

KYALAMI BUSINESS PARK

INTRODUCTION

This development guide is intended to promote a high standard of general design at the Kyalami Business Park (the Park).

The document is presented as a series of design objectives with general guidelines or in some instances specific criteria for site development within the Park. It does not relate to the landscaping of the common areas of roads and public open spaces in the Park which are under the control of the Parkowners Association (POA). Roadway surfaces, pedestrian walkways, street lighting, storm water management, sewer and water services are controlled by the Midrand Metropolitan Local Council (the Council).

The Development Guide has been conceived as a design tool which will be used by the Design Review Committee constituted by the POA to ensure that the overall design intentions are implemented. The review procedure is set out later in this document. This document has been drawn up with the co-operation of the council who will refer to the conditions in this document when reviewing submission drawings.

The POA will be responsible for on-going management and maintenance of the common areas of the Park including landscaping, service infrastructure and Park security.

Membership of the POA is compulsory and each registered stand owner will be required to pay a monthly levy to defray all expenses incurred by the POA on Park maintenance, security, aesthetic control and administration.

DESIGN REVIEW

THE CONCEPT

The basic planning objectives for the Park are to establish an environment of quality by:

- Landscaping to a standard which will relate to adjoining open space and
- Designing buildings which are aesthetically pleasing and in harmony with the high quality environment, thereby maximising the value of developments in the park and protecting occupiers of buildings against undesirable adjoining development.
- Special consideration should be given to building design generally and to the choice of finishes in particular to ensure that the overall appearance of the Park is enhanced. Galvanised sheeting as a cladding material to warehouses or as a visible roofing material is not permitted.
- Special consideration should be given to building design generally and to the choice of finishes in particular to ensure that the overall appearance of the Park is enhanced. Galvanized sheeting as a cladding material to warehouses or as a visible roofing material is not permitted. Preference should be given to sheeting materials having a coloured, factory applied enamel finish. At least 80% of any façade of any building

measured up to eaves line must be finished with brickwork, (clay or concrete), off-shutter concrete, precast concrete, plaster, “paint or other approved finish”. Glass window openings or panels are measured within the 80% area.

DESIGN REVIEW COMMITTEE

The Design Review Committee (the Committee) appointed by the POA will consist of three or more members, including an Architect and a Landscape Architect. The committee may appoint additional technical advisers to assist in evaluating specific submissions. In special circumstances, the Committee will be prepared to consider modification or waivers of certain requirements laid down in this document.

DESIGN REVIEW PROCEDURES

1. Coloured-up Site Development Plans must be submitted in duplicate to the Committee for comment and approval before final design work on building plans is commenced. The Committee will make comments and recommendations within 15 days of receiving a submission. The Committee reserves the right to request a meeting with the applicant and the applicant’s Architect to discuss the design at this stage.

Submissions must include all information covering plans, section elevations, external materials, site access, parking and general landscape treatment. Drawings must be to a 1:200 scale, (1:500 for the site plan). The Site Development Plan brochures (in A3 format) must be submitted to the Committee for comment before being submitted to the Council for site approval.

Landscape details, site services, lighting, signage and the use to which the premises are to be put must be included in the submission.

2. Building plans will not be accepted by the Council unless they have been authorised and stamped as approved by the Committee. The detailed design submission must include dimensional plans, sections, elevations at a scale of 1:100, and a site plan at a scale of 1:500, indicating all external finishes and colours. Landscape details, site services, lighting, signage and the use to which the premises are to be put must be included in the submission.

Approval, rejection or recommendation of changes related to aesthetic considerations will be made by the Committee within 15 days of receiving the submitted design. The Committee reserves the right to request a meeting with the applicant and the applicant’s Architect to discuss the design at this stage.

Two sets of paper prints of the building plans, (including site layout) must be submitted to the Committee prior to construction on site for their monitoring and record purposes. One set of “as built” drawings must be submitted to the Committee for their records and adherence to the original building plan approval.

The Committee reserves the right to monitor the progress of building work on site to ensure that the projects are being built to the approved design submission drawings, and to call meetings as required should significant or unacceptable changes be made to the building.

The Committee will return to the applicant one complete set of drawings and specifications stamped “approved” and signed by an authorised representative of the Committee. This set will become part of the agreement between the applicant and the Committee.

