceived family of gateways constituting the Estate's overall identity.
- 2.9 There is to be an activity node placed as a focal point within the overall Estate that will provide for convenience shopping and services, restaurants, taverns and pubs, professional suites and lodgings.
- 2.10 In order to preserve the integrity of the Estate's sense of openness, it is vital to ensure that a substantial amount of parking is accommodated within the buildings themselves with only a limited amount of suitably screened, landscaped and uncovered parking being permitted in outdoor parking courts for use by visitors (see Section 4).

3 DESIGN REVIEW PROCESS

3.1 <u>The Collaborative design ethic</u>

- 3.1.1 La Lucia Ridge Office Estate offers a special opportunity for the design professions to engage in a collaborative effort to create an architectural precinct of distinction, both nationally and internationally.
- 3.1.2 While office parks both in South Africa and abroad have often failed to realise their intentions, La Lucia Ridge Office Estate offers an opportunity to make a valuable addition to the profile of urban fabric and opportunity.
- 3.1.3 The overall architectural integrity of an office estate based on elegance and dignity is the principal quality being sought in the Estate. In order to achieve this it is imperative to have a design code within which all architects are happy to work, allows for a wide range of design opportunities and which integrates individual buildings into an overall environment of architectural pedigree.
- 3.1.4 The code represents a framework within which individually expressed architecture and landscaping of the highest order is encouraged. Within the spirit of collaborative effort and architectural and landscaping cooperation, design review by the Design Review Panel will be the primary vehicle for achieving this common purpose.

3.2 <u>Architectural and Landscaping appointments</u>

- 3.2.1 The involvement of a wide variety of design practitioners is to be encouraged. However the Manual is intended to define a qualitative framework within which a group of architects can relate.
- 3.2.2 Buildings on individual sites must be designed by a registered architect being briefed in terms of the institute of South African Architects PROCAP to prepare designs, full documentation and undertake site supervision. This is to ensure that the design quality of the buildings exists at all levels. In all matters related to design and aesthetics, the architect is to be the client's principal agent and consultant throughout the duration of the project from conceptual design through to detailed design and the completion of construction.
- 3.4.1 The landscaping of individual sites not developed by Moreland as part of the overall landscape infrastructure is to be undertaken by a qualified landscape architect having a full brief to design, specify and supervise the implementation of the landscaping.

No landscaping may be carried out on any land within the Estate other than in accordance with a landscaping plan approved by the Association.

3.3 <u>The Design Review Panel</u>

3.3.1 The Design Review Panel (the Panel) will be appointed by the Association and will consist of five or more members, including at least two architects. At its discretion, the Panel may retain the services of additional technical advisers to assist in evaluating submissions. A secretariat for the Panel will be appointed through whom all communications will be directed.

In consultation with the Association, the Panel will arrange a programme of regular meeting dates. Professional members of the panel will be reimbursed at the current recommended fee scale as published by their respective professional organizations. Others will be paid appropriate fees as agreed between them and the Association.

A scrutiny fee, to be determined from time to time by the Association, will be levied on applicants.

The full fee shall become due and payable before consideration of the plans at Submission Drawings stage and currently are as follows (Fees quoted exclusive of VAT)

- Development size 0 to 10 000 m² R100 for each 100 m² of bulk or part thereof, minimum charge R5 000;
- Development size over 10 000 m² R10 000 + R50 for each 100 m² of bulk or part thereof for the portion over 10 000 m².

The scrutiny fee described above shall entitle the applicant to five separate design review meetings / on site inspections. Any additional review required shall attract an additional charge of R1 000 per review session.

In the event of failure of any applicant to pay the fees before submission, the Association may refuse to consider the application or may elect to add the submission fee to the member's levy obligations.

- 3.3.2 The Panel will be authorised to review and act on development proposals in accordance with the review procedures described in this chapter, applying its own judgments against the Manual. It will evaluate the particular conditions and opportunities of each building brief and land parcel.
- 3.3.3 In special circumstances, the Panel will be entitled, without prejudice to consider modifications or waivers of certain requirements laid down in the Manual. Such modifications will not be able to be cited as a precedent by subsequent applicants the intention being that each application must be considered afresh and in its own right. The Manual may, however, be revised from time to time by the Panel in consultation with the Association.

3.4 <u>Procedure for Design Review</u>

Each development proposal will be reviewed, as the design for the building and site evolves, on the following basis:

3.4.1 <u>Pre-design conference</u>

Before the design is initiated, the Panel or a delegated member of the panel will meet the applicant, the applicant's architect, and, if required, other consultants to clarify mutual design objectives, the characteristics of the particular land parcel and technical issues relating to the design review procedures. A pre-design conference will be available to the applicant within 15 days of a request therefore by the applicant.

3.4.2 <u>Statement of Intent</u>

Following on the pre-design conference, the applicant is to submit, together with the outline design submission noted in 3.4.3 below, a written statement of intent setting out the brief to the architects and landscape architects, the extent of the service and responsibility required from each member of the professional team, the nature of the building required, a draft schedule of accommodation and an indication of the budget associated with the project. As a result of comments from the discussions with the Panel on the outline design submission noted in 3.4.3 below, an amended and agreed statement of intent may be required to be lodged with the Panel within a week of the meeting. Upon re-evaluation and approval by the Panel, a signed copy will be returned to the applicant within a further week, and the

original filed with the Association's secretariat for record purposes.

3.4.3 <u>Outline design submission</u>

An outline design submission will be made which will include general information covering plans, sections, elevations, colours, external materials, on-site access roads, parking, service areas and general landscaping treatment at a scale of not less than 1:200. All adjacent developments or, in the case of adjacent sites not yet being developed, the likely siting of such potential developments, are to be included in documentation at this stage. Where applicable, the elevations of adjacent developments are to be incorporated. This submission must be presented directly to the Panel at one or more of its scheduled meetings. The owner and/or developer of the project may present the proposals together with the architect who must, however, be present. The review process should be completed, at the latest, within 6 months of this meeting date. (See Conditions of Sale Clause 8.4).

The Panel may give their comments and recommendations to the applicants directly at the meeting and follow it with confirmation of the decisions taken. Should the Panel require additional time, this will be permitted provided their comments and recommendations are made within 15 days of receiving the submission.

The Panel will reserve the right to request a further meeting (or meetings) with the applicant and the applicant's architect to discuss aspects of the design. The applicant also has the right to request further meetings. These will take place at one or more of the regular meetings of the Panel.

3.4.4 <u>Detailed design submission</u>

A detailed design submission will be made at a regular meeting of the Panel, which will include dimensioned plans, sections and elevations at a scale of 1:100, a site plan at a scale of 1:200, proposed external materials, colours, landscaping details, site services, lighting, signage, use and operating characteristics, and estimated numbers of employees. A rough working model may be requested by the Panel at a scale of at least 1:200.

In addition to the above, a portion of the building's elevation, drawn to a scale of 1:20, and a corresponding section taken through the relevant elevation at a scale of 1:20, indicating the detailing of the building's facade, is required. This portion of the elevation is to be fully rendered to convey the intended treatment of the building's facade. Where several atypical facade treatments are envisaged, the Panel may ask for more than one portion of the elevation to be similarly rendered. The Panel may also request a samples board of proposed exterior finishes.

Approval, rejection or recommendation for changes will be made by the Panel at the meeting or, at the latest, within 15 days of the meeting. The Panel will reserve the right to request a further meeting with the applicant and the applicant's architect to discuss the design at this stage. This will take place at one of the following regular meetings of the Panel.

3.4.5 <u>Final plan approval</u>

The applicant will submit 3 sets of working drawings, a schedule of finishes for the building, a plan of intended site works, landscape plans accompanied by a comprehensive plant list as required by Item 8.9 on page 8.2 and an irrigation working drawing to ensure adherence to the approved design. The documentation submitted is to be equivalent to the set of drawings prepared for local authority submission.

The Panel will return to the applicant two sets of drawings and finishing schedules marked "approved" and signed by an authorised representative of the Panel. The remaining set will become part of the development agreement between the applicant and the Association.

One of the approved copies is to be submitted by the applicant to the local authority together with the normal submission for local authority approval.

Prior to the start of construction on site, 2 sets of construction plans, schedules of finishes and working landscape drawings must be submitted to the Panel for confirmation of the approved design. The Panel will reserve the right to request a meeting with the applicant to discuss any modifications necessary to make the final design conform to the approved detailed design. The Design Review Landscape Architect may require random samples of plant material as specified by him.

The attention of the applicant is drawn, in respect of final plan approval, to point 1.4.

3.5 Any deviation from plans that have been approved at any stage of the design review procedure, must be submitted for approval by the Design Review Panel and the Local Authority. No works related to deviations from approved plans may be put in hand until the necessary approval of the Design Review Panel and Local Authority has been obtained.

Any stop order on work in progress issued by the Local Authority, or any request by the Design Review Panel to cease building operations on a particular aspect of the building pending further review, is to be complied with immediately. Any unauthorised deviation, or work undertaken in defiance of a Local Authority stop order or Design Review Panel request can, at the discretion of the Local Authority and/or the Design Review Panel, be demolished at the individual developer's expense and made good as approved

Failure to build in accordance with the approved plans or repeated refusal to deal with issues raised by the Local Authority and/or the Design Review Panel will result in the Certificate of Completion noted in Point 10.8 being withheld.

Attention is drawn to the fact that the Certificate of Final Development

Approval noted in Point 10.8 and issued by the Design Review Panel is a prerequisite for obtaining a certificate of occupancy from the Local Authority. Such Certificate of Final Development Approval (where occupancy is sought prior to final completion of the development) may be issued subject to conditions and is binding.

4 SITE DEVELOPMENT PARAMETERS

4.1 <u>Servitude Roads</u>

All roads and gateways within individual parks are registered as reciprocal servitudes or rights of way and gatehouse in favour of all sites within a particular park, the Association and the local authority.

4.2 <u>Gross and Net site areas</u>

Where individual sites are subject to such rights of way servitudes, the site's gross area is distinguished from its net area, being the gross area less the area of the portion of servitude attributable to the site.

4.3 The Application of Floor Area to sites

The permissible floor area, according to the Floor Area Ratio (FAR) allocated to each site, is based on the site's gross area. The assembly of such floor area must, however, be achieved within the area allocated on the net site leaving the servitude area free of development (Schedule A refers).

4.4 <u>Height</u>

A range of height limitations has been ascribed to each site, with taller buildings being confined to the ridgeline and main roads.

