

DESIGN CONTROL DOCUMENT

Rev 00/ March 2017

A. DESIGN CONTROL AND DEVELOPMENT GUIDELINE

The guidelines contained herein introduce property occupiers and users to the King David development with a view to outlining the manner in which design standards for the development are to be maintained and developments are to be carried out.

This document aims to assist with the preparation of building plans by setting specific guidelines and requirements. The purpose of this guideline is to provide assurance that the overall development tone will be maintained to the ultimate benefit of all users, occupants and investors. It is considered fundamental that conformity with this development control manual will lead to improved property investments within the King David development. Principles that promote and establish environmental sustainability are addressed herein.

The King David development has been created with the focus of a unique development within a safe and secure environment. All land occupiers within the King David development will automatically become members of the Property Owners Association that will manage the common property.

B. DEVELOPMENT FRAMEWORK

The following design and development framework is set for the township services and related installations:

1. Security

Security is provided along the external boundary by means of a

2.4 meter high hard drawn steel wire mesh ClearVu fence with anti-climb spikes on top and concrete footings below to prevent under digging. Internal fencing between any two erven or between internal erf boundaries is restricted to 2.4 meter high and must be similar in nature to the development perimeter fence. No wall top electrical fencing is allowed. 1.8m temporary shade clothed diamond mesh fencing must be erected during construction with access control to each individual site that is under construction.

3. Infrastructure.

Each occupier / user is responsible for the maintenance of their own electrical, water, sewer, storm water on-site installations and any damage to the development's service due to lack of maintenance by an occupier / user will be for the occupier's / user's own expense. All drainage and water supplies are to be concealed in service ducts and all other piping is to be chased into walls. No exposed service reticulation is permitted. No drainage, water or other piping is to be visible from the road or adjacent boundaries.

4. Roadways

All internal private road reserves are managed and controlled by the Property Owners Association with landscaped and paved reserves constructed by the township developer. Each erf occupant or user will be responsible for the maintenance, repairs and upkeep of the landscaped and paved reserve in front of his own erf.

No road cutting/-crossing for services by any member and/or their own contractor will be permitted. Interlocking pavers,

brick pavers, concrete or asphalt may be used for trafficable areas. A registered professional civil engineer must design layer works to roadways and parking areas. No gravel surfaces will be permitted. Different paving types, colours and textures should denote separate uses such as roadway from parking and vehicular from pedestrian zones. All pedestrian walkways must be formed in paving blocks, or sympathetic materials to relate to the planting and the building.

5. Electrical

A City of Cape Town Power electrical supply is provided to the development and further to each site via an electrical reticulation system within the road reserve. Electricity to each stand is provided at 35VA / m² of bulk area. Additional power supply may be acquired from the township developer at a charge to be agreed. Only low bollard lighting or landscape lighting will be allowed on site. Bollards can be used along individual erf walkways, at entrance courtyards and building entrances. Building mounted flood lights may be used only along the loading dock area/s of a building. Where floodlights are utilized or where light is directed towards a building, it should not spill beyond the areas required. Building accent lights may not spill light past the intended façade. Elevated yard lights are permitted provided that no blinding effect on any roadway is experienced. The choice of the light fitting should be based on function and also minimize light pollution. Low-energy-use light bulbs and fittings deriving energy from solar power should be used as far as possible. Streetlights are provided by the township developer

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and to be maintained by the Property Owners' Association.

6. Water

The council water reticulation system is provided within the road reserve. Each occupant or user will receive a water connection for domestic water. Fire system water supply is to be provided by each development for its own needs. Designs that reduce the potable water consumption of a building are encouraged. Leak detection systems are recommended. Water supply for heat rejection systems and fire water systems to be from a non-potable source as far as possible.

7. Sewerage

The council sewerage system is provided within the designated servitudes.

8. Storm water

Each site occupier will, at his own cost, be responsible for his own storm water management system. Each occupier is responsible for the maintenance of his storm water system. Each site occupier will provide storm water attenuation ponds for the control of storm water within the development's boundaries.

