

STEINHOFF INDUSTRIAL PARK – DEVELOPMENT GUIDELINES

The following development guidelines are intended to guide and inform developers of industrial property at Steinhoff Industrial Park so that an overall cohesive development theme can be achieved.

This is in the interest of a quality development and retention of property values over time.

These are however, not intended to limit individual or corporate expressions.

The following covenants are required to be met:

1. **Coverage**
Maximum of 75%. That is, the covered area of buildings may not exceed 75% of the total site area.
2. **Building lines**
 - 2.1 Road
Buildings may not be erected closer than 3m from a road boundary
 - 2.2 Side and rear in accordance with fire regulations (SABS NBR p160)
 - 2.2.1 Low fire load 1m
 - 2.2.2 Medium fire load 1.5m
 - 2.2.3 High fire load 2m
3. **Parking**
 - 3.1 An area not less than 20% of the total floor area of a building is required for on-site parking and loading.
 - 3.2 The access road to the building site (driveway) to be at least 5m wide.
 - 3.3 Where access is made through a building, the height must be no less than 3m.
4. **Developments Rights**
 - 4.1 Zoning - Industrial
 - 4.2 Any request for a deviation from the zoning is to be approved by the Industrial Park Owners Association prior to an application to the municipality for relaxation.
5. **Height Restrictions**
 - 5.1 A maximum height of 7.5m measured from the average ground level to the wall plate height of a building is required.
 - 5.2 Where a maximum height in excess of 7.5m is required, a fully motivated application for the relaxation of this restriction has to be submitted to the Industrial Park Owners Association for consideration and approval.

- 5.3 Average ground level is defined as the point midway between the highest and lowest corners of the site. (or centre of building T.B.C by trustees)
- 5.4 Wall plate height is defined as the point at which a wall and roof structure meet.
- 5.5 ACSA should be approached for approval of any higher stack structures, as the area is located in the flight path to the George Airport.

6. **Consolidations and subdivisions**

These should be approved by the Industrial Park Owners Association before submission to the Municipality.

7. **Massing and Bulking of Buildings**

Main building bays should be complimented by lower administrative or service space bays to create a graduation of height from the ground upwards.

8. **Materials that may be used**

8.1 **Walls**

- 8.1.1 Face brick – see examples
- 8.1.2 Off-shutter concrete
- 8.1.3 Plaster and Paint – As per Industrial Park Owners Association approved colour scheme. (Attachment “No 1”)
- 8.1.4 Metal cladding – pre-painted in Kliplok or equal approved profile
Kliplok – As per Industrial Park Owners Association approved colour scheme. (Attachment “No 1”)

8.2 **Windows, Doors and Shutters**

- 8.2.1 Windows should be in steel or aluminium profiles
- 8.2.2 Proportions should be in a width: height relationship of 1:2 or square
- 8.2.3 Frame colours - As per Industrial Park Owners Association approved colour scheme. (Attachment “No 1”)
- 8.2.4 Doors and shutters in steel or aluminium - As per Industrial Park Owners Association approved colour scheme.(Attachment “No1”)

8.3 **Roofing**

Pre-painted metal in Kliplok or equal and approved profile - As per Industrial Park Owners Association approved colour scheme. (Attachment “No1”)

8.4 **Roads and Paving**

Concrete, clay or cement pavers in single colours. Take note All entrances in the road reserve to be paved with an approved clay paver to be advised by the Industrial Park Owners Association. (Attachment “No 1”)

- 8.5 Materials and selected colour schedules to be specified and submitted for approval in the prescribed format. This format will be advised by the Industrial Park Owners Association.

9. **Fencing and Site Walling**

- 9.1 Galvanized metal palisade fence. Height 1.8m maximum.
9.2 Plastered or face brick (as 8.1) between factories or on boundaries to a height of maximum 1.8m
9.3 Change approved by trustees and approved at the annual AGM on the 7 September 2011

Palisade fence and gates to be erected on road boundary in front of the building (Unless kept open for parking or giving access to a loading facility out of the building)

From the road boundary up the side boundaries Palisade fencing to be erected till the start of the building.

Thereafter galvanized poles and good quality diamond mesh fencing can be used for the rest of the boundaries.