Three and two storey developments respectively are allocated to sites closer to the Estate's boundaries (Schedule A refers).

There is no mandatory minimum height to which a developer is obliged to build although there are instances where design directives require vertical accentuation (within the provisions of the Town Planning Scheme) to achieve specific architectural responses (see Section 7).

Height is to be determined in relation to natural ground level with:

- (a) No portion of any basement floor being less than 1,5m below natural ground level at that point
- (b) No portion of any ground floor level being more than 1,5m above natural ground level at that point

4.5 <u>Coverage</u>

In respect of buildings on individual sites, the coverage is limited to 30% of the gross site area provided that the basement of any building, (provided it is substantially below natural ground level), may cover 45% of the gross site. The coverage attributable to the building or buildings must, however, be encompassed by the coverage of the basement below should the basement coverage be greater than that of the building. The coverage restrictions imposed on individual sites is generous and aimed at providing as much flexibility as possible in achieving a development that best optimises the view potential of sites and satisfies the developer's interests most adequately.

4.6 <u>Building Envelope</u>

Each site is subject to a building envelope used to describe a zone within which buildings are to be sited. The purpose of the envelope is to ensure that, as far as possible, buildings are sited so as to minimise intrusion on the views from buildings on adjacent sites as well as assisting in achieving certain builtform objectives such as creating a sense of arrival, accentuating architectural aspects of the development and making the development of the parks legible to users.

In general the envelope has been defined as broadly as possible so as to achieve a high degree of flexibility for individual developers. In many instances, however, either a "built-to line" or "build-to zone" has been placed on one or more edges of the building envelope to ensure, where necessary, that certain built-form intentions are achieved.

In some instances the envelope is further defined in respect of height. That is, in some cases minimum heights may be required to achieve particular built-form intentions while, in other cases, specific areas within the envelope may be subject to a restriction on the maximum height permissible at a particular point.

Where edges are not designated as either built-to lines or zones, and where no specific height requirement other than the general height zoning for the site applies within the envelope, the building envelope is to be regarded as a notional volume within which the building should be designed.

Further design aspects may be defined in relation to building envelopes. These include consideration of aspects such as a zone within which the main entrance to the building should be located or a point at which some form of architectural feature or accentuation is required.

The details pertaining to each site in respect of building envelopes will be provided as a special annexure related to each site.

4.7 <u>Building Restriction Areas</u>

In terms of the town-planning scheme each site is subject to a 7,5m building

line along all public roads (including the internal servitude roads within the individual parks) and 5m side spaces on each common boundary with an adjacent owner. Such building restriction area may not be encroached upon without relaxation being granted by the Local Authority. While the Panel does not encourage encroachment into any building restriction areas, it is prepared, only in cases of what it considers to be particular design merit, to recommend relaxation of such building restriction to the Local Authority.

4.8 <u>On-site Parking</u>

On-site parking is required to be provided as follows:

- 4.8.1 in the case of buildings having gross floor areas in excess of 500m², at a ratio of 1 bay per 25m² of gross building floor area
- 4.8.2 in the case of buildings having gross floor areas of 500m² or less, a parking ratio of 1 bay per 20m² of gross building floor area

A minimum of 3 bays/100m² of gross floor area is to be provided within the structure of the building and covered as a permanent impervious roof element integral with the buildings architectural integrity. The remainder of the on-site parking required, if not placed within the structure of the building is to be uncovered, suitably screened with landscaping, and designed as an integral part of the site's overall development. While encouraged by the Panel and where an individual developer wishes to provide parking in excess of the minimum requirements noted above, such additional parking is to be provided within the structure of the building structures not within the structure of the building with the express permission of the Panel, whose decision in this regard shall be final. Suitably covered parking structures imply solid, imperviously covered carports designed, screened and landscaped as an integral part of the site's architectural integrity. Attention is drawn to point 6.6 on page 6.1 in respect of shade - cloth structures not being permitted.

4.9 <u>View Optimisation</u>

The two principal site development intentions are based on optimising views for each building developed within the Estate. These are:

- 4.9.1 The placing of each building or group of buildings on a site is permitted to vary according to the site-specific characteristics in terms of which view or views will be optimised.
- 4.9.2 Where buildings exist on adjacent sites (or in the absence of existing buildings, then taking into account where such future buildings are most likely to be placed) nothing may be done that unreasonably or unduly impinges on the view potential of such adjacent developments.

The onus is on the applicant to indicate to the Panel that these terms are met.

4.10 Where the residential rights attributable to the sites are to be exercised, such use is to be clearly indicated and brought to the attention of the Panel, with suitable provision being made for acceptable parking, access and servicing of such accommodation.

5 SITE PLANNING REQUIREMENTS

- 5.1 Where deemed desirable by the Panel, a small amount of semi-public parking may be integrated into the design and landscaping of the internal private roads within each office park. Notwithstanding this additional parking provision, the applicant is obliged to meet the full on-site parking requirement on the net site available.
- 5.2 Main entrances and the reception area of buildings should be sited within the zones designated for each site. In this way certain relationships can be established between buildings in order to achieve a sense of arrival in relation to the entrances of two or more buildings.
- 5.3 As far as possible sites are not overly constrained by building envelopes save where it is important to keep lines of view open from adjacent developments (see Section 4). In such instances, the building envelope will indicate whether an area of a site is to be left entirely clear of buildings or whether an additional height restriction within a portion of the envelope will apply. Building-lines and build-to lines will indicate specific setting-out requirements and points at which specific architectural responses are required will be designated within specific diagrams prepared for each site.
- 5.4 A single access and egress point to each site is designated within a zone on the private road frontage of each site. If, however, in the view of the Panel, the overall design intentions of the Estate will be better served by altering such access points, or combining two access points into a joint access point, then these alterations may be made from time to time by the Panel. In the event of an access way having already been provided by an adjacent development, a consideration may be payable by the latter developer.
- 5.5 Vehicular circulation, including road widths, sight lines, turning radii, parking and loading bays must conform to standards contained in a current edition of the Architectural Journal Metric Handbook.
- 5.6 Service entrances from the private roads are to be shared with other traffic although service entrances to the buildings should be located to the rear or sides of the buildings and should be sited and screened so as not to be visible from surrounding road systems.

Loading bays, refuse disposal, HT/LT chambers, transformers, storerooms, emergency plant and electrical meters should be treated as an integral part of

the building (preferably in basement) and suitably screened from all views (including the subject building) by walls, earth mounding and/or dense planting.

5.7 Within each of the individual parks, no boundaries other than the security cordon around each park are to be expressed. In order for Moreland to control and landscape the area in which the security cordon of each park is implemented, an area designated as an "Estate Landscape Zone" applies in respect of sites fronting on public streets or open spaces.

Beyond centralised control at the gate to each park and the surveillance system covering each park, individual security for buildings is to be within the reception area of each building. Access control to covered parking is to occur as an integral part of the building's design.

Any further individual surveillance devices, whether as remote sensors or cameras, should be designed as an integral part of the building. Any sentry booth or guardhouse individual developers may require for patrol purposes is to be within the building itself and designed as an integral part of the building.

5.8 The reciprocal rights of way registered over individual sites are to remain free of any development not undertaken by Moreland. At the discretion of the Association in collaboration with the Panel, certain development may be allowed to encroach into this zone.

Where sites are consolidated so as to make portions of a right of way servitude redundant, the Panel may agree to the cancellation of such servitude provided access is not denied to a third party. Prior to cancellation being approved, the Association and Moreland are to indicate approval, provided that such approval shall not be unreasonably withheld.

5.9 On-site surface parking is to be placed on sites so as to minimise adverse visual impact and enhance the sense of uninterrupted landscaping rolling in natural undulation between buildings and into the natural coastal forest. In general, surface parking will be for visitors and should be placed with emphasis on being related to the least sensitive edges of the building from an outlook point of view and so as to promote convenience of arrival for visitors.

Where, in the opinion of the Panel, there is merit in consolidating the surface parking areas of a development with that of adjacent developers with a single access covered by a reciprocal servitude in favour of both parties, individual developers are to register such servitudes as may be necessary.

Generally, car parking should be screened by the buildings themselves, earth berms and/or planting with due regard to all views from surrounding public roads, from the internal private roads, from adjacent buildings and from the subject building itself. 5.10 Site plans identifying all relevant conditions pertaining to sites, including building envelopes, building lines, build-to lines, points of architectural response, access points, levels to within 1m accuracy, services, landscaping and servitudes that impinge on private sites will be made available through Moreland to applicants before design investigations commence.

6 SITE WORKS CONSTRAINTS

- 6.1 In general the natural ground level of each individual site is to be disturbed or altered as little as possible. All siteworks required for the development of the site are, as far as possible, to be confined to the footprint of the building or buildings, a limited amount of on-site parking and access roads. A certain amount of land forming may be required for screening and to achieve specific relationships between buildings and the natural form of the landscape. In general all new landforms should be designed to look as naturally part of the existing topography as possible.
- 6.2 No engineered development platforms extending beyond the footprint of the buildings are to be permitted save where such platform would, in the opinion of the Panel, not unduly alter the site's natural characteristics and where such platform is an integral part of the design intentions of the site.
- 6.3 Where, due to earthworks required for a building or parking, an embankment of greater than 1m in height results, such condition is required to be recontoured with fill to approximate the form of the natural landscape. Neither untreated embankments, nor embankments treated with retaining walls greater than 1m in height will be permitted. Retaining structures of 1m or less must be a vertical wall, whether constructed of concrete or plastered brick or block and suitably treated.
- 6.4 Site works required for access to individual sites, whether for vehicular or pedestrian purposes, must be treated so as to minimise cut or fill operations. Access routes should be designed in sympathy with the natural land form and be a consequence of such form rather than a willful expression of site composition.
- 6.5 Excavations required for basements and semi-basements should be designed in sympathy with the natural form of the site and make use of opportunities afforded by the natural fall of sites. Where basements protrude beyond the footprint of the building and rise above natural ground level, such basements must either be designed as a conscious part of the building's plinth (provided the Design Review Panel is satisfied that such plinth forms an integral part of the overall building) or the natural ground level must be re-shaped to approximate the original nature of the site (while making provision for natural ventilation).

6.6 As a principle, surface parking is to be limited and disaggregated into smaller areas that minimise the need for extensive site works. Where the fall on a site exceeds 1:5, a parking area should only be accommodated with its narrow dimension across the fall and such narrow dimension not to exceed the width of 11m being a single-stacked parking arrangement.