Subsequent additions and alterations to premises will be subject to the standard design review process and where premises are let, owners will be responsible for assuring compliance by tenants.

DEPOSITS

A development deposit of R10 000.00 per stand (subject to increase without notice by the committee) must be paid with the site development plan submission. The cheque must be made payable to Whitfield Rigby & Associates.

Two plan scrutiny fees must also be submitted with the site development plan submission. These are:

1. All plans, samples, fees etc., must be submitted to the Park manager, Mr Paul Johnston, at his office at the Park entrance.
Cell No:0823377810

SITE PLANNING

THE SITES

It will be possible to consolidate sites to suit specific requirements. Sub-division of sites will not be favourably considered.

FOUNDATIONS

Individual developers are responsible for establishing the subsurface ground condition of their site, at their cost.

PARKING

The bulk of the parking should be placed under the building footprint where the gradient allows, or to the rear of the site, except in the case of the ridge (lots 67-78) where parking will be allowed closer to the street. Carports, sun screens or hail screens must be designed to be harmonious with the design of the main building and

must form part of the original submission, or if built at a later stage, such drawings will go through the standard design review process.

ROAD SYSTEM

The road system is designed to permit separate access to sites for individual owners and tenants.

Vehicular circulation, including road widths, sight lines, turning circles, parking and loading bays, must conform to the minimum accepted standards of the local authority. The fixed pre-determined positions of the paved entrances on Kyalami Boulevard must be adhered to. Changes to entrances on other streets will only be allowed with the prior consent of the Committee and be for the developer's account.

ENTRANCES TO BUILDINGS

The main entrance should ideally be related to the road system in order to enhance identity and legibility of signage. Visitor parking should be located close to these entrances.

SERVICE ENTRANCES

Service entrances should be located at the rear or sides of buildings. Loading bays, refuse disposal, electrical sub-stations, emergency stand-by generators, and other service components must be screened by walls, earth banking and dense planting. They should not be visible from entrance roads, the main road system or any public open space.

SITE SERVICES

The position of all site services must be identified prior to the commencement of design work. Information relative to the position of manholes and junction boxes to link into the site services infrastructure is available from the Council.

SITE PLANS

Site plans identifying all relevant conditions associated with each development site, including levels, services, building setbacks, infrastructure, and landscaping must be completed before design investigation begins.

LANDSCAPE AND SITEWORKS

LANDSCAPE OBJECTIVES

- To create a quality landscape environment that provides an appropriate setting for the Park.
- To establish an open space system that will be a functional and enjoyable recreational resource.

- To form an effectively structured landscape.
- To provide shade and general climate control and screening where necessary.
- To use the planting to provide a unifying order to the environment so as to allow variation in the architectural treatment of the buildings. For information, a list of species that has been planted as part of the infrastructure is available. All landscape and external design work should be an integral part of the site planning process. From the commencement of the design and the implementation thereof it must be supervised by a responsible professional.

LANDSCAPE STRUCTURE

The major structuring devices in the landscape are the tree belts that are planted along the main road system and site boundaries. These tree belts form part of the overall site infrastructure and include the following planting reserves:

- Kyalami boulevard- 3.0m planting reserve on the erven frontage.
- All park (private open space) erven
- A tree belt along all Kyalami Park boundaries. A minimum distance of 3.0m from such boundaries is required for a security and planting reserve. No trees will be planted in this 8m reserve so as not to effect the security.
- Other roads/boundaries will have trees established by the developer.

The major development zones will occur behind this tree line which provides a unifying framework for individual buildings. No adaption or removal of this Tree belt will be permitted. Individual site landscaping is encouraged to relate to the general design framework of the public open space, road and footpath system established in advance by the developer.

To ensure the protection of sidewalk planting, a development deposit shall be payable upon plan submission. The POA retains the right to use such deposit for the repair or replacement of such sidewalk enhancements.

CAR PARK ZONES

All parking areas must be screened from public roads, and wherever possible from buildings by earth mounding and evergreen planting to minimise views of large hard surfaces.

All parking areas, access roads and loading zones should be surfaced in brick or concrete block, in colours.

PLANTING DESIGN

The designers should create an attractive luxuriant and varied effect throughout the seasons. The use of water features with aquatic plants and contrasting material, colours and textures is encouraged.

