

**ILLOVO  
BOULEVARD  
PRECINCT  
DEVELOPMENT  
MANUAL**

**2008**

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# **ILLOVO BOULEVARD PRECINCT DEVELOPMENT MANUAL**

IF YOU HAVE ANY QUERIES, PLEASE CONTACT THE PRECINCT MANAGER, TINA  
WHITE ON TEL: (011) 784-8400 CELL: 076 316 2784

## PRECINCT DEVELOPMENT PLAN

All development and rezoning of individual properties within The Illovo Boulevard will be controlled by the Local Authority within the confines of the **Precinct Development Plan.**

Copies of the Precinct Development Plan as well as Articles of Association and Constitution of Illovo Boulevard Management District (formerly IPOA) and Illovo Boulevard Management Forum can be obtained from:

The Illovo Boulevard Management District's Office  
(011) 784-8400

**Tina White : Manager**

*This document may be amended from time to time. Any amendments will be approved by the relevant committee.*

## SITE DEVELOPMENT PLANS (SDP'S)

All Site Development Plans (SDP) are to be submitted to the Local Authority for approval.

Before the Planning Department will approve each SDP, the SDP must be approved by the Executive Committee of The Illovo Boulevard Management Forum (IBMF). This is a Local Authority requirement.

The following documents are required to be submitted to the IBMF:

- 3.1 A full SDP document which shall include:
  - A coloured copy of the SDP;
  - Signed Map 3 document (or Council letter of rezoning approval);
  - A copy of the Title Deeds;
  - Landscaping plan showing tree audit, trees to be removed, relocated or retained, planting of new vegetation and table specifying species;
  - Pavement / sidewalk and public space treatment;
  - Street widening, vehicular and pedestrian servitudes and splays;
  - Accurate floor area, coverage, parking and landscaping schedules.
- 3.2 In addition to this, the applicant shall also submit the following:
  - Proof of membership of The Illovo Property Owners' Association (IPOA);
  - Proof of undertaking to include membership of IPOA on the Title Deeds of the respective erven;
  - Proof of payment of Engineering Services Contributions to IPOA.

Although there are no **specific** architectural requirements, the IBMF will consider the following points when passing plans:

- 4.1 Compliance with the Illovo Boulevard Precinct Development Plan (Section 1) with special attention to:
  - Accurate schedules detailing floor area, parking, coverage and landscaping percentages;
  - Implementation of common landscaping and related paving, lighting and street furniture in the public domain (Section VI); and
  - Street widening, splays and vehicular and pedestrian servitudes;
  - Access to buildings and number of parking areas / adherence to lines of no access;

## SITE DEVELOPMENT PLANS (SDP'S)

- Street façade and property boundary design and finished specifications - elevations;
- Full colour landscape plan with table of species - specific attention to the trees, existing and proposed;
- Implementation of common landscaping and related paving, lighting and street furniture in the public space;
- Build to lines and building restriction areas;
- Relationship of the development to the neighbour and to any planned or existing public space;
- Street widening servitudes, splays and pedestrian and vehicular servitudes;
- Detailed on site stormwater attenuation measures;
- Access to buildings, number of parking bays and adherence to lines of no access.

### 4.2 Compliance with the General Conditions of Rezoning:

- Proof of, or an undertaking to register membership of The Illovo Property Owners' Association (IPOA) on the Title Deeds of the property, wording available from Precinct Manager at IPOA Management Offices, (011) 537-0650
- The conclusion of an Engineering Services Agreement with the Local Authority (owners may use IPOA's generic agreement) and payment of the Engineering Services Contributions to IPOA;
- Completion of a tree survey identifying the position of all trees on the property. The trees to be retained as well as those to be removed must be indicated on the SDP;

The developer is to provide an undertaking that the demolition of houses and other structures and construction only occurs within the hours stipulated in the Municipal by-laws and not after hours.

The developer is to provide an undertaking to control routes used by construction vehicles (refer to Section 7).

The internal service reticulation and connection points into the external services are to be shown, including any servitudes that may be required e.g. Storm water, sewer, electrical and water.

The developer is to provide an undertaking that the demolition of houses and/or other structures, and construction only occurs within the hours stipulated by the Municipal Bye-laws and not after hours or over weekends.

## **SITE DEVELOPMENT PLANS CHECKLIST**

### **ANNEXURES**

- Tree Audit
- Proof / Intention to enter IPOA membership on Title Deeds
- Registration of servitude on Title Deeds
- Engineering Services Agreement / proof of ESC payment

### **PDP COMPLIANCE**

- Access
- Interface to public space
- Boundary pavement treatment
- Full coloured up landscape plan / landscape % / retention and planting of trees
- Elevations
- Signage
- Height restrictions

### **CONTRACTOR AGREEMENT**

- Construction times
- Vehicle routes
- Demolition – bye-laws adherence
- Street Trading
- Contractors deposit for damage to public space

## SITE DEVELOPMENT PLANS

### TREE AUDIT

As a condition of rezoning, all developers must have a **Tree Audit** carried out on each property.