Where surface parking is accommodated in a single-stacked format, the portion of the parking area designated as parking bays should be on the side relating to the cut portion of the site works.

All surface parking, whether single or double-stacked, is to be suitably screened on all sides by berming and landscaping to a minimum height of 1,8m. The blending of surface parking into the general landscape is to be achieved as far as possible through the use of grass-block surfaces, the planting of shade trees and the contouring of the surface into the berms and landscaping surrounding the parking areas. All provisions relating to retaining structures as set out in 6.3 above, apply in the case of surface parking areas as well.

No cover to surface parking areas is permitted save where such structures are of a substantial nature and designed as an integral part and extension of the building. No shade-cloth structures are permitted (point 4.8 on page 4.2 refers).

- 6.7 All sites clearance, excavation, retaining wall details, top soil removal and stockpiling of material is to be undertaken in terms of a plan submitted and approved in terms of point 3.4.4 above (see Section 3).
- 6.8 Specific instructions to contractors regarding performance on site with regard to site works and making good of the natural land form on completion of the contract is to be included in the plan documentation submitted in terms of 3.4.5 above (see Section 3).

7 **BUILDING DESIGN DIRECTIVES AND GUIDELINES**

- 7.1 In order to achieve an architectural integrity that extends over the entire Estate's development, it is necessary to specify design directives and guidelines. The objectives of these directives and guidelines are to:
 - 7.1.1 create a cohesive and unifying architectural character while at the same time promoting architectural initiative that provides interest and variety and which reflects the individual identity of tenants;
 - 7.1.2 achieve buildings that relate well to the landscape, to one another and which optimise the view potential of each site;
 - 7.1.3 establish a design approach that yields timeless qualities of architecture; is not fashion, theme or style specific; that reflects the inherent use characteristics for which the buildings are intended; achieves buildings

that have commercial value and can be re-tenanted over a long economic life span; can be adapted and modified as times and needs change;

- 7.1.4 ensure that only building materials of high quality are used and which will maintain their appearance over time.
- 7.2 Without imposing any particular architectural style, the building design directives and controls concentrate on aspects that are able to achieve the level of integrity sought. These are:
 - 7.2.1 the prescription of colours as a dominant aspect of overall integrity;
 - 7.2.2 the prescription of materials of high quality and enduring appearance;
 - 7.2.3 the adherence to directives dealing with the mass and form of buildings;
 - 7.2.4 the architectural treatment of elements of the buildings;
 - 7.2.5 the principles governing the setting-out of buildings on the site that achieve legibility, a sense of arrival for visitors and tenants alike, the optimisation of views and the relationship of buildings to one another;
 - 7.2.6 the discouragement of following design fashions that simply copy historical styles from by-gone eras (without re-interpreting the principles of such styles into buildings having contemporary relevance).
- 7.3 Each site is subject to controls governing the setting-out and placement of a building or buildings upon such site. These include a generally described zone or building envelope within which the buildings are to be placed; the definition of a primary axis of setting-out governing the buildings' orientation within such envelope (see Section 4); and an indication of the heights, in storeys, of buildings that might be accommodated at various positions within such zone and relative to the primary setting-out axis.
- 7.4 Optimising views is the single most important design criterion in siting and designing a building or buildings on a site. Reconciling the building's design with the topography of the site is thus important and controls concerning the positioning of buildings on the site, the associated heights and building envelopes referred to in 7.3 above are to be regarded as guidelines.

The onus is on the applicant to satisfy the Panel that due regard has been given to siting the building or buildings so as to optimise views without impinging unduly on those of adjacent developments. In the case of adjacent sites being undeveloped, the onus is on the applicant to demonstrate to the Panel that the subject building will not impinge unduly on where future buildings on such sites are most likely to be placed. It is essential that the architect specifically address these issues as a principal aspect of design in the initial submissions made to the Review Panel. Consideration must be given to how one arrives at the building and the relationship of this portion of the building with its neighbouring buildings.

- 7.5 With the emphasis on orientating the building on the site so as to optimise the view potential, orientation in respect of climatic control becomes secondary. The architect is thus required to demonstrate to the Panel the manner in which climatic factors are addressed and unfavourable climatic conditions mitigated. In mitigating unfavourable climatic conditions that may arise, emphasis is to be placed on passive control measures as far as possible. Low energy, efficient and environmentally sensitive approaches to environmental control generally are to be encouraged.
- 7.6 The internal planning of the building should reflect the sensible use of the building by its intended occupants with particular emphasis being placed on the relationship of interior spaces to view, climatic conditions and any special external influences that may prevail, such as noise.

7.7 Form of exterior elements

7.7.1 Mass and Form

In all respects the mass and form of the building are to respond to view optimisation, natural land form and express the dignified sense of stature of an elegant office environment.

The manner in which the building is set on the natural ground level is an important design consideration whether this be a solid meeting between the building's base and the natural topography, a building set down into the topography and appearing to penetrate into the ground, or a building hovering over the landscape and seemingly disconnected from it.

The emphasis in mass and form is constantly placed on elegance, be this in the spirit of the building, its lightness in the topography or the dignified solidity of a strongly composed building. Where buildings exist on adjacent stands, explicit reference in the design rationale of the building is to be made to the manner in which the mass and form of the subject building responds to these existing buildings.

7.7.2 <u>Roofs</u>

In general a high or steeply pitched roof form is discouraged in that the primary overall design intention is to ensure that all buildings achieve, as far as possible, uninterrupted long views. This is not to imply that the treatment of the roof as an essential element of the architecture is unimportant.

The consciousness with which the roof is considered as an integral part of the buildings' composition is vital and the architect is to demonstrate to the Panel the intentions implicit in how the building meets the sky, its relationship to the skyline and those of adjacent developments when viewed from various positions. Explicit attention is drawn to point in 7.9.8 below.

Where a building is to have a roof as a separate element of the building, as opposed to an integral flat-roofed building, the pitch should be low. The height of the roof itself at its hip should not exceed 3m and the overall pitch should not exceed 30%. Where views from adjacent developments are not disrupted, 10% of the roof form as measured in elevation from all sides may be expressed to achieve vertical accentuation.

Buildings having roofs as separate elements are encouraged to achieve extremely deep-overhanging eaves. It is anticipated that buildings with deep overhangs or sun screening devices protruding from buildings will become a distinctive feature of the architecture. In the case of flat roofs that are integral with the building, whether in a parapet roof form or as a slab bearing directly on the structure, 10% of the roof form as measured in elevation from all sides may be expressed to achieve vertical accentuation provided that views from adjacent developments are not disrupted.

In the case of the treatment of the upper floor of a building as a mansard roof, the Panel may consider a waiver of these guidelines should the proposed building, in the view of the Panel, not interrupt views of adjacent development nor detract from the integrity of the overall Estate.

7.7.3 <u>Elevations</u>

As in the mass and form intentions of the architecture, the emphasis in elevational treatment is on elegance with clearly articulated systems of proportioning, horizontal expression and vertical modulation. All apertures and fenestration should be consciously considered in a proportional system that brings all windows, doors and recesses into a relationship with the facade's overall modulation.

Whether deeply recessed or flush, vertically or horizontally accentuated, windows should be used to reflect the character of an office building having an emphasis on abundant natural light and unbroken views.

The horizontal articulation of the building should clearly express the architect's intentions of how the building meets the ground, those bands of the elevation that are systematic, and those that are unique. In the case of flat-roofed buildings, the cornice line, whether expressed or understated, must be a consciously considered aspect of the building's elevation.

Vertical modulation within the elevation, and accentuation of entrances should reflect the proportioning system adopted for the building and be used to express hierarchy in the elevation composition.

7.7.4 <u>Climatic control devices</u>

With orientation, from a climate control point of view, being secondary to optimising views in siting the building, it is necessary to deal with climatic control in ways that still make reliance on mechanical cooling and ventilation as minimal as possible. Priority in design is to be given to buildings that are energy efficient and favour passive approaches to climate control.

Shade devices such as screens, pergolas or awnings, whether used as horizontal, vertical or angled projections from the facade line of the building should form an integral part of the building's architecture and, as in the case of eaves projections, should become an important architectural feature.

Where sun control is achieved through deeply recessed fenestration, this should form an important aspect in the building's elevational composition.

Where heat-retardant glass is to be used, and subject to materials specification set out in following paragraphs, highly reflective mirrorfaced glazing is discouraged. If it is used, it is to be in the colour range of greys to silver.

7.7.5 <u>Plant and equipment</u>

All plant and equipment, including antennae and satellite dishes, if not designed as an integral part of the architecture of the building, is to be hidden, suitably screened or made to appear as a designed element of the buildings.

Should plant and equipment be housed on the roof of the building, it must comply with the guidelines associated with roof design and may not, in any way, impair the views from existing or likely developments.

All air-conditioning equipment, whether centralised, split or individual, must either be entirely hidden within the architecture of the building or be expressed as a conscious intention within the building's design.

Attention is drawn to point 5.6 regarding the interpretation and screening of plant and equipment into the overall design of the building.

7.8 Colouring of exterior elements:

7.8.1 <u>Unifying colour Theme</u>

White is to be the unifying theme running through the architecture of all buildings on the Estate. Thus each external facade must be predominantly white.

To complement the white and blend with the natural environment, a choice from a range of **facebricks** is to be used, with a minimum of 15% and a maximum of 50% of the total external facade having to be in facebrick. The range of facebricks to be used is Roan Satin, Roan Travertine, Spanish Terracotta Satin and Spanish Terracotta Travertine. The use of facebrick is encouraged in those elements of the building such as plinths, ground-level splash bricks, reveals, corners, vertical elements and entrances.

7.8.2 <u>Secondary Colouring</u>

Secondary colours, in a range from dove grey to charcoal to black, may not exceed 15% of any single facade and should be used as a complement to the "whiteness".

Glazing is to be a natural or in the light tinted ranges of smoked glass representing shades of clear to grey. Heavily tinted glass is to be regarded as being in the dark grey to black colour range and should thus be used as a secondary colour and not as an overriding component of any single facade. Where facade treatment is to be primarily glass, and the intention is to use smoked glass, the use of white in the architecture must still express a "white" building theme having darkened glazing.

7.8.3 <u>Accent Colour</u>

Not more than 5% of the building's colouring may be in colours other than white, grey/black shades and may be used as accent colouring as a counterpoint to the unifying and secondary colours.