The extensive use of robust ground cover shrubs is encouraged to avoid “spotty” overplanting with too much variety. Maintenance techniques should be used to encourage bush or ground-covering forms of the same plant type. Drought tolerant

species and stones or pebbles should be used in situations under overhanging roofs. Semi-public spaces with “lawns” and articulated terraced ground forms are recommended to create spaces with outlooks from buildings, as well as functional recreation areas for employees.

SERVICE AREAS

All external loading, storage and service areas, including electrical substations, gas meters and communications equipment should be screened by walls, earth mounding and dense planting.

Steel containers and other temporary buildings used as building site offices, may not remain in this area for longer than 4 months.
Steel containers may not be used as storage.

PERGOLAS/CARPORTS AND OTHER OUTDOOR FURNITURE

The use of pergolas, screens, walls and other structures to help define outdoor spaces is encouraged if harmoniously designed.

Benches, waste bins and other minor site features must be designed in a consistent manner and be suitably placed to form an integral part of the landscape.

LIGHTING

Well designed soft lighting of the building exterior will be permitted provided that the light source is not visible. Roadway parking and service area lighting should be achieved by free standing fixtures with cut-off light sources.

PAVING

Different paving types, colours and textures should denote separate uses such as roadway from parking and vehicular from pedestrian zones.

SIGNAGE

Design guidelines for temporary on site advertisements.

These signs include a wide variety of signs and advertisements which are usually displayed to advertise a short term use of the site. This includes signs temporarily displayed to:-

- Advertise that land, premises or developments are for sale or to let,
- Advertise the fact that firms or individuals are carrying out building, engineering, construction or landscaping works.

Temporary sign controls:-

- Advertising boards are not to exceed 1,800 metres x 1,800 metres in size.

- Advertising boards are to be constructed from exterior quality material and must be mounted on substantial posts suitably stayed to withstand high wind loads.
- Boards must be displayed within the site of the premises or in such position as approved by the Park Owner’s Association.
- Signs must be parallel to the street frontage and must be within site building lines.
- Signs are limited to one per street frontage.
- Builders board must not exceed 5m²
- Not more than 4 boards per site are allowed while work is in progress.
- Builders boards must be removed within one month of the first occupation of the building by the owner/tenant.

Signs not permitted:-

- Transit advertising. This signage includes all carried advertising, movable advertising devices and advertising on normally moving vehicles including taxis, buses, trailers, tricycles etc.
- Pavement posters and notices. Pavement posters include all temporary signs erected within or on the road reserve, parking areas parklands or buildings and intended to advertise any meeting or function of religious, educational, cultural, charitable, social or sporting purposes.
- Advertising on street furniture or structures.
- Banners and flags. Fabric banners fixed to fences, buildings or any other structure are not permitted. Single flag poles are not permitted – multiple posts to the approval of the POA may be considered.
- Spectaculars, large billboards and supra-fax
- Aerial signs
- Small billboards, guard towers and super trilaterals.
- No election advertising is permitted.
- Product advertising for commercial purposes is not permitted.
- No signage may project above the ridge or parapet line of any building or may any portion of any sign be able to be read against the sky.
- Product advertising for commercial purposes is not permitted. Trade names will only be permitted if the premises are occupied by the trade mark owning company.
- Tenant names are not permitted on any building façade unless incorporated into a suitable “tenants directory” which has been designed to be compatible with relevant building.

FENCES

All individual fencing proposals must be fully detailed on the site development plan when submitted to the Committee for its approval.

CONDITIONS APPLICABLE TO THE PARK
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CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

The lots mentioned hereunder shall be subject to the conditions imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance 1986.

ALL LOTS

- a) The lot is subject to a servitude, 2m wide, in favour of the local authority, for municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle lot, an additional servitude for municipal purposes, 2 m wide, across the access portion of the lot, if and when required by the local authority. Provided that the local authority may dispense with any such servitude.
- b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of the construction, maintenance or removal of such works as in its desecration it may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

LOTS 1,2,5,14,109&118

The lot is subject to a servitude, 2m wide in favour of the City Council of Johannesburg as indicated on the General Plan.

CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 89 OF ORDINANCE 25 OF 1965, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

1. LOT 115

The lot shall be subject to the following conditions:

USE ZONE XVI: SPECIAL

- 1.1) The lot and the buildings erected thereon or to be erected thereon shall be used solely for the purposes of a hotel and a place of amusement and such related uses as the local authority may approve.
- 1.2) Coverage: 40%
- 1.3) F.S.R. 0,44
- 1.4) Height 2 storeys, provided that the local authority may consent to more than 2 storeys. Maximum height – 14 metres
- 1.5) Parking: Parking shall be provided to the satisfaction of the local authority.
Building lines: Road P66-1: 16m provided that the Executive Director, Roads Branch of the Transvaal Provincial Administration may relax the building line. Other roads 10m and 15m from all other boundaries

Provided that the local authority may relax the building lines.

- 1.6) A development plan shall be approved before submission of building plans, if required.
- 1.7) All existing buildings, fences, screen walls and similar structures to be removed, unless retention thereof is approved by the local authority.
- 1.8) Any proposed fence/screen wall of any description to be approved by the local authority prior to the erection thereof.
- 1.9) No trees to be removed without the local authority's approval.
- 1.10) The property shall be landscaped and maintained to the satisfaction of the local authority.
- 1.11) No access shall be permitted from road P66-1.

2. LOTS 1-114,116-155

The lot shall be subject to the following conditions:

USE ZONE XVI: SPECIAL

- 2.1) The lot and the buildings erected thereon or to be erected thereon shall be used solely for the purpose of commercial uses, training centres, research and development centres, offices, assembling, retail related and sub-ordinate to the above mentioned uses, and such other uses as the local authority may approve.
- 2.2) Coverage: 40%
- 2.3) F.S.R.: 0,44
- 2.4) Height: 2 storeys, provided that the local authority may consent to more Than 2 storeys, Maximum height – 14 metres
- 2.5) Parking: 4 parking bays per 100 sq.m. gross office floor area, 6 parking bays Per 100sq.m.gross retail floor area and 2 parking bays per 100sq.m. gross other floor area. Additional parking may be imposed by the Council should circumstances so dictate.
- 2.6) Building lines: Road P66-1: 16m provided that the Executive Director, Roads Branch Of the Transvaal Provincial Administration may relax the building line. Other roads 5m provided that the local authority may relax the buildings lines.
- 2.7) A development plan shall be approved before submission of building plans, if required.
- 2.8) All existing buildings, fences, screen walls and similar structures to be removed, unless retention thereof is approved by the local authority.
- 2.9) Any proposed fence/screen wall of any description to be approved by the local authority prior to the erection thereof.
- 2.10) No trees to be removed without the local authority's approval.
- 2.11) No contaminating or polluting activities are allowed.
- 2.12) The property shall be landscaped and maintained to the satisfaction of the local authority.
- 2.13) No access shall be permitted from road P66-1 or Zinnia Road.

3. LOTS 156 (GATE HOUSE)

The lot shall be subject to the following conditions:

USE ZONE XVI: SPECIAL

The lot and the buildings erected thereon or to be erected shall be used solely for the purposes of security control subject to such conditions as the local authority may impose.

The lot is subject to a servitude of right of way in favour of the local authority as indicated on The General plan.

3. LOTS 156 (GATE HOUSE)

The lot shall be subject to the following conditions:

RESERVATION: PRIVATE OPEN SPACE

GENERAL CONDITIONS (APPLICABLE TO ALL LOTS)

- a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any person shall:
 - i) save and except to prepare the lot for building purposes, excavate any material therefrom:
 - ii) sink any wells or boreholes on the lot or extract any subterranean water therefrom or:
 - iii) make or permit to be made, on the lot for any purpose whatsoever, any tiles or earthenware pipes or other articles of a like nature.
- b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying lots direct to a public street, the owner of the lower lying lot shall be obliged to accept or permit the passage over the lot of such stormwater. Provided that the owners of any higher lying lots, the stormwater from which is Discharged over any lower lying lot shall be liable to pay a proportionate share of the Cost of any pipeline or drain which the owner of such lower lying lot may find necessary to lay or construct, for the purpose of conducting the water so discharged over the lot.
- c) The siting of buildings, including outbuildings, on the lot and entrances to and exits from the lot to a public street system shall be to the satisfaction of the local authority and the POA.
- d) All perimeter lots are subject to 3m wide security servitude, in which area security equipment may be installed, and in which area regular security patrols will take place.
- e) Lots 69-78 are subject to a 20m building restriction from the northern boundary fence in order to protect the indigenous flora on the ridge, whilst lots 67 and 68 are subject to a 30m building restriction for the same reason.