The attenuation ponds must be designed as per the guidelines given by the City of Cape Town and the Water Use Licence applicable to this development such that the discharge post-development will be equal or less than the discharge pre-development. The design will incorporate the 1:100 year recurrence interval with storage capacity to ensure 50 year hydrographs remain the same as

pre-development. The attenuation system provided by each site occupier or user will remain private and maintained by the occupier or user to the satisfaction of the Property Owners Association.

Storm water from the attenuation ponds will be discharged into a common storm water system to be constructed along the servitudes provided within the township by the developer.

9. Telecommunications

Sleeves for telecommunication cables will be provided throughout the township. Each site occupier is responsible for their own telecommunication connection and installation. No provision has been made for internal communications between erven. All telephone and electrical supply and reticulation is to be underground. No overhead or external surface wiring or cabling is allowed. Antennae, satellite dishes and other radio wave transmitting / receiving equipment may not protrude above the roofline and must be screened in a manner visually compatible with the building's design and materials.

10. Signage

The entrance to the King David development will be identifiable by appropriate signage located at the main entrances and corner splays. Traffic signs are provided where required by the traffic authorities or the developer. Each occupier is to provide his own building signage (not bigger than 40m² per sign and limited to 2 signs per building) and will be subject to the Design Review Committee's (DRC) approval. No occupier of any property will place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the

Property Owners' Association or developer's Property. The erection of any signage, signs and / or boards (i.e.: Park agents' boards, advertising signs, pylons, contractor's boards etc.) is prohibited and subject to the DRC approval. All signage on a given project must be of a uniform style, material, letter type and mounting. Colour and texture must also be of a harmonious quality to blend and conform to the aesthetics of the King David development. Signage indicating the identity of the occupants is encouraged. All such signage is subject to the approval by the DRC. All directional signage is to be contained within each site's boundaries.

11. Building Line

Building line restrictions for each site must be adhered to in terms of the amendments scheme laid down by the local authority.

12. Services

All services connections, including all electrical and telephone connections and installations of wires to buildings are to be underground from the nearest available source, but subject to the restriction that no road cutting/-crossing is permitted.

Transformers, electric, gas or other meters of any type or any other apparatus will be placed at ground level or within the building being served. When placed at ground level, the equipment must be adequately screened.

The design of storm water drainage for each development must be clearly indicated on the site plan for approval by the DRC. Connections to be into the piped drainage system in the road reserve.

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Refuse facilities are to be placed and screened with minimum 2.1 meter high walls and solid gates so as not to be visible from any street or to impact on adjoining developments.

C. LANDSCAPING

Landscape guidelines are of essential importance as it guides the property owner regarding the required aesthetic and environmental character of this eco-friendly precinct. In the same respect these guidelines act as a regulatory document for the Property Owners' Association and the DRC to ensure that the desired landscape quality and character is maintained. The King David development's landscaping code is defined as an open park environment using only indigenous plants.

Consideration should be given in the design to aesthetic and functional aspects of planting (Screening, space definition, erosion control, glare reduction, dust control, continuity, shading, and aesthetics).

The objective of these guidelines is to describe a method whereby the design and rehabilitation of private and public open spaces will enhance the development of the outdoor environment. The landscape design guidelines establish minimum landscape standards that are applicable to all owners within the development and are required for the preservation, conservation, rehabilitation and enhancement of the natural and historic character of the site in order to unify the area in terms of vegetation, materials, and design features

The landscape character of all buildings within the King David development will be similar in nature with a distinctive selection of indigenous planting material. In order to ensure that the natural landscape is preserved, it is recommended that all users and occupiers apply the following guidelines:

- To follow the design language, namely design lines and elements, similar plant material, hard landscaping and sculptural elements, to achieve unity;
- To recognize the functional qualities of planting, namely ornamental, screening, shading, rehabilitation, space definition.
- To incorporate ecologically sound principles in the design i.e.:
- The plant palette should be 100% indigenous
- Utilisation of natural and locally sourced materials
- Hard landscaping and site elements to have unity through the use of materials
- To minimise maintenance
- Harmonious interaction between the built and natural environment is essential
- Landscaping on street reserve areas comprise a 5 meter wide road reserve between the road kerb (of the internal road) and the site boundary fronting onto the road. This area is to be treated with a minimum of 1,200 mm wide paved walkway using clay brick pavers and cobbles. The balance is grassed or planted as per the landscape development plan.
- Loffel-walls are to be planted with indigenous creeping groundcovers to minimise hard vertical surfaces.
- The street reserve may have bio retention, bio swale or bio filter structures, which comprise

swaled drainage courses with wetland vegetation to slow down water flow and to treat the surface runoff water, by removing silt and pollution before releasing it into a watershed or storm sewer. The occupier of each erf must maintain the road reserve area as prescribed above at his own cost.

The selection criteria should include the following:

- Indigenous, in order to ensure biodiversity and a sustainable design
- Plants are to be hardy to the on-site soil and climatic conditions and be disease-resistant.
- They should require limited maintenance.
- To provide shade and general climate control and screening where necessary
- Create seasonal interest, i.e. Autumn colours, flowers
- The size and scale of materials should not conflict with the area into which they are planted. For example – trees should not be used where space is limited
- Planting should be used to reduce problems caused by excessive glare from offices and cars
- Predominantly deciduous trees are to be used on the northern faces of buildings to provide shading in summer and to allow warming solar radiation in winter
- Good visual interest is to be maintained throughout the year, this can be achieved by introducing a limited proportion of deciduous material, which reflects the seasons. Plant material should however be dominated by evergreen materials to ensure a good all year round appearance.

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- Planting is to be positioned in a manner that avoids interference with sight lines, signage and does in no way interfere with pedestrian or vehicular circulation
- Low maintenance and water wise planting should be taken into account when making plant selections
- Succulents and aloes are water-wise and hardy and flourish in dry regions, with little encouragement they will produce a spectacular show of colour
- Adapting planting to local climatic conditions promotes exuberant growth and continuous flowering
- Existing trees must be preserved as far as possible and may not be removed without the approval of the appointed landscape architect.
- An indigenous tree selection with different textures and bark colours is advised to unify the natural theme throughout the township development, but still creating a defined character for each building. Establishment of exotic species will not be permitted.
- Shrubs are mainly used for low-level screening and to create interest of form, texture, foliage, flowers, and fruits. Groundcovers are used in the landscape for erosion control, soil retention, maintenance reduction, and to naturalise foregrounds.
- Alien invader vegetation species that are banned by law shouldn't be planted in the garden.

Pest Control - Do not use chemicals indiscriminately. Biological control should be relied upon as much as possible. Fully indigenous gardens should never require the use of chemicals to control insect populations.

Irrigation - Retain as much water as possible on site by shaping the lawn areas into a shallow dish (no more than 200mm deep), or use the lawn areas to channel water to other parts of the garden. Shaping the ground to retain rainwater will ensure that the soil profiles remains wet and this reservoir will keep the plants alive, even during prolonged dry periods. Landscape irrigation to be with recycled rain water or other non-potable recycle or reuse source. If artificially irrigated – professional irrigation systems with control units. No manual irrigation is allowed. Irrigation systems to be efficient and to be fitted with timers and moisture sensors.

The planning and designing of a rainwater harvesting system must be considered upfront. Water young trees by burying a pipe to the depth of the roots – encouraging the tree to make deeper roots and the fine surface roots will be absent leaving soil on the surface that can be planted up with shrubs and groundcovers. Vegetation with a high water requirement should be planted at the lowest area within the landscape.