In general the 5% accent colouring is to be confined to natural materials and earth colours. Primary colours are to be discouraged although all colours may be considered where architectural accentuation is considered appropriate. As a guide, "fashionable" colours that are likely to date but which are applied as permanent coatings, are to be discouraged.

7.8.4 Attention is drawn to the 1:20 elevational details required in terms of point 3.4.4.

7.9 <u>Materials</u>

- 7.9.1 Within the constraints imposed by the colour code, a wide range of materials is possible.
- 7.9.2 In general, emphasis is to be placed on materials having a high quality and low maintenance and which accentuate the elegant, dignified quality of the architecture sought.
- 7.9.3 All materials used and their application are to be to the satisfaction of

the Panel whose judgement will be directed, inter alia, by the extent to which any material is integral to the achievement of a high quality of architectural design.

- 7.9.4 All materials to be used should have an adequate record of application in the climatic conditions prevailing in Umhlanga. High quality materials such as suitably treated glass, anodised or coated aluminium, stainless steel, epoxy coatings, suitably treated wood are acceptable. Other high-quality products will be considered but the Panel's decision in this regard will be final.
- 7.9.5 All surface coatings are to be long lasting, enduring in quality and appearance and requiring only low to moderate maintenance. Hence, where a coating is to be applied to a brick and plaster facade, the coating should be of an appropriate permanent variety.
- 7.9.6 Wall materials may vary from load-bearing brick or high-quality masonry block or suitable stone, ceramics, granite or marble, to lightweight framed and panelled systems, however any brick or block work is to be constructed using a clay product. The heavier-weight wall solutions should relate to their ground level support and not appear to be suspended in a lightweight frame.
- 7.9.7 Materials and elevations should reflect energy conservation consciousness and all materials used in screening and blinds should comply with high-quality, well-tested specifications.
- 7.9.8 All roofs, whether pitched or flat, are to be dealt with as conscious elements of facade treatment. Even flat roofs, whether behind a parapet or not, are to be suitably treated with aggregate, pebble, tile or planting.

7.10 <u>Relationship of building treatment to exterior horizontal surface treatments:</u>

- 7.10.1 External horizontal surface treatment colours and materials are to be high-quality, enduring and low maintenance.
- 7.10.2 External horizontal surfaces are to be used to complement the building and to achieve the close integration of the natural landform and landscape sought. Reference is made to point 6.6 in this regard.
- 7.10.3 Generally, on horizontal surfaces that are not planted (within the specified landscaping criteria set out in Section 8), natural materials such as wood, clay or terracotta are to be used. All driveways, outdoor parking areas and walkways are to be of earth coloured clay paving. Where brick paving is to be used, such brick is to be in the Burgundy PA range used on the private park roads. Other high quality materials will be considered but the Panel's decision in this regard will be final.

8 SITE LANDSCAPING DIRECTIVES AND GUIDELINES

- 8.1 A strong landscape theme, ethic and code are essential to an underlying integrity that provides overall cohesion to the Estate. The underlying landscape approach to the Estate as a whole is set out in Section 2.
- 8.2 In many respects the landscaping intentions beyond those undertaken by Moreland are fairly simple with the emphasis on ensuring that a strong relationship is achieved between the built-form and the natural, undulating landform.
 - 8.2.1 Manipulation of natural landforms is to be limited and the approximation of this natural landform in reinstating the site's contours is the essential principle to be encouraged.
 - 8.2.2 Cognisance is to be taken of the relationship between built-form, the landscape, views from the subject building and exterior spaces relating to the building, and views from and to adjacent buildings.
 - 8.2.3 Achieving a landscape that apparently rolls uninterrupted to the natural coastal forest edges of the Estate is the single most important landscape design feature. In this respect, the manner in which car parking, basements and installation screening is achieved is particularly sensitive. Reference is made to point 6.6 in respect of surface parking.
 - 8.2.4 Landscaping of individual sites is to complement that of adjoining sites to create a unified landscape running across boundaries rather than defining them.
 - 8.2.5 The reconciliation of pedestrian movement with vehicular movement is very important both in terms of arrival at the building, how one gets from parking areas to the building, and general walkways through the individual estates.
 - 8.2.6 All external areas related to the buildings, external devices whether attached to or removed from the buildings, exterior furniture and lighting are all essential elements in the integration of buildings both into the landscape and with adjacent developments.
- 8.3 The primary landscaping structure of the overall estate put in place by Moreland is based largely on the reinstatement of natural coastal forest and will in many instances encroach onto individual sites. Private, internal roads within each estate will also be laid out and landscaped by Moreland and will similarly encroach over individual sites. No adaptation or removal of this primary landscaping infrastructure will be permitted without prior written consent of the Panel, Moreland and the Association.
- 8.4 An additional zone, in which this natural coastal forest planting is to be augmented by the developers of certain individual sites is indicated in the documentation referred to in point 5.10 above. In such instances planting material as set out in the appropriate section of Schedule B is to be used.

Regarding the remainder of the site subject to landscaping, plant material as specified elsewhere in Schedule B is to be used.

- 8.5.1 Topsoil removed from sites in the course of development is to be stockpiled for re-instatement. Where necessary, additional topsoil is to be imported and laid to sufficient depths to suit different planting requirements. Appropriate ground preparation techniques must be employed to ensure the establishment of vigorous, enduring growth.
- 8.6 The quality and merit of landscaping, together with the samples of plant stock specified by the Landscape Architect on the plant list referred to in 8.9, will be subject to approval by the Panel to ensure that it fundamentally contributes to the overall quality of the environment. A schedule of approved and recommended planting material is included as Schedule B of the Manual. Materials dealing with hard surfacing are set out in Section 7 above.
- 8.7 All planted areas must include an irrigation system to the approval of the Panel in order to ensure that proper maintenance can be guaranteed.
- 8.8 Well-designed, soft lighting of the building exterior and surrounds will be permitted provided that the light source is not visible and that it complements the architecture and landscaping.

Roadway, parking and service area lighting should be achieved by relatively low level, freestanding fixtures with cut-off light sources. The materials and colour of the fixtures must be compatible with the architecture and general landscaping.

Lighting of pedestrian walkways may include either hidden or exposed sources but the height and intensity of light should be subdued.

The colour of the light source must be consistent throughout the development in the white ranges of light. Lamp intensity, type and colour will be subject to the approval of the Panel.

- 8.9 The landscape plan, including contours of half metre intervals indicated, is to be accompanied by a comprehensive plant list and Bill of Quantities which indicate the following:
 - Plant category Botanical name Common name Container sizes Stem diameter of trees Height of plant Spread of plant If splits/divisions are to be used they must be indicated as such Lawn type Methodology of planting lawn Planting densities

The Landscape Architect is also required to supply their planting specification.

9 SIGNAGE AND GRAPHICS

- 9.1 The basic objective in regard to signs and graphics is to create a discreet and restrained yet effective system of identification and information within the overall Estate. General naming, locational and directional signs will be provided by Moreland at several key locations.
- 9.2 All individual signage must be provided by individual developers on the following basis and approved by the Panel prior to any manufacture or erection of such signage:
 - 9.2.1 A single identification sign identifying the building name or major occupant may be erected at the entrance to any individual site in a position approved by the Panel prior to any manufacture or erection of such signage:

The sign and its support structure must be ground related and designed as an integral part of the building. If freestanding, it may not project off the ground higher than 1,5 m and may not be longer than 2,5 m.

No flashing or moving elements to the sign will be permitted and any lighting of such sign will be permitted only if the light source is not visible.

- 9.2.2 One exterior identification sign not exceeding 600mm x 300mm for each tenant within a building will be permitted at the entrance to or within the entrance foyer of the building provided it is designed as an integral part of the entrance feature of the building. Such signage may not project above any roof or canopy level or above the ground floor zone. Specific attention to the grouping of such signs as an entity is required based on unifying design elements.
- 9.2.3 In the case of any building occupied wholly or substantially by a single dominant tenant, no more than 2 designated elevations may carry signage stating the name of the building or group of buildings or the occupant thereof. Such signage must be designed as an integral part of the building's architecture. Signage to be erected on each designated elevation may comprise either:
 - 9.2.3.1 One sign, which may not exceed a height of 1m by 3m. (or 3m²): or
 - 9.2.3.2 Not more than two signs, which may not exceed 0, 9 m by 1, 8 m (or 1,62m²).
- 9.2.4 In the case where a building is occupied by more than one substantial tenant, particular elevations of the building or group of buildings are to be designated, together with the Design Review Panel and not exceeding 6 such elevations, for signage purposes and subject to the following :

9.2.4.1 No name may appear more than once on any one façade, nor

more than twice on the building as a whole

- 9.2.4.2 Where more than one occupant's name is to appear on any single elevation, not more than two signs may appear on such elevation.
- 9.2.4.3 No sign may exceed 0, 9 m by 1, 8 m (or 1,62m²)
- 9.2.4.4 All signage is to be placed as an integral part of the building's elevation and sufficiently distanced from other signs (or carefully grouped) so as to respect the individuality of each occupant's identity.
- 9.2.5 Where the proportions of a logo, building name or identification of an occupant does not suit the 3mx1m or 0,9mx1,8m dimensions set out above, the overall area of 3m² /1,62m² will be applied to guide the size of a proposed sign.
- 9.2.6 Whether 3m² or 1.62m² in extent, a sign must be formatted to read horizontally or vertically. Unless required for reasons of specific design merit, signs reading off the horizontal or vertical axes are not permitted.
- 9.2.7 No other signage may appear on a building or group of buildings and advertising of any product or service is expressly forbidden. In addition, any slogan or wording not directly related to the explicit identity of an organization, corporation or trading enterprise, is expressly forbidden.
- 9.2.8 No part of any sign used to portray the name of a building or buildings or the occupants thereof may project above any roof or cornice line of the building and may not interrupt views from any part of the building.
- 9.2.9 No flashing or moving elements to any sign will be permitted and any lighting of the sign shall be from a remote source and will be permitted only if the source of such lighting is not visible.

Light-box signage (or back-lit signs through translucent material) are not favoured. If a light-box is to be used, it must be a thin backdrop element "floating" off the surface of the façade and so edged as to appear very thin in depth.