Any yard areas that face the park roads with no palisade fencing on the boundary must be enclosed with a Palisade fence on the side facing the road. (Diagram Attachment "No 2")

10. **Signage**

- 10.1 The Industrial Park will provide a main entrance signage tower as well as space for directive signage, which is to be filled by the owner of a property.
10.2 All signage to be approved by the Industrial Park Owners Association.
10.3 Details of size, colour and position of signage on the elevations will be required for approval by the Industrial Park Owners Association. The objective of this approval process is to ensure that all signage relates to the scale of the building and does not impact negatively on the overall cohesive development theme.

11. **Site and Building Lighting**

- 11.1 To be indirect to reduce light pollution and should "Wash" buildings.
11.2 No direct lighting may face onto adjoining properties or public areas.

12. **Landscaping**

- 12.1 The industrial park will be landscaped to create an overall theme
12.2 A landscape plan to be submitted with building plans for approval by the Industrial Park Owners Association.
12.3 Where trees are planted, they should be at least 2m high.
12.4 Species to be predominantly indigenous
12.5 Landscaping of private open spaces to complement the overall landscape theme.

13. **Builders Deposit**

A Deposit of R 10 000 is to be lodged with the Industrial Park Owners Association prior to construction, which will be used to reinstate any damage to roads, kerbs, services or landscaping during construction.

14. **Planning Scrutiny Fee**

A non-refundable fee of R2 500 is payable to Steinhoff Industrial Park Association George in respect of the scrutiny and approval of plans. An additional fee may be charged for resubmissions.

15. **Approvals**

The Industrial Park Owners Association must approve building plans prior to submission to the municipality for construction approval. Property owners will be notified re building plan submission requirements and the Industrial Park Owners Association approval process.

16. **Variations: Development Guidelines**

16.1 These development guidelines may be revised from time to time and the latest will be in force at the time of application.

16.2 These guidelines are supplementary to municipal bye-laws and National Building regulations.

17. **Carports:** (Variations to original development guidelines 27/10/2009)

Pipe perimeter shade ports (pyramid shape), comprising of 101mm support poles in 500 x 500 x 500 concrete bases and 50mm structural pipes all galvanised.

They must also have 2 cross braces across the apex, covered with knitted shade cloth, colour, dark charcoal. (Sample Attachment "No 3")

18. **Management Fees:** The owner of the Erf shall during the period of construction (from date of first foundations being dug to handing over of completion certificate to the SIPGPOA) pay an amount of R1000.00 per month to the SIPGPOA or the authorized representative. This fee covers the cost of employing a person to police the code of conduct, guidelines and regulations.

ATTACHMENT “No 1”

STEINHOFF INDUSTRIAL PARK COLOUR AND MATERIAL SPECIFICATIONS

THIS ATTACHMENT SHOULD BE READ IN CONJUNCTION WITH THE DEVELOPMENT GUIDELINES

Clause 8.1.1 – Face Bricks

Face bricks to be concrete smooth or rock face in shades of grey or clay face bricks similar or approved to Corobrik Kirstenbosch Red.

Clause 8.1.3 – Plaster and Paint

Paint colours to be similar or approved to the following Plascon colour range:

- Oyster Catcher (Y2-B2-3)
- Ivory Snow (Y3-C2-3)
- Veldrift (Y2-D2-3)
- Stone Wash (Y2-D2-2)
- Evasive White (Y4-E2-3)
- Waxen Tint (Y2-D2-1)
- White

Clause 8.1.4 and Clause 8.3 – Metal Cladding

Colours of metal roof and side cladding to be similar or approved to the following Chromadek colour range:

- Frost White
- Lime White
- Dove Grey
- Charcoal

Clause 8.2.3 and Clause 8.2.4 – Frame colours and Doors and Shutter colours.

Aluminium colours to be

- natural anodised
- white epoxy coated
- charcoal epoxy coated.

Painted steel colours to be similar or approved to the following Plascon range:

- Smudge Pot (B3-E1-2) – Dark grey
- Zen Retreat (B2-E1-4) – Light grey
- White
- Black

Clause 8.4 – Roads and Paving

Entrances in the road reserve to be paved with a similar or approved Corobrik De Hoop red clay paver

Concrete, clay or cement pacers or cobble stones in shades of grey. The De Hoop Red paver may be used as edge trim.