The purpose of the Tree Audit is to ensure the following:

- The area is not denuded of mature trees, thus protecting the future environmental quality of the Boulevard;
- Identify the position of all trees in order to provide the Council with an information base with which to assess the SDP's.

The Tree Audit is to be undertaken prior to any demolition being carried out on the site.

The Tree Audit is to form part of the SDP submission document.

In keeping with the vision outlined in the PDP, trees should be kept on site wherever possible. Any trees, which are to be removed, require the consent of the Council, and are to be indicated on the SDP.

## ENGINEERING SERVICES AGREEMENT

As a condition of rezoning, all developers must sign an **Engineering Services Agreement** with the Local Authority and also lodge money for the agreed contributions in The Illovo Property Owners' Association's (IPOA) dedicated trust fund.

You will be required, as per your conditions of rezoning, to sign a Power of Attorney authorising IPOA to act as an agent on your behalf regarding the Engineering Services Agreement. Management of the service upgrades utilising IPOA's trust funds is carried out by IPOA under the supervision and control of the Local Authority.

The Engineering Services Agreement that will be agreed between the Local Authority and IPOA will be available at the IPOA offices - (011) 537-0650

## PUBLIC ENVIRONMENT MANAGEMENT

Two **management** entities, name **The Illovo Boulevard Management Forum (IBMF)** and **The Illovo Property Owners' Association (IPOA)**, have been established to ensure that the management needs of The Illovo Boulevard Precinct development are met.

These bodies have been established in order to:

- ***Develop strong relationships and clear lines of communication with local government and other service providers (e.g. Telkom) so that problems can be overcome effectively and efficiently;***
- ***Assist local government and other agencies (Police etc.) in the control and management of the public domain - streets, pavements, taxi ranks, parking lots and parks - in order to create and maintain an exceptional environment; and***
- ***Ensure compliance with The Illovo Boulevard Precinct Development Plan as approved by the Town Planning Tribunal of the EMLC in 1997.***

## THE ILLOVO PROPERTY OWNERS' ASSOCIATION

The main business of The Illovo Property Owners' Association (a section 21 company) is "***the promotion and protection of communal interests of the owners and occupiers of the properties***" in The Illovo Boulevard.

In particular this includes:

- to enhance and protect the general amenity of the Boulevard and it's security;
- to monitor all developments and ensure compliance with the Illovo Boulevard Precinct Development Plan;
- to monitor implementation of the Engineering Services Agreement relating to the upgrade of services; and
- to liaise with the Local Authority, including The Illovo Boulevard Management Forum (details of which appear overleaf).

All landowners in the Boulevard who have rezoned their properties in accordance with the Precinct Development Plan shall be obliged to be members of the company. This requirement, which will be enforced by the local Authority on rezoning or development, will be registered against each property's Title Deeds, to ensure perpetual membership and representation by landowners.

The company shall operate on the basis of the following principles:

- company activity is not intended to become an end in itself but to serve the aspirations of the landowners with regard to ***communal issues in the public domain***;
- costs are to be kept to a minimum by drawing on available expertise as well as utilising synergy and economies of scale;
- the company will first endeavour to implement it's strategies through the authorities responsible, failing which it will not undertake financial obligations without an approved budget and member participation.

Executive Committee Meetings are held monthly and an AGM meeting is held in September of each year.

Members pay a monthly management levy to Kagiso Urban Management. Any adjustment in the levy would be voted on by members at the AGM.

Copies of the Constitution are available from Tina White at IBMD : (011) 784-8400

## THE ILLOVO BOULEVARD MANAGEMENT FORUM

The Illovo Boulevard Management Forum is a consultative body to represent and communicate the interests of the following parties:

- representatives of the **Local Authority**;
- representatives of **The Illovo Property Owners' Association**; and
- **other interest groups** determined by the Local Authority and who have a legitimate interest in the development of The Illovo Boulevard.

The objectives of the Forum are, *inter alia*:

- to monitor and oversee the implementation of The Illovo Boulevard Precinct Development Plan;
- to provide a liaison platform with the Local Authority regarding issues such as road access, protection of the general amenity of the area and security measures; and
- to manage the interface between the public and private space and to manage the public space in terms of the design principles contained in The Illovo Boulevard Precinct Development Plan and the design principles contained herein.