- 9.3 No sign may be painted directly onto a building's façade and nor may a signage board be fastened directly onto a façade. Individually cut-out elements of the sign, pin-mounted not less than 15mm from the building's façade (or a backing board which, in turn, must be off-set from the building's façade by not less than 20mm) are favoured.
- 9.4 Monochromatic signs are encouraged (white, sand-blasted glazing, black, silver or grey) and, if the sign is to be coloured, such colours are to be limited in mix and corporate colours are preferred (e.g. midnight blue, burgundy, deep green) while brash or fashionable colours are discouraged.
- 9.5 Where Perspex or plastic is to be used, the thickness of the material must be substantial and rendered in a matt finish.
- 9.6 All directional traffic, parking or control signs, including the reservation of parking, whether in the public or semi-public domain or within private sites but

exterior to buildings, are to be of a standard provided by Moreland and affixed as per details approved by Moreland.

- 9.7 Any other identification devices, such as flags, banners or special graphics are discouraged and may only be erected if approved in writing by the Panel.
- 9.8 Signage bearing the advertisement of the security company responsible for a building is subject to the following:
 - 9.8.1 All signs must be in a square format and mounted horizontally or on the 45° diagonal:
 - 9.8.2 The size of such sign may not exceed 300 X 300mm;
 - 9.8.3 The material must be 5mm thick Perspex with lettering and logo either screen-printed, vinyl or engraved;
 - 9.8.4 The sign is to be mounted with an orthogonal or 45° diagonal building reference and fixed with a continuous band of double-sided tape set in 8mm from the outer edge;
 - 9.8.5 Only one sign per elevation is permitted with a maximum of four signs per building. They may not be mounted on adjacent corners and may not be positioned more than 1.5m above ground level at any given point.

10. CONSTRUCTION REVIEW PROCESS

The ethos of the Office Estate is one of excellence in the management of all aspects of the environment. Construction activities within the Office Estate require to be carried out in a manner that supports this ethos and is mindful of the rights of landowners, businesses, and members of the public using the Office Estate.

Accordingly, the Association has adopted specific rules as follows to regulate construction activities in the Office Estate and all construction work shall comply with such rules and will be subject to review in terms of its compliance with these rules.

10.1 General construction provisions

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

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

All construction work shall be subject to an Environmental Management Plan

[EMP] which shall be submitted to and approved of by the Management Association and Local Authority. The developer shall be liable for ensuring strict compliance with such EMP.

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

In all instances a deposit to be determined by the Directors and currently set at R50 000 is to be lodged with the Association, to cover fines imposed, damages to the public and semi-public domain and failure to comply with due performance criteria, late finish or failure to complete the contract satisfactorily. The Design Review Committee may require that the deposit be provided before plan approvals are granted. In all cases the deposit shall be provided before the site will be handed over to the developer for construction to commence and shall be retained for a minimum of four (4) months after the issuing of the completion certificate.

Please note that should fines issued to the contractor or damage inflicted by the contractor and repaired by the Association, reduce the deposit to an unacceptable level, a "top-up" payment will be required.

Where in the opinion of the Estate Manager, the risk of or actual damage to public infrastructure renders the standard deposit to be insufficient, the Estate Manager may require an additional deposit to be lodged with the Association.

A Clerk of Works, at the discretion of the Association, may be appointed to ensure due performance of contractors in respect of the interests of the Association. The Clerk of Works or in the absence of such appointment, the Estate Manager, shall report to the Design Review Committee in this regard.

10.2 **Procedures before construction commencement**

Prior to commencing any construction work, members are to furnish to the Association, for approval by the Estate Manager, full particulars of the following:

- any requirement to alter or reposition the existing electrified security fencing to accommodate construction and the required position of the contractor's access gates,
- contractors' intended site establishment,
- arrangements for contractors' entrances, materials and plant storage,
- fencing and hoarding details,
- site office arrangements,
- security of the site and ensuring security for adjacent sites,
- any proposed encroachment by construction activities beyond the site boundaries and how these are to be managed;

- contract and commercial signage
- site management procedures including provisions relating to hire of casual labour and to vendors supplying the onsite labour force
- drawings indicating:
 - the position of concrete trucks during pouring
 - pole installation methodology for hoarding line with detailed section
 - 1:20 section of the crane base, clearly indicating existing services
 - site office
 - material storage and material delivery zones
 - all existing services and how the services will be protected

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

10.3 Site demarcation

For all sites, specific site demarcation is required. The following provisions apply in this regard:

- A 2.4 m high solid (shutter board) hoarding screen shall be erected on the site boundary;
- Substantial, lockable gates shall be provided at approved access / egress positions;
- The hoarding shall be maintained in a good condition free of posters, advertising, graffiti etc and be neat at all times;
- Should the Design Review Committee consider that special hoardings are required in any circumstances, including covering over sidewalks and other areas where members of the public may be at risk from building activities, its decision shall be binding on the member, who shall ensure that all such requirements are complied with;
- Unless issued with a permit from the eThekwini Municipality, a copy of which is to be lodged with the Management Association, permitting the use of the parking bays adjoining the construction site, the hoarding is to be erected and maintained on the line of the kerb.
- Should such permit have been issued, then the hoarding is to be erected at road edge on the outside of the parking bays and the following conditions shall apply:
 - Any damage to the parking bays and/or any of the services shall be repaired, under supervision of the primary developer's engineers, for the account of the member.
 - The member shall, at his cost, arrange for the Association's landscape contractor to remove the existing trees, bag and store them for

reinstatement once construction has been completed or protect, clean and water the trees in a manner acceptable to the Management Association's horticulturist.

• In the areas of road access servitudes, details of hoardings both above and to the sides of these areas must be submitted to and approved by the panel prior to erection.

10.4 **Contract and development signage**

Contract and development signage is limited to a contractor's board and a professionals' board and is to be submitted to the Association for approval.

10.5 **Miscellaneous construction provisions**

The site shall be kept tidy and in a workmanlike condition at all times and building works, whether permanent or temporary, may not encroach onto any adjacent site, without the written consent of the adjoining owner, or the public domain without the prior written consent of the Estate Manager.

Contractors are required to conduct all building work / storage / delivery / offices within the areas of the site as defined by the boundary pegs.

Construction is permitted during the following hours:

Monday to Friday : 06h00 to 18h00 Saturday : 08h00 to 13h00 Sunday & Public Holidays : NO construction permitted

Should a relaxation of these hours be required, application is to be made to the Management Association.

Failure to comply with the construction hours will result in a fine of R5 000.00 per occasion such cost to be deducted from the deposit paid in terms of clause 10.1.

The unloading and storage of building materials is only permitted on-site, within the hoarding and any materials unloaded outside of the hoarded area will become the property of the Office Estate Management Association and shall be removed and sold.

No street may be used for delivery, lifting, storage or handling of any equipment or material. Use of adjoining properties for delivery, lifting storage, handling of any equipment or material or site offices will not be permitted without the written permission of the land-owner, a copy of which is to be lodged with the Management Association.

No building or excavated material shall be dumped anywhere within the Office Estate or adjacent areas without the prior written consent of the Estate Manager. Any building or excavated material dumped on adjoining streets and/or properties without consent is to be removed immediately and the area cleaned by the member, failing which, the Estate Manager will arrange for this to be done the cost of which will be for the member's account. In addition, the member will be fined an amount of R5 000.00 per occasion such

cost to be deducted from the deposit paid in terms of clause 10.1.

All landscaping and infrastructure surrounding the site, whether above ground (trees, paving, lampposts, signs, roads and sidewalks, etc.) or buried (Services lines, irrigation, ducts etc.) shall be protected at all times. The member shall be responsible to ensure that his development team acquires all services layouts and prove all services before commencement of work. Should construction take place on zero building lines, members are specifically warned that lateral support structures will generally be required around basement or other excavations.

Should ground anchors be required, written approval of adjoining owners and the Association is required before installation.

Any damage to any infrastructure shall be immediately notified to the Estate Manager, who shall undertake necessary repairs at the member's expense. In addition a fine of R5 000.00 per occasion will be imposed such cost to be deducted from the deposit paid in terms of clause 10.1.

No water run-off onto adjacent sites or public areas around the site shall be permitted.

Members shall implement steps to control wind-blown dust generated from construction sites and mud / dust deposited on surrounding roads during construction to the approval of the Estate Manager. In this regard:

- Vertical screening to the full height of the building is to be erected and maintained on all exposed elevations of the development ahead of the casting of each level so that damage, dust and views into adjoining properties is controlled.
- The member shall be responsible for the removal of any building debris, including mud, sand, concrete and the like and for the cleaning of the road outside the designated building site. Should the road not be kept in a condition acceptable to the Estate Manager, the Estate Manager will arrange for the cleaning of the road, the cost of which will be for the member's account. In addition the member will be fined an amount of R5 000.00 per offence such cost to be deducted from the deposit paid in terms of clause 10.1

Any damage caused by the developer, his contractors, sub-contractors and suppliers to the tarmacadam surface of the roads bordering the site shall be made good by the developer who will be required to resurface the entire block frontage from pedestrian crossing to pedestrian crossing as specified and under the supervision of the primary developer's engineers.

At the developer's cost, existing irrigation water will be disconnected prior to site hand-over and reconnected on completion.

The Management Association will provide, at the developer's cost, two labourers per site to ensure that any foreign material deposited in the public road is immediately removed.

Any damage to adjoining properties shall be repaired / repainted / made

good immediately the damage occurs and not left until the end of the contract.

The developer shall employ at least one security guard for both a day and night shift for the period that the building is under construction and until occupation takes place. The security guard shall have communication to a response facility. To maintain a secure environment, the developer shall ensure that continuous and adequate communication takes place between his security service provider and that of the Management Association.

For security purposes, the construction site shall, for the duration of the construction period, be illuminated after dark. The minimum requirement is that the ground level and all levels below ground level shall have adequate illumination to make it possible to walk through the area without additional illumination.

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

10.6 **Completion and sign off**

On completion of the contract, the Design review Committee will carry out an inspection of the site and, if satisfied, issue a Certificate of Compliance in respect of the overall site. Such certificate is a prerequisite for official hand over and for repayment of the retention noted in 10.1 above.