E. DESIGN CRITERIA FOR BUILDINGS.

Construction of all facilities is governed by standard building practices, applicable building standards and regulations such as SANS 1200, the National Building Regulations and local authority by-laws. Construction activities are to be performed taking cognizance of cleanliness and stringent housekeeping procedures. A wide variety of architectural designs and materials can be used.

However, it is intended that harmony of architecture prevail so that each building blends in with the attractiveness of the overall environment.

Offices.

a. External Walls

- Clay face brick,
- Laminated glass
- Plaster and paint.
- Off-shutter concrete (min gr 2)
- Tilt-up panel concrete faces

The following may not be used:

- Galvanized sheet metal or corrugated iron
- Temporary or flammable material
- Sub-standard quality bricks
- Exposed concrete bricks

b. Windows

- Anodized and powder coated aluminium.

The following may not be used:

- Industrial steel windows
- Timber window frames
- Win blocks – concrete or painted

c. Roof Covering, rainwater gutters and downpipes

- Chromadek or similar treated metal sheeting
- Concrete slab

The following may not be used:

- Exposed corrugated iron or galvanized sheet
- Concrete or terracota roof tiles

d. Services

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External condenser units or AC units as well as connecting cables need to be concealed. Air conditioning units piercing the external skin of buildings will not be allowed unless screened by a grid which is installed flush with the external wall.

Warehouses and Factories.

a. External Walls

All external walls to be a minimum of 1.2m high face brick plinth, off-shutter concrete or concrete tilt-up panels above which only coloured pre-painted metal or translucent cladding may be used.

Concrete framed structure with brick in fill or concrete tilt-up panels may be used.

The following may not be used:

- Timber or galvanized corrugated iron cladding
- Open sided structures, unless fully screened from roads and neighbours
- Galvanised roller shutters are not permitted.

b. Roofs

- Chromadek or similar treated metal sheeting
- Concrete slab
- Translucent polycarbonate sheeting
- No fibre glass sheeting

c. Gutters

All gutters, down pipes and spouts are to be suitably painted to complement the building's colour scheme.

d. Internal light fittings

Only Linear Fluorescent High bay Light fittings (Mega bay / T-Bay - or

similar SABS approved fitting) with electronic control gear are allowed.

e. Exterior Equipment & Carport

All exterior mechanical and electrical equipment will be placed or screened off in such a manner that they are not a visual distraction to the building or structure.

Vents, louvers, coping, flashing, stacks and all similar sheet metal items will be painted in colours consistent with the colour scheme of the building of which they form part. Sheet metal tanks will be painted in colours consistent with the building. JoJo tanks or similar will be placed underground or screened off.

Carports should not distract from general building aesthetics. Carports should complement offices and warehouse / factories. No shade-cloth may be used on carports.

F. REVIEW OF BUILDING PLANS BY THE DRC.

In terms of the approval granted for the development of the King David development as an Industrial and Commercial township, the following procedure is to be followed for approval of the development plans prior to local authority submission and commencement of any construction activity.

The Park developer has appointed a Design Review Committee to scrutinize and approve development plans for general conformity to the urban design and the development control manual.

An approval fee of R50 000.00 (excl. VAT) will be charged by the DRC for such approvals and will be payable upon submission of the

drawings. Re submissions will be charged at R10 000.00 (excl. VAT) per submission.

After approval by the DRC, the normal procedure for site development plans and building plan approval shall be followed by each occupier whereby all plans are submitted to the Local Authorities. It must be stressed that any approval by the DRC does not warrant approval by the local authority.

The occupant of individual developments undertakes to ensure that no substantial deviation from the approved development plan shall occur after approval by the Design Review Committee, without reverting to the DRC for approval. The occupier of each site must submit the following documents to the DRC for approval before submitting any drawings to the local authority.

Three sets of the site development plan & drawings (+ one electronic copy) indicating the following:

- Placing of buildings, height, FAR, parking and coverage calculations
- Open spaces and landscape development plan
- Entrances to and exits from the site
- Accesses to building and parking area
- Building restriction areas, servitudes, building lines etc.
- Elevation treatment of all buildings and structures
- The position, height, material and finish of boundary wall, refuse areas, gates, fences and carports
- Storm water management and disposal designed by a professional engineer.