**THE ILLOVO BOULEVARD MANAGEMENT FORUM  
EXECUTIVE COMMITTEE**

**STRUCTURE AS AT 2003**

LOCAL AUTHORITY	LANDOWNERS IN PRECINCT	WARD COUNCILLOR	INTEREST GROUPS
2 votes and 1 casting vote if needed (Any number of non-voting officials depending on task)	3 IPOA Anne Steffny Tim Middleton Clive King	1 Councillor Judy Stockill	3 Res. Ass Fricker Road North: J. Strelitz or alternative Dunkeld Village:: M. Venn or alternative Sandton South: T. Miller or alternative

**Voted**

**Appointed**

**Voted**

**GENERAL MEMBERSHIP**

LOCAL AUTHORITY REPRESENTATIVES	LANDOWNERS IN PRECINCT	WARD COUNCILLOR	INTEREST GROUPS (AS DETERMINED BY LA FROM TIME TO TIME)
<ul style="list-style-type: none"> <li>➤ Management Systems &amp; Planning: Neels Letter</li> <li>➤ Technical Services: Howard Levesley</li> <li>➤ Others approved as needed</li> <li>➤ A representative from</li> <li>➤ Metro Planning</li> </ul>	Illovo Property Owners Association	Ward 60 Judy Stockill	<ul style="list-style-type: none"> <li>➤ Melrose Ratepayers Association</li> <li>➤ Sandton South Residents Association</li> <li>➤ Hyde Park Residents Association</li> <li>➤ Dunkeld Village Association</li> <li>➤ Fricker Road North: Residents</li> </ul>

## PUBLIC ENVIRONMENT SPECIFICATIONS

Public Space plays a critical role in determining quality of environment and experience and hence long-term investment value.

Local Authority resources are stretched and landowners have the collective benefit of implementing and maintaining a high quality environment.

Although there are no specific restraints on the architectural design of individual developments, the management of the Public Space is controlled jointly by the Local Authority, The Illovo Property Owners' Association and The Illovo Boulevard Management Forum.

Management of the Public Environment involves:

- ◆ creating a uniformity and continuity of design principles, as detailed in this document, with respect to:
  - the public / private interface including boundary and / or façade treatment; and
  - setbacks and pavement treatment including paving, planting and street furniture.
  
- ◆ ensuring that areas of common interest are attended to such as:
  - security;
  - traffic;
  - transport;
  - street trading; and
  - cleansing.

Because of the servitudes on each property on Fricker Road, a certain amount of 'Public Space' actually belongs to each owner. The balance is owned by the Local Authority. It is in everyone's interests to work together in order to manage the Public Space successfully.

It is also important that everyone understands the benefit to be gained from this management process and becomes committed to maintain high standards within The Illovo Boulevard. Prior to construction of new premises, IPOA will require a deposit of R5000,00 per Erf from the property owners which will be utilised to repair damaged areas that may arise as a result of construction activities viz tarmac, lights. Should this deposit not be utilised, it will be returned to the contractor.

A schedule of specifications of the elements used in the 'Public Space' follows.

Further information and guidance is available from IBMD - (011) 784-8400

**PUBLIC ENVIRONMENT SPECIFICATIONS**

**Street Furniture : Bollards**

**Bollards**, as detailed below, may be used in the Public Environment in the following instances:

to ensure that no parking occurs on the pavement,  
and

to protect trees in areas where parking occurs

**Bollards** are to be placed 0,5m away from the kerb of the road.

<b>POSSIBLE SUPPLIER</b>	A & D General Services
<b>CONTACT PERSON</b>	Andrew Wardhaugh
<b>CONTACT NUMBER</b>	(011) 402-7580
<b>SIZE</b>	Visible Length : 900mm Actual length : 1400mm
<b>COLOUR (Bollard)</b>	Plasco : Char green D25-7
<b>COLOUR (Chain)</b>	Dark metal
<b>PRICE (as at July 1998)</b>	Bollard : R128,00 Chain : R14,00/m
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	2 to 3 weeks notice



## PUBLIC ENVIRONMENT SPECIFICATIONS

### Signage

#### **General Rules**

- All signage is to uphold and be in keeping with the aesthetic quality of the public environment
- All signage must comply with the relevant bye-laws
- All signage must be submitted to The Illovo Boulevard Management Forum for approval prior to being erected
- No free standing advertising hoarding would be allowed without the approval of The Illovo Property Owners' Association