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SITE NO	2	0	c								
<u>GROSS AREA m²</u>	1 55400	= = = = = = = = = = = = = = = = = = =	10121			12	13	14	15	10	17
SERVITUDE AREA IN ²				cncc -	16.531	6149	1106	1663	2224	3770	1304
METTAREA m'	22400		1.365	369	0	2219	0	474	316	1020	75
GROSS FAR		11/0	<u>10035</u>	5136	16531	3930	1106	1189	1908	2750	1229
GROSS FLOOR AREA 014		CP-0	0.50	0.45	0.30	0.45	0.30	0.30	0.30	030	0.30
NETT FAR	24940	30105	5086	2477	4959	2767	332	499	667	1131	201
HEIGHT IN STOREYS		0.435	0.507	0 482	0 300	0 704	0.300	0 420	0 350	0 411	0 318
COVERAGE m ² AT FULL HFIGHT		500	4	с Г	2	33	2	2	5	5	
COVERAGE % AT FUIL HEIGHT		7701		. 826	2480	922	166	250	334	566	106
GROSS BUILDING COVERAGE %		- 15	12	5		15	15	15	15		2
GROSS BUILDING COVERAGE Ma		22	() () () () () () () () () () () () () (30	30	30	30	30	30	30	02
NETT BUILDING COVERAGE %	0000		1005	1652	4959	1845	332	499	667	1131	391
NETT BUILDING COVERAGE m ²		770 77	30.104	32,165	29 998	46 947	30.018	41.968	34.958	41.127	31,614
GROSS BASEMENT COVERAGE %	15	<u>- 5044</u>	1000	7001	4959	1845	332	499	667	1131	391
GRUSS BASEMENT COVERAGE IN ²	24430				42	45	45	45	45	45	45
ILUET I BASEMENT COVERAGE %	00212	0000	1/01	74//	7439	2767	498	748	1001	1697	587
ILETT BASEMENT COVERAGE n ²			100	18 23	15.00	- 70.41	45.03	62.91	52.46	61.71	47.76
PARKING RATIO (bays per 100m2 GFA)	10012	00000	//с+	741/	/439	2767	498	748	1001	1697	587
IQTAL BAYS REQUIRED	+ 100 - 100	4	4	~	4	4	Q	4	4	4	
% BAYS IN STRUCTURE		0 771	203.4	- 65 - 65	198.4	110.7	16.6	20.0	26.7	45.2	10.6
NO. OF BAYS IN STRUCTURE			22			7.5	75	75	75	75	75
STRUCTURED PARKING AREA m ²		76	153	74	149	83	12	15	20	34	14
BASEMENT SURPLUS / SUDDTEAL	-22440	7.60	4590	22:20	4470	2490	360	450	600	1020	150
% BAYS ON SURFACE		305	-13	257	2969	277	138	298	401	677	137
NO. OF BAYS ON SURFACE		0 2 2	122	25	25	25	25	25	25	25	25
SURFACE PARKING AREA In ²	0.17	7.00	6 <u>00</u>	24.8	49.6	27.7	4.2	5.0	6.7	11.3	4 9
% OF NETT SITE AS SURFACE BAYS	13.5	12 8			1480	830	125	150	200	339	147
% HE IT AREA AS HARD LAWDSCAPE			2 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	0.1	0 -	211	11.3	12.6	10.5	12.3	12.0
HARD LANDSCAPE m ²	6094	- 422	1505	50%		91	τ i	4	4	-4-	5
1% IVE IT AREA AS SOFT LANIDSCAPE					-430	629	33	48	-76	-110	61
SOFT LANDSCAPE m ²	23260				- 40	 ∞	44	24	37	26	40
TOTAL LANDSCAPE %	201		100		/604	314	407	285	706	715 -	492
TOTAL LANDSCAPE m ²	10220	20.36			43	24	47	20	33	22	45
LANDSCAPE & SURFACE PARKING In*	288.1		24 - N	2402	/108	- <u>516</u>	520	238	630	605	553
LANDSCAPE & SURFACE PARKING %					8296	1773	645	388	830	944	700
ESTIMATED EMPLOYEES		00		2.5	25	45	58	33	44	34	57
EMPLOYEES PER PARK	1				225 41	125.77	15.09	22.68	30.32	5141	17 77
2 · · · · · · · · · · · · · · · · · · ·						834.32					

Mountain, Ausmeter Land Surveyors for Gapp

SITE NO	16	61	20	21	22	23	24	25	26	27	28
GROSS AREA In ²	1663	1084	1030	1219	1568	952	938	1828	4080	6759	5304
SERVITUDE AREA m ²		0	0	0	0	0	0	0	0	1767	B07
INETT AREA m ²	1537	1084	1039	1219	1568	952	538	1828	4080	4947	7497
GRUSS FAR	0.30	0.30	0.30	0.30	0.30	0:30	0.30	0.30	0.45	0 45	0.45
GRUSS FLOOR AREA m?	199	325	312	366	470	286	281	548	1836	3042	73.87
	0.314	0.300	0.300	0 300	D.300	0.300	0.300	0.300	0.450	0 609	0 531
ITELOIT IN STOREYS		- 2	~	2	2	2	2	2	5	200	20.0
	2.50	163	156	183	235	143	141	274	612	1014	796
	15	- 15	15		15	15	15	15	15	15	15
CEACES BUILDING COVERAGE %	30	30	30	90 90	30	30	30	30	30	8	30
	499	325	312	366	470	286	281	548	1224	2028	1591
NETT RUILDING COVERAGE 70	31.443	29.982	30.029	30,025	29.974	30.042	29.957	29.978	30.000	40.625	35.379
	864	325	312	366	470	286	281	548	1224	2028	1591
GROSS BASEMENT COVERAGE 10	() () ()	<u>1</u>	45	45	45	45	45	45	45	45	45
	212	108	468	549	706	428	422	823	1836	3042	2387
	4 1	20.01	45.04	45.04	45.03	44.96	44.99	45.02	45.00	60.94	53.08
PARKING RATIO (have not tong) OTAN	140	460	- 168	549	706	428	422	823	1836	3042	2387
TOTAL BAYS RECLUDED	5	5	د 	5	2	5	5	4	4	4	4
			15.6	18.3	23.5	14.3	14.1	21.9	73.4	121.7	95.5
	5		75	75	75	75	75	75	75	75	75
	6	12	12	14	18	11	11	16	55	91	72
PASEMENT SUBDITIC (SUCHTER)	0/3	360	360	420	540	330	330	480	1650	2730	2160
% BAYS ON SUBEACE	n/	128	108	129	166	96	92	343	186	312	227
	57	Ĵ.	25	25	25	25	25	25	25	25	25
SURFACE PARKING ADEA INT	2 2 2		6. 201	9.9	5.9	3.6	3.5	55	18.4	30.4	23.9
% OF NETT SITE AS SUBGACE BAVE		77	11/	137	176	107	105	164	551	913	716
% HETT AREA AS HARDLANDSCAPE			~ 		11.2	112	112	0.6	13.5	18.3	15.9
HARD LANDSCAPE m ²	12	0	0 4	4	4	2	2	4	2	4	13.
% NETT AREA AS SOFT LANDSCAPE					<u>[]</u>	138	47	-73	408	669	585
SOFT LANDSCAPF In ²	25.1	41. 1.7.7		44	44	44	44	46	4	21	31
TOTAL LANDSCAPE %			10/		690	419	413	841	1673	1048	1394
			45	89	48	49	49	42	51	35	44
	+	2012	50G		753	466	460	768	2081	1747	1979
	+ 1 u	100	626	122	929	573	565	932	2632	2660	2695
ESTIMATED FMPI OYFER			0.9	20	59	60	60	51	65	53	60
EMPLOYEES PER PARK	22.22		14.10	16.64	21.36	13.00	12.77	24.91	83.45	138.27	108.50
											607.82

Section of Links

Mountain, Austneter Land Surveyors for Gapp

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CXCCC2XCB TH			0110			2441	- DJJOB	3410	5472	3369	3797
	0/2	335	1801	o	37	2000	1176	0	0	780	Sic
NETRAYEA M?		5488	4665	4012	7246	7441	4133	3410	5477	2589	
GROSS FAR WAR AND A CONTRACT OF		0.30	0.30	0.30	0.50	0.55	0.55	0.55	0.50	0.30	
IGRUSS FLOOR AREA IN'		1747	1724	1204	3642	5193	2920	1876	2736	101	
		0.318	0.370	0.300	0.503	0.698	0.707	0.550	0.500	0.390	
	1	53.	5	2	7	9	φ	9	4	~~~	
		8/4	862	602	911	866	487	313	684	506	
GROSS BUILDING COVERAGE %		15	2	<u>15</u>	13	6	G	ი	13	15	
GROSS BUILDING COVERAGE m2		3 ;	90	30	30	30	30	30	30	30	
NETT BUILDING COVERAGE %		1/4/	1724	1204	2185	2832	1593	1023	1642	1011	
NETT BUILDING COVERAGE m ²		1 033	30.956	30.010	30.155	38.059	38.543	30.000	30.007	39.050	
GROSS BASEMENT COVERAGE %		1/4/	1/24	1204	2185	2832	1593	1023	1642	1011	
GROSS BASEMENT COVERAGE Int			100	42	45	45	45	45	45	45	
NETT BASEMENT COVERAGE %		N707	0907	1805	3277	4248	2389	1535	2462	1516	
NETT BASEMENT COVERAGE m ²		+1.14 	20.43	44.99	45.22	57.09	- 57.80	45.01	44.99	58.56	
PARKING RATIO (bays per 100m ² GFA)		7707	0007	1805	32//	4248	2389	1535	2462	1516	
TOTAL BAYS REQUIRED		+	4	4	4	4	4	4	4	4	
% BAYS IN STRUCTURE		יים א	0.60	48.2		7	116.8	75.0	109.4	40.4	
NO. OF BAYS IN STRUCTURE			2	75	75	75	75	75	75	75	
STRUCTURED PARKING AREA m ^a		70	22	36	109	156	88	56	82	30	
BASEMENT SURPLUS / SHORTFALL			0001	1080	3270	4680	2640	1680	2460	006	
% BAYS ON SURFACE		1000	1026			-432	-251	-145	2	616	
NO. OF BAYS ON SURFACE			22 1 1 1	52	25	25	25	25	25	25	
SURFACE PARKING AREA m ²			~ ~ ~	0 71	36.4	51.9	29.2	18.8	27.4	10.1	
% OF NETT SITE AS SURFACE BAYS				105	1093	1558	876	563	821	303	
% NETT AREA AS HARD LANDSCAPE		2			127	20.9	21.2	16.5	15.0	117	
HARD LANDSCAPE n ²			101	2	-0 	25	25	6	15	-4	
% METTAREA AS SOFT LANDSCAPE		69				1860	1033	648	821	-104	
SOFT LANDSCAPE III2		2360	1055	1 240	40	77	21	38	\$	30	
TOTAL LANDSCAPE %					8687	1637	868	1296	2189	- 222	
TOTAL LANDSCAPE IN ²			2221	540	55	47	46	57	55	26	
LANDSCAPE & SURFACE PARKING n ²		5710	1070	0711	3985	3497	1901	1944	3010	673	
LANDSCAPE & SURFACE PARKING %					27.02	5055	2777	2507	3831	976	
ESTIMATED EMPLOYEES		70 41	70.26	70	0/10/	68	67	74	70	38	
EMPLOYEES PER PARK			00.0	5/.40	165.55	236.05	132.73	85.27	124.36	45.95	0.00
and the second								_		844.64	