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The following documents must also be submitted to the DRC for approval simultaneously with the Site Development Plan before any construction can commence;

- Site Plan and Floor plans
- Elevations detailing the external finishes & facades
- Typical sections
- External roadways, parking, fencing and landscaping
- Building signage (colour copy)
- 3D images of the proposed facility
- Landscape drawings
- Electrical & mechanical drawings and specifications
- Indication of maximum bulk allowed vs actual gross leasable area and the total parking bays provided vs bays required.

After the aforesaid site development plan & drawings have been approved by the DRC, it may be submitted to the local authority for approval. (All plan approval fees to be borne by the occupier of each erf).

All development plan approvals by the DRC shall be approved or comments returned within 14 working days of submission.

Should there be any changes necessary to the design documents such changes must be made and resubmitted to the DRC for approval.

The Design Review Committee is constituted as follows:

- 1 member - Park Developer - Atterbury
- 1 member - Architectural
- 1 member - Landscape Architect
- 1 member - Civil engineer

1 member - Property Owners Association

G. CODE OF CONDUCT

An occupier of any property will not deposit, throw or dump or permit to be deposited, thrown or dumped, on the association property any rubbish, fill material or soil, dirt or any other litter whatsoever.

An occupier of any property will not deposit, throw or dump or permit to be deposited, thrown or dumped, on any other property in the development any rubbish, dirt or any other litter whatsoever, fill material or soil.

The occupier, lessor, or visitor of property will not place or do anything on any part of the association property that, at the discretion of the DRC, is aesthetically displeasing or undesirable.

An occupier, tenant or visitor of any property will not damage, or alter, any part of the association property and should advise the DRC immediately upon such an event occurring.

No occupier will park or stand any vehicle on the association property, or permit or allow any vehicle to be parked or stored on the association property or road reserve area which property includes roads, sidewalks and pavements.

An occupier of property may not keep any animal on the property.

Temporary structures other than for construction related activities are not permitted.

Temporary construction structures are not permitted in highly visible areas and must be removed

immediately upon the completion of the permanent facility.

Construction workers will not be permitted to remain overnight on site. PSIRA approved security personnel are allowed to remain overnight on site. Security personnel must be in uniform when on duty and identifiable by the Park Security personnel.

Construction workers and security personnel employed on building sites are to comply with the Property Owners Association's Rules, Regulations, Directives and Guidelines.

Temporary construction signage is not permitted during the construction.

No signage is permitted on either a permanent or temporary basis without the approval of the township developer and Property Owners' Association.

An occupier will not store any flammable material, nor permit to be done, any other dangerous act on its property or on association property, which may increase the premium payable by the association on any insurance policy.

H. GENERAL.

The DRC reserves the right to change this document and design control guidelines from time to time, as they may deem necessary. The Property Owners' Association may refuse to allow notarial registration of any land lease, access or occupation to any occupier that does not comply with any of the above provisions.

Before construction can commence, each contractor will be

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liable for a once off payment of a building / pavement levy equal to an amount of R75 000 to the township developer.

This levy will be used to repair any damages caused by construction or other activities to common area property and / or infrastructure, throughout the development where a recovery of the cost for such damages may not be achievable.

Construction vehicle access will not be granted to the township if the above levies are not paid.

The Property Owners' Association may from time to time expand its objectives and functions as necessary.

This document is to be read in conjunction with:

- Articles of Association
- Rules of Conduct of the Association,
- Land or Building Lease Agreement
- Conditions of Establishment
- General Plan
- Geotechnical Report
- Environmental Impact Assessment
- Water Use Licence
- Directives / Circulars issued from time to time by the Directors of the Property Owners' Association

I. ENQUIRIES.

Should any further information be required please contact:

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