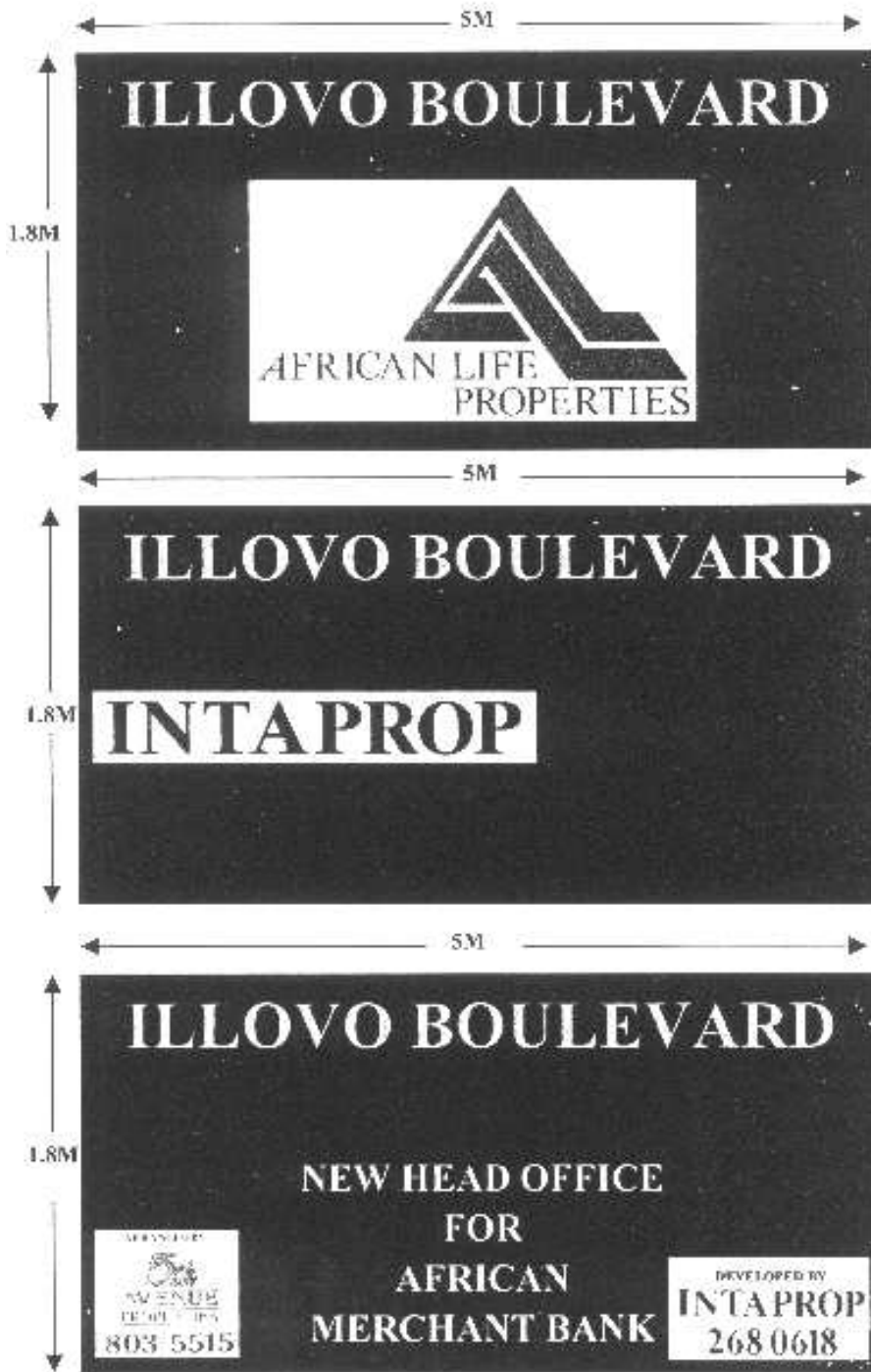
#### **Contractors' Signage (Temporary)**

- Only one sign per site
- The sign must be a standard "professional" board
- May only be placed on the fencing boundary of the site on which the contractor is operating

#### **Marketing Signage**

- Signage must be in keeping with The Illovo Boulevard Corporate Identity - see attached examples
- Signage is to be located on the fence/wall boundary
- No signage to be placed on side walks or pavement
- No signage higher than 1.8m
- Signage limited to one sign per site
- Signage is the responsibility of the property owner