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	UY I	44	67	42	11	74					
			77.000			7	040	47	48	49	50
CACON AREA INTERNET	0.00	7890	2204	7017	1035	1929	1614	1209	2122	2965	3153
		1229			0	614	400	0	0	0	1050
	4946	- 4163	3904	2152	1035	1315	1214	1209	2122	2965	2103
GRUSS FAIR	0.45	0.45	0.45	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.00
NETTEAD	2626	2561	1757	646	311	579	484	363	637	890	946
	0.52	0.5/4	0.450	0.300	0.300	0.440	0.399	0.300	0.300	0.300	0 450
	0 7 1			5	2	2	2	2	2	2	2
COVERAGE % AT FLIT LIFICHT	0/0	402	- 286	323	156	290	242	182	319	445	473
GROSS BUILDING COVERAGE &		2	15	- 15	15	15	15	15	15	15	15
GROSS BUILDING COVERAGE m2		05	05	30	30	30	30	30	30	30	30
		80/1	-11/1	646	311	579	484	363	637	890	946
METT BUILDING COVERAGE IN ²	1751	30.270	<u></u>	30.019	30.048	44.030	39.868	30,025	30.019	30.017	44.983
GROSS BASEMENT COVERAGE %				046	311	579	484	363	637	990	946
GROSS BASEMENT COVERAGE M ²	2020	1040	10	<u>5</u>	42	45	45	45	45	45	45
NETT BASEMENT COVERAGE %	- 2020-	1 002	10/1	908	466	868	726	544	955	1334	1419
NETT BASEMENT COVERAGE m ²		nc./c	10.01	44.98	45.02	66.01	59.80	45.00	45.00	44.99	67.48
PARKING RATIO (have per 100m ² CEA)	0707	1007	1/2/	968	466	868	726	544	955	1334	1419
TOTAL BAYS REDUIDED		4	4	4	5	4	S	ۍ	4	4	4
% BAYS IN STRUCTURE	0 201	102 4	/0.3	25.8	15.6	23.2	24.2	18.2	25.5	35.6	37 B
NO. OF BAYS IN STRUCTURE	<u>د/</u>		75	75	75	75	75	75	75	75	75
	/H	11	53	61		17	18	14	19	27	28
BASEMENT SURPLUS / SUDDTEAL	23/0	2310	1590	570	360	510	540	420	570	810	840
% BAYS ON SURFACE	226	251	- 167	398	106	358	186	124	385	524	579
NO OF BAYS ON SURFACT:	27	<u> </u>	25	25	25	25	25	25	25	25	25
SURFACE PARKING AREA m ²	20.3		-971	- 0 <u>5</u>	39	5.8	61	4.5	6.4	8.9	9.5
% OF NETT SITE AS SURFACE RAYS	16.0	00/ 	/70	194	117	174	182	136	191	267	284
% NETT AREA AS HARD LANDSCAPE		2	21	0.0	11.3	13.2	15.0	11.2	9.0	06	13.5
I IARD LANDSCAPE In ²	642	ran Kan			<u>م ا</u> ر		5	2	ς	ņ	- -
% NETT AREA AS SOFT LANDSCAPE	11	26		90 14	27		61	60	9	-89	-105
SOFT LANDSCAPE m ²	1522	1116			44	51	25	44	46	46	19
TOTAL LANDSCAPE %				089	455	276	304	532	976	1364	400-
FOTAL LANDSCAPE II'	2170	00	76	122	49	16	õ	49	43	43	14
LANDSCAPE & SURFACE PARKING m ²	0717	0601	-2030	904	507	210	364	592	912	1275	294
LANDSCAPE & SURFACE PARKING %	102	2404	1907	1098	624	384	546	728	1103	1542	578
ESTIMATED EMPLOYFES			65	10	60	29	45	60	52	52	27
EMPLOYEES PER PARK	000		/ 9.85	29.36	14,14	26.32	22.00	16.50	28.95	40.45	43.00
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	<u>51 - 1</u>	52	53	54	55	56	57	58	59	60	. 61
	2667	25,36	1817	1312	1108	1320	1284	6093	5654	4597	4610
	656	628	0	0	0	0	0	1025	216	321	0
	2011	1058		1312	1108	1320	1284	5068	5438	4276	4610
GROSS FAR	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
GROSS FLOOR AREA m?	800		545	394	332	396	385	1828	1696	1379	1383
	0.398	0396	0300	0 300	0.300	0.300	0.300	0 361	0.312	0 322	0 300
	2		c v I		2	2	2	2	2	2	2
COVERAGE % AT FULL UP/OUT		388	273	197	166	198	193	914	848	690	692
	2 2	<u>ก</u>	2 	15	15	15	15	15	15	15	15
	2	05	0g	R	30	30	30	30	30	30	30
	000	1/10	545	394	332	396	385	1828	1696	1379	1383
NETT BUILDING COVERACE MA	101.10	220 022	29.994	30.030	29.964	30.000	29.984	36 069	31.188	32.250	30.000
GROSS BASEMENT CONFRACE &		10/	545	394	332	396	385	1828	1696	1379	1383
GROSS BASEMENT COVERAGE m ²		1011	25	45	45	45	45	45	45	45	45
NETT BASEMENT COVERAGE %	50.67	1104	200		400	594	578	2742	2544	2069	2075
NETT BASEMENT COVFRACE m2			10.02	44.97	45.04	45.00	45 02	54,10	46.78	48.39	45.01
PARKING RATIO (bays der 100m ² CFA)	17171	<u>+a</u>	818	500	499	594	<u>578</u>	2742	2544	2069	2075
IOTAL BAYS REDUIRED	+	+ · · ·	4		2	2	5	4	4	4	4
% BAYS IN STRUCTURE	0 7 C	310	218	19.7	16.6	19.8	193	73.1	678	55.2	553
NO OF BAYS IN STRUCTURE				75	75	75	75	75	75	75	75
		\$7	10	12	12	15	14	55	51	41	41
BASEMENT SURPLUS / SUDDTEAU			48()	450	360	450	420	1650	1530	1230	1230
16 BAYS ON SURFACE		1/4	325	140	139	144	158	1092	1014	839	845
NO. OF BAYS ON SURFACE			52	25	25	25	25	25	25	25	25
SURFACE PARKING AREA m ²		220	202	4 0	42	50	4.8	18.3	17.0	13.8	13.8
% OF NETT SITE AS SURFACE BAYS				24	125	149	144	548	509	414	415
W HETT AREA AS HARD LANDSCAPE	9	- ימ - י			11.3	11.3	112	10.8	9.4	9.7	9.0
HARD LANDSCAPE m ²	-30	- e/	+ 5	*	5	4	en [4-	ٺ.	۰.	د. ا
% HETT AREA AS SOFT LANDSCAPE	2%		25		3	22	38	-203	-163	-128	-138
SOFT LANDSCAPF IN'		Ken -	017		44	44	44	35	44	42	46
TOTAL LANDSCAPE %		000			488	581	565	1774	2393	1796	2121
TOTAL LANDSCAPE m ²			47	240	4	48	47	31	41	39	43
LANDSCAPE & SURFACE PARKING 52			197	630	521	634	603	1571	2230	1668	1982
LANDSCAPE & SURFACE PARKING %	1 27	-1.23	177	1/8	646	783	747	2119	2739	2082	2397
ESTIMATED EMPLOYEES	1 20 VC		10		58	53	58	42	50	49	52
EMPLOYEES PER PARK		23.27	74.11	17.91	15.09	18.00	17.50	83.09	77.09	62.68	62.86
							701.27				
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			EA 1	65	E6 1	67	6.8	69	70	71	77
SITE NO	1 23 7	587 0	1 2825	6112	4898	3471	3484	4409	4219	7286	4522
GROSS ANEA IN	645	156	870	249	292	3284	0	221	0	0	1200
	3011	3327	2715	4863	4606	3471	3484	4188	4219	7286	3322
PODOS FAR	0.30	0.30	0.30	0.45	0 45	0.30	0.30	0 30	0.30	0.45	0.45
CROSS FLOOR AREA m	1367	1135	1076	2300	2204	1041	1045	1323	1266	3279	2035
INFTT FAR	0.350	0 341	0.396	0 473	0.479	0.300	0.300	0.316	0.300	0 450	0 613
ILEIGHT IN STOREYS	2	2	5	e 1	3	2	2	2	2	6	9
COVERAGE m ² AT FULL HEIGHT	664	568	538	767	735	521	523	662	633	1093	678
COVERAGE % AT FULL HEKGHT	15	15	15	5	15	15	15	15	15	15	15
GROSS BUILDING COVERAGE %	30	02	30	30	30	30	30	30	30	30	30
GROSS BUILDING COVERAGE m ²	1367	1135	1076	1534	1469	1041	1045	1323	1266	2186	1357
NETT BUILDING COVERAGE %	34.953	34 115	39,632	31.544	31.893	29.991	29.594	31,590	30.007	30 003	40.849
INETT BUILDING COVERAGE m ²	1367	1135	1076	1534	1469	1041	1045	1323	1266	2186	1357
GROSS BASEMENT COVERAGE %	45	45	÷.	45	45	45	45	45	45	45	45
GROSS BASEMENT COVERAGE m ²	2050	1702	1613	2300	2204	1562	1568	1984	1899	3279	2035
NETT BASEMENT COVERAGE %	52.42	51 16	59.41	47.30	47.85	45.00	45.01	47.37	45.01	45.00	61.26
NETT BASEMENT COVERAGE m ²	2050	1702	1613	2300	2204	1562	1568	1984	1899	3279	2035
PARKING RATIO (bays per 100m ² GFA)	4	ţ	4	4	4	4	4	4	ন	4	4
FOTAL BAYS REQUIRED	54 /	45.4	43.0	92 0	88.2	41.6	418	52.9	50 6	131.2	<u>81.4</u>
1% BAYS IN STRUCTURE	32	75	75	75	75	75	75	75	75	75	75
NO OF BAYS IN STRUCTURE	بر ا	34	32	69	66	31	31	40	38	98	61
STRUCTURED PARKING AREA m ²	1200	1020	560	2070	1980	930	530	1200	1140	2940	1830
BASEMENT SURPLUS / SHORTFALL	820	682	653	230	224	632	638	784	759	339	205
% BAYS ON SURFACE	22	25	25	25	25	25	25	25	25	25	25
NO. OF BAYS ON SURFACE	137	11.4	10.8	23.0	22.0	10.4	10.5	13.2	12.7	32.8	204
SURFACE PARKING AREA M ²	410	341	323	690	661	312	314	397	380	984	611
". UF NETT SITE AS SURFACE BAYS	10.5	10.2	11.9	14.2	14.4	9.0	5.0	9.5	<u>9.0</u>	13.5	184
% NETT AREA AS HARD LANDSCAPE	4	ς	7	11		ņ	<u>د،</u>	<u>.</u>	r,	10	14
HARD LANDSCAPE IN ²	-156	Q01-	-109	535	507	-104	-105	-126	-127	729	465
% NETT AREA AS SOFT LANDSCAPE	5	39	29	39	38	46	46	43	46	41	20
SOFT LANDSCAPE m ²	147	. 12.98	787	1897	1750	1597	1603	1801	1941	2987	664
TOTAL LANDSCAPE %	33	36	25	50	49	43	43	40	43	51	34
TOTAL LANDSCAPE m ²	1291	1198	679	2432	2257	1493	1498	1675	1814	3716	1129
LANDSCAPE & SURFACE FARKING m [*]	1701	1539	1002	3122	2918	1805	1812	2072	2194	4700	1740
LANDSCAPE & SURFACE PARKING %	43	46	37	64	63	52	52	49	52	65	52
ESTIMATED EMPLOYEES	62.14	51,59	48.91	104.55	100.18	47.32	47.50	60.14	57.55	149.05	92.50
EMPLOYEES PER PARK						700.41					