MARKETING SIGNAGE BOARDS



Typeface  
Caslon Bold

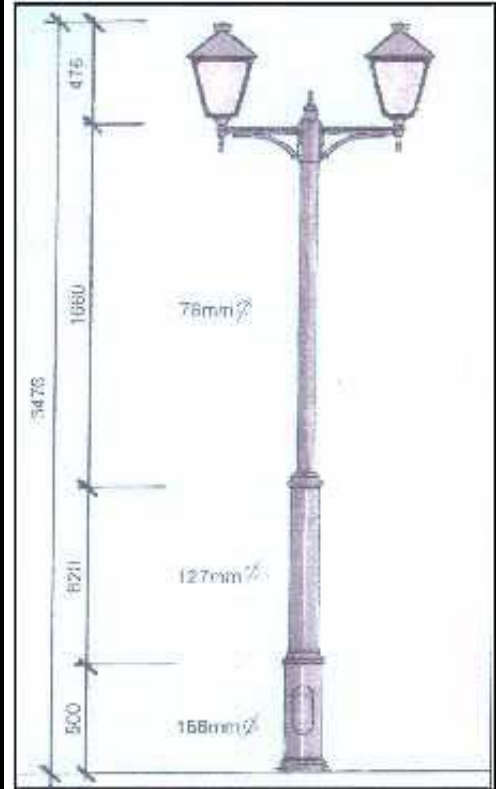
Background  
Dark Navy  
Pantone 655c

Illovo Boulevard  
lettering  
Gold  
Pantone 872c

**PUBLIC ENVIRONMENT SPECIFICATIONS**

**Lighting**

<b>SUPPLIER</b>	Regent Lighting Projects
<b>CONTACT PERSON</b>	Glenn Simpson : Tel: (011) 474-0171
<b>LAMP STYLE</b>	Double Millwood Lamp
<b>SIZE</b>	Post : 3,0m, Lamp 520 x 320mm Mounting height : 3,0m
<b>SPACING</b>	20m intervals starting from the Harries & Fricker Road intersection
<b>PLACEMENT</b>	To be located on the border between the paving and the ivy on the pavement, see diagram entitled 'Section through street'.
<b>TYPE</b>	80w MV Mercury Vapour
<b>COLOUR</b>	Dark Green VX4001
<b>PRICE (as at Sept 2000)</b>	R1795.00 each excl. VAT
<b>DELIVERY</b>	Included in price
<b>OPTIONAL EXTRA</b>	5 amp circuit breaker in post R50.00
<b>AVAILABILITY</b>	2 to 3 weeks notice



## PUBLIC ENVIRONMENT SPECIFICATIONS PAVEMENT DESIGN

### Pavement Design: Flagstone

<b>SUPPLIER</b>	Vanstone
<b>CONTACT PERSON</b>	Olive de Bruin: (012) 541-2056
<b>SIZE</b>	457 x 457 x 50mm
<b>COLOUR / FINISH</b>	Plain Grey Smooth Concrete
<b>PRICE (as at July 1999)</b>	R7.32 each excl. VAT
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	7 day's notice

### Pavement Design : Cobbles

<b>SUPPLIER</b>	Lacotta
<b>CONTACT PERSON</b>	Guy Ferriman: (011) 609-8770
<b>SIZE</b>	100 x 100 x 75mm
<b>COLOUR / FINISH</b>	Natural Grey
<b>PRICE (as at July 1999)</b>	R46.00 / linea metre excl. VAT
<b>DELIVERY</b>	R5.00 / m <sup>2</sup> excl. VAT
<b>AVAILABILITY</b>	10 day's notice

### Pavement Design : Kerbs

<b>SUPPLIER</b>	Vibro
<b>CONTACT PERSON</b>	Brian Jacobsen: (012) 374-2032
<b>SIZE</b>	Type C: 100 x 300 x 75mm
<b>COLOUR / FINISH</b>	Plain Grey
<b>PRICE (as at July 1999)</b>	R13.89 / linear metre excl. VAT
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	2 day's notice

### Pavement Design : Half Tree Rings – Quote Ref Boulevard Tree Rings

<b>SUPPLIER</b>	Vanstone
<b>CONTACT PERSON</b>	Olive de Bruin: (012) 541-2056
<b>CODE</b>	No. 9028-155H
<b>COLOUR / FINISH</b>	Plain Grey Smooth Concrete
<b>PRICE (as at July 1999)</b>	R51.92 per quarter excl. VAT
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	7 day's notice

## PUBLIC ENVIRONMENT SPECIFICATIONS

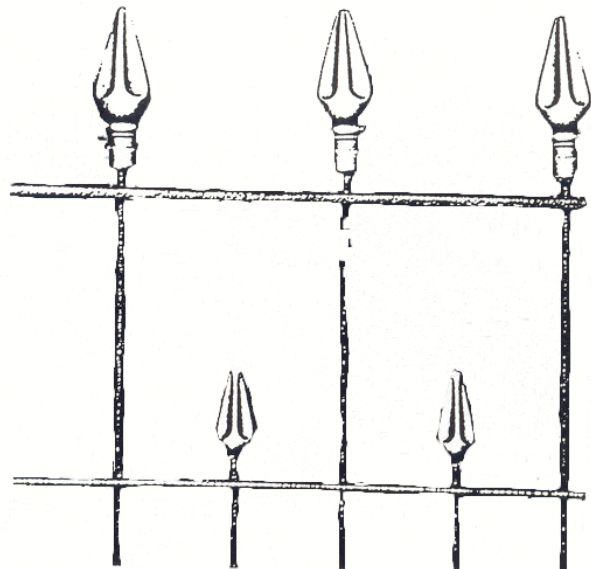
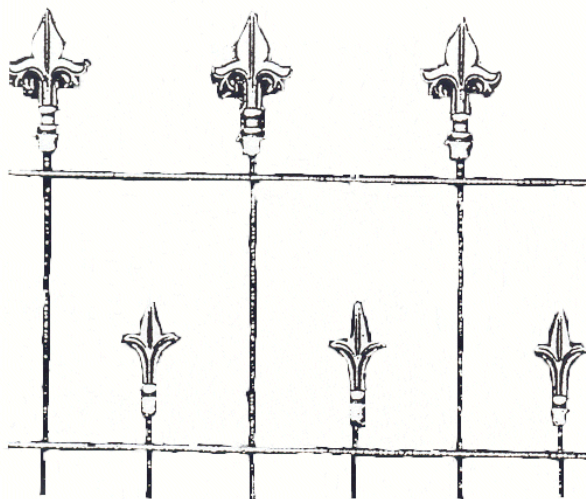
### Set-backs & Boundary Treatment

- All fencing is to be set-back from the existing Erf boundaries as per the Precinct Development Plan and per the relevant Erf specific rezoning conditions
- These set-backs indicate the preferred build-to lines for the facades of the buildings.
- Should the building not be built to the preferred build-to line, the walls / fencing suggested for the Illovo Boulevard are details over page with the finials of the palisade.

**PUBLIC ENVIRONMENT SPECIFICATIONS**

**Boundary Treatment : Fencing  
Design Detail on Palisade Finials**

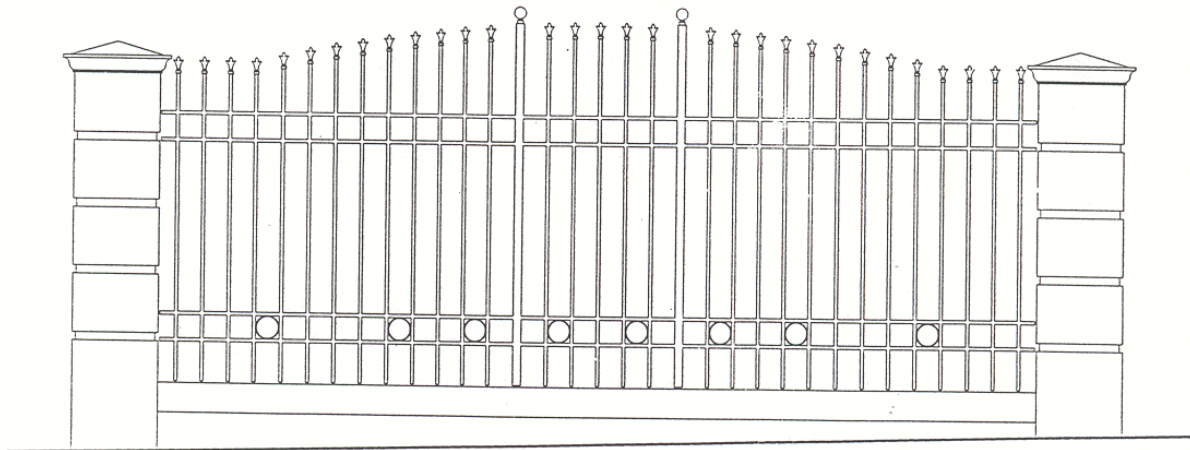
<b>SUPPLIER</b>	Fencing Materials
<b>CONTACT PERSON</b>	Peter: 011-672-9758 / 083-651-9994
<b>SIZE</b>	Length: 100mm, Width: 60/65mm
<b>COLOUR / FINISH</b>	Dulux Matchmaker Wrought Iron 6P3-8 (Matt)
<b>PRICE</b>	Confirm on order
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	1 month's notice



**PUBLIC ENVIRONMENT SPECIFICATIONS**

**Boundary Treatment : Fencing**

The illustration below is a typical example of fencing using brick piers and palisade fencing. The palisade is to be constructed from metal poles, not flat pressed/moulded metal. The palisade fence is to be painted in Dulux Matchmaker Wrought Iron 6P3-8 (matt finish)



ILLOVO BOULEVARD BOUNDARY FENCE

<b>SUPPLIER</b>	Fencing Materials
<b>CONTACT PERSON</b>	Peter : 011-672-9758 / 083-651-9994
<b>SIZE</b>	Length: 100mm Width 60/65mm
<b>COLOUR / FINISH</b>	Dulux Matchmaker Wrought Iron 6P3-8 (matt finish)
<b>PRICE</b>	Confirm on order
<b>DELIVERY</b>	Included in price
<b>AVAILABILITY</b>	1 month's notice

**PUBLIC ENVIRONMENT SPECIFICATIONS****Boundary Treatment  
HT Chamber, Refuse Yard & Guard House****HT Chamber**

HT Chamber is to be placed on the fence line as set back in terms of 'Set-backs and Boundary Treatment' details in this document. This has been agreed with the Metropolitan Electricity Department.

The Council have to be able to have 24-hour access to the HT Chamber.