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SITE NO											
GRUSS AREA m2	5.00		;		:						
	3006	5350						• •			
SERVIJUIJE AREA m ²	387	968		;		•		:			
NETT AREA m ²	3499	4982		:		; ;	•				
GROSS FAR	0.45	0 45		•		;			1		
GRUSS FLOOR AREA n12	1749	2678	•			1	•				!
NETT FAR	0.500	0 538					•				
ILEIGHT IN STOREYS	2 0	200									
COVERAGE m ² AT FULL HEIGHT	583	- <u>R</u> g3					:		: ; ;		
COVERAGE % AT FULL HEIGHT	15	15					-				
GROSS BUILDING COVERAGE %	- OE				:	•		:			:
GROSS BUILDING COVERAGE m ²	1166	1785	i 				:		1		
IVETT BUILDING COVERAGE %	33.324	35,829	:.				-	-			
HETT BUILDING COVERAGE m ²	1166	1/85			•						-
GROSS BASEMENT COVERAGE %	45	45		:							
GROSS BASEMENT COVERAGE m ¹	1749	2678		- ,		•	;	:	1	-	
ILETT BASEMENT COVERAGE %	49.99	53 75	:						;		
NETT BASEMENT COVERAGE m ²	1749	2678	:		:		1 				-
PARKING RATIO (bays per 100m ² GFA)	4	++			•		. •			!	
101AL BAYS REQUIRED	70 0/	107.1				:	•	•	-		
2. BAYS IN STRUCTURE	75	32			•		;		1 	:	
INO OF BAYS IN STRUCTURE	52	50					•		; ; ;		
STRUCTURED PARKING AREA m ²	1560	2400	<u> </u>	<u> </u>						!	
EASEMENT SURPLUS / SHORTFALL	185	278						;	-	-	
% BAYS ON SURFACE	25	25						,	:		r
NO OF BAYS ON SURFACE	17.5	26.8					•	•			
SURFACE PARKING AREA m ²	525	803				:			:		!
20F NETT SIFE AS SURFACE BAYS	15.0	16.1			••	· ·		_	r		
% NETLAREA AS HARD LANDSCAPE	11	12			÷						
HAR(I) LANDSCAPE m ²	385	593	<u>:</u>		 i	:	!				
% NETT AREA AS SOFT LANDSCAPE	35	30				•			 : :		1
SUFI LANDSCAPE n ²	1225	1495	1 			:		· · · ·			-
IUIAL LANDSCAPE %	46	42	<u> </u>								
IOTAL LANDSCAPE m ²	1610	2092			1					:	
LANDSCAPE & SURFACE PARKING m ²	2135	2895		•		-					
LANDSCAPE & SURFACE PARKING %	61	58		:				:	:	•	
ESTIMATED EMPLOYEES	79.50	12173	<u> </u>	<u> </u>							
EMPLOYEES PER PARK										-	 -

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SECTION 13

SCHEDULE B: APPROVED PLANT TYPES

INDIGENOUS FOREST Schedule B 1

997 7... Each block represents an 400 m² area of forest. Combinations and quantities are provided for each block. The different blocks should be mixed to achieve a

		l utrounus .	
CHIC SMIDUL VIC			
Trichtlea dregeana 5 Apodytes dimidiata 3 Paterosylon obliquum 3 Cassonia spicata 1 Sti elitzia nicolai 4 Acacia sreberana ver. wooodi 3	Nideroxyton inerme Ekchergia cupensis Rhus chirendensis Peprs inclulata Cettis africana Cettis africana	Afillettia grandis Protorins tongifalia Croton sylvaticus Streftzia micolai Feelea gen andi	بت ت. بن بن خ
Ochua arbonca 5 Celtis ofricema 5 Antidesmervenosum 4 Súpuan integerrimum 3 Ficus políta 3	Repeared melemophlaeos	Антунуны полаголуу Алтихору саура Внасуудаена діясоюн Сауміте аедноріса Ватхоніа Інсіда	
Calodendrum capensis 5 Putosporum viridiflorum 3 Nuvia floribunda 5 Tirchelia emetica 3 Ziziphus mucronata 3	Partachurt dawy C'hartachure aristata Alianwaps obuwata C'ferodendrum glabrum	ласасы катоо Albizia adiantfoha Tirchilia dreyeana Сихота тіснокота Сихота хрікитасріада	
	Petubola oblangifolia Trema orientalis	Acacia atawacandha PiArthi ina caffra PiArthi ina caffra	0.00

mmillion umplification uumbiiqo uop(xo.co),7

Sprinding 1940)

Alberta adjunthifola

INDIGENOUS FOREST Schedule B 2

ch block represents an 400 m² area of forest. Combinations and quantities are provided for each block. The different blocks should be mixed to achieve a diversity of plant species, depending on plant species availability.

		_	
L'epris undulata J	Pittosporum wiridiflorum		INLAND FACING SUPES

	<u>ل</u>
Diospyros whytenna	~ `
Downlis caffra	i
Dombeyer rotomlifolut	
Ochna arbarea	~
Cian dema Ananher with	L i
Heteropywrs natafensis	'
Zanthoxydam capense	-~ ·
Trichilia emetica	. .
A fayternis pedicularis	
Rhus gueinzu	ا ب

Scholia brachypetala	ar acta huppica	Submorning in Surgers	WEDVEINTS INREALA	Dombeya roundifolia	Exythring hysistemon	
 U	·-	.7	7	5	·	

Alaberta the triberty	Chronauthus foreolatus	Trichocladus ellipticus	Enclea natalensis	Domberra filiacea	Covsine aethiopica	Olea europeae ssp. africana	
1	u	لى ل	., ⊦	ب ۲	. ·		

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Schedule B3

ESTATE LANDSCAPE

Preliminary recommended list of plants to be used for landscaping; landscape intensity to satisfy Design Guidelines. This list will be revised until a final list is compiled.

Trees

Acacia sieberana var woodii Cussonia sphaerocephala Colodendrum capense Harpephyllum caffrum Jombeya rotondifolia Erythrina lysistemon Ekebergia capensis Albizia adianthifolia Callistemon citrinis Caesalpinia ferrea **Japhia** racemosa **Cyathea australe** -icus bėnjamina -icus natalensis Cocos nucifera Erythrina caffra Millettia grandis Acacia robusta Cellis africana Acacia karroo Jelonix regia -icus sur

Olea africana Pandalus utilis (palm) Phoenix reclinata Ptaeroxylon obliquum Rauvolfia caffra Sapium intergerrimum Schotia brychypetala Spathodea campanulata Strelitzia nicolai Syzygium paniculatum Terminalia catappa Trichelia dregeana Trichelia emetica Vepris lanceolata

Shrubs

Abelia grandiflora Abelia grandiflora "FRANCIS MASON" Abutilon xhybridum Acalypha spp.

Codiaeum variegatum (crotons) Jodonea viscosa "PURPUREA" Cassia corymbosa (floribunda) Euphorbia milii var. splendens **Dichorisandra thyrsifolia** Euphorbia pulcherrima Combretum farinosum Allamanda cathartica Brunfelsia pauciflora Buddleja alternifolia Carissa macrocarpa Beloperone guttata Crotolaria capensis Cordyline australe Coprosma repens Sardenia amoena Cestrum elegans eijoa sellowiana Bauhinia galpinii Calliandra selloi Barleria obtusa Juranta erecta

Malvaviscus arboreus var. mexicana Melaleua bracteata 'Revolution gold' Megaskepasma erythrochlamys Hibiscus rosa - sinensis Mussaenda erthrophylla Russelia equisetiformis Rhothmannia globosa Hypericum revolutum Indigofera frutescens Schefflera arboricola Plumbago auriculata Grewia occidentalis Nandina domestica Monstera deliciosa Phygelius aequalis Myrtus communis Phormium tenax fecoma x smìthii Mackaya bella Heliconia spp.

Groundcovers

Agapanthus africana Alternanthera ficoidea Alternanthera bettzichiana Ajuga reptans Carisa macrocarpa Coprosma x kirkii Dichondra micrantha Festuca glauca

Hedera helix Lamium galeobdolon Lantana montevidensis Liriope muscari Ophiopogon japonicus Plectranthus oerendahlii Tradescantia fluminensis Tradescantia spathacea Verbena peruviana Vinca major Wedelia trilobata

Lawn Grasses: one of the following

Magennis" Cynodon dactylon "Berea' Dactyloctenium australe 'Buffalo' Stenotaphrum secundatum