**Refuse Yard & Guard House**





To be positioned and designed so as not to negatively impact on the streetscape of the Boulevard. Both to be construction or behind the 3,5m (or 6m if on Piazza) set back line. Access to be inside property boundary.

**PUBLIC ENVIRONMENT SPECIFICATIONS**

**Pavement Design : Landscaping**



KEY

-  QUERCUS PALUSTRIS (Pineak)
-  POPULUS SIMONII (Poplar)
-  PLATANUS X ACERIFOLIA (English Plane)
-  HEDERA CANARIENSIS (Ivy)

N.B. MINIMUM HEIGHT OF TREES = 5m

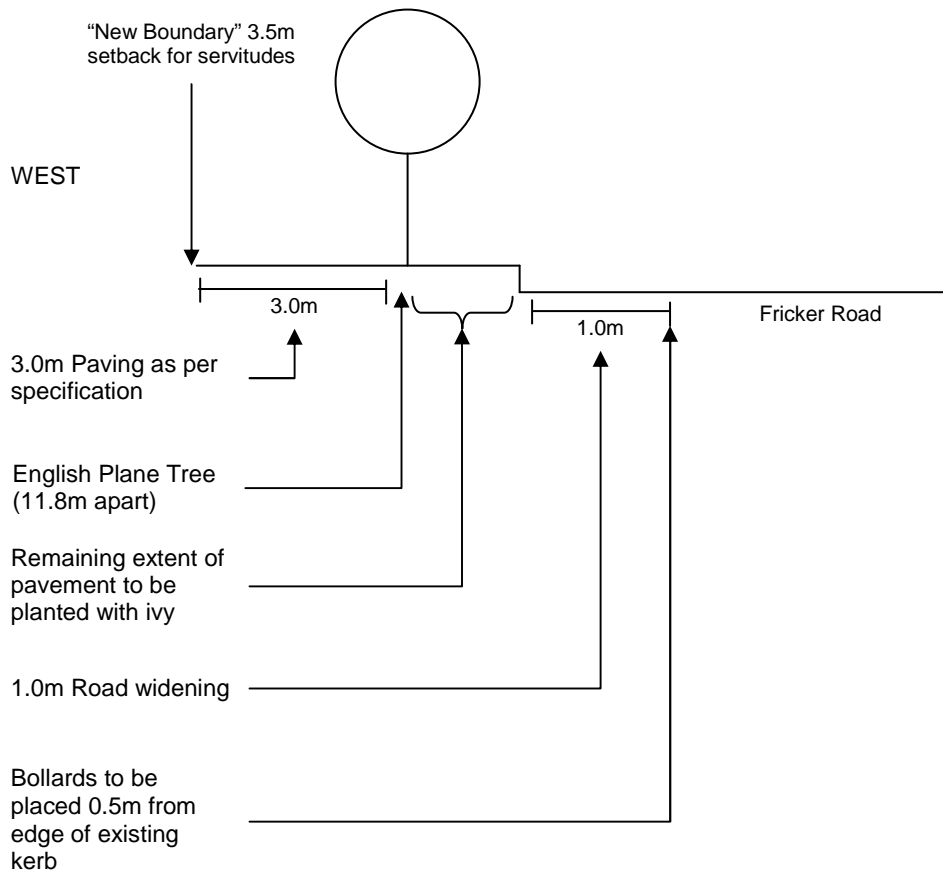


LANDSCAPE ARCHITECTS  
 LANDMARKS DESIGN & CONSULTANTS  
 27/28, PROT DUKAN, DEAN ROAD, WATFORD, HERTS, WD17 9JG  
 WATERFALL PARK, HAYDON ROAD, WIDNES  
 PO BOX 9495, WILLOW ROAD, 1695  
 TEL: (011) 816 1102 FAX: (011) 806 6325  
 www.landmarksdesign.com

**PUBLIC ENVIRONMENT SPECIFICATIONS**

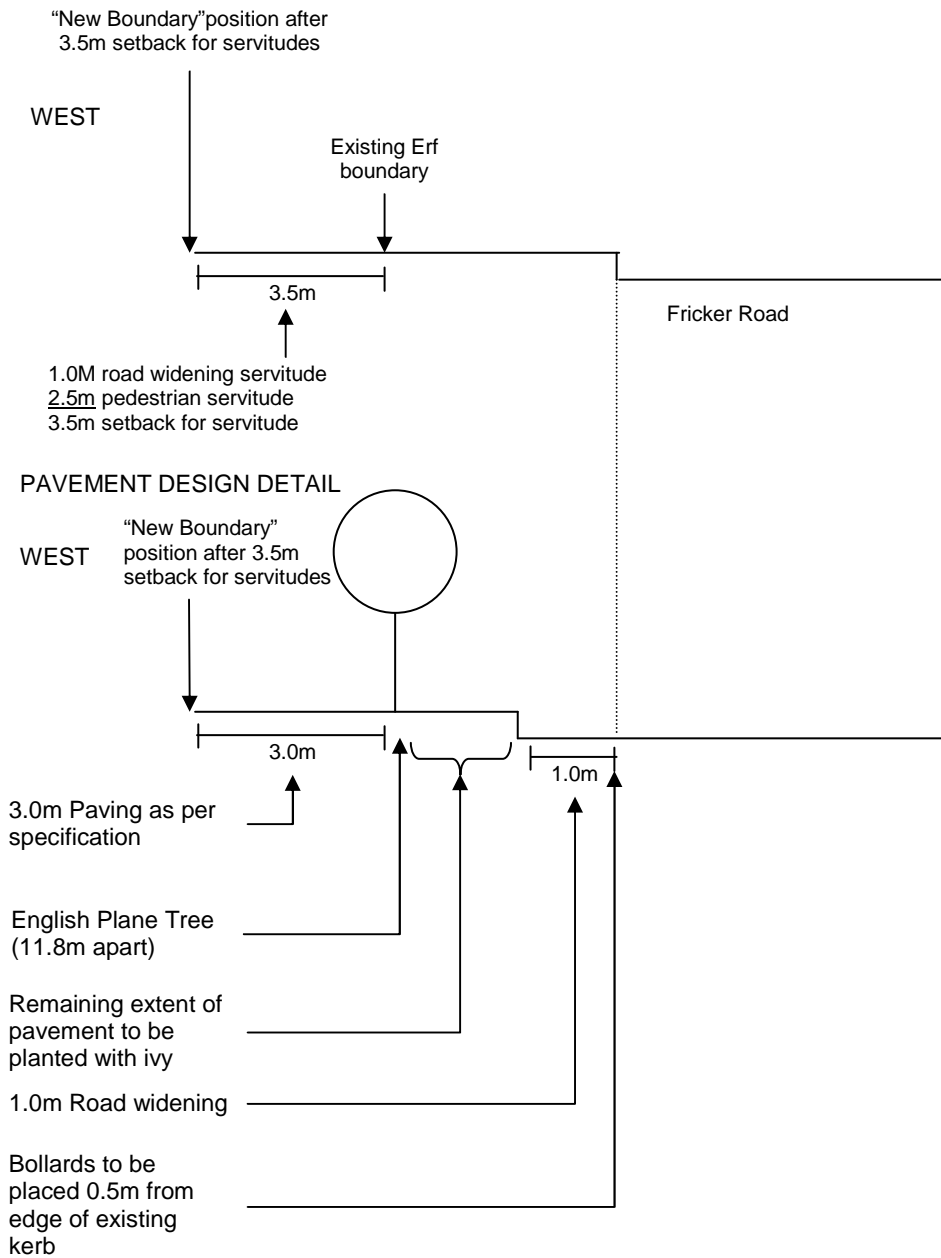
**SITE SPECIFIC EXAMPLE – ERVEN 34 & 35**

1. 3 x 3 splay on the corner of Fricker Road & Hurlingham Road.
2. Fricker pavement as per manual
  - 1.0m road widening
  - 2.5m pedestrian servitude
  - pavement as per specifications to be laid from ‘New Erf Boundary’ to be 3.0m wide
  - English Plane Trees 11.8m apart
  - Ivy on remainder of pavement
3. Hurlingham Road Boundary Treatment
  - Existing pavement to be paved as per ‘manual’ specification
  - English Plane Trees to be planted 11.8m apart within Erf boundary, where paving meets ivy.



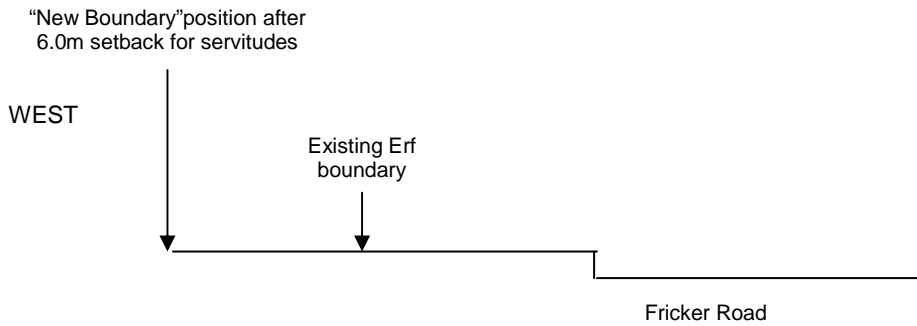
**PUBLIC ENVIRONMENT SPECIFICATIONS**

**FRICKER ROAD CROSS SECTION**  
**APPLICABLE TO ERVEN 35, 36, 40 – 46, 50, 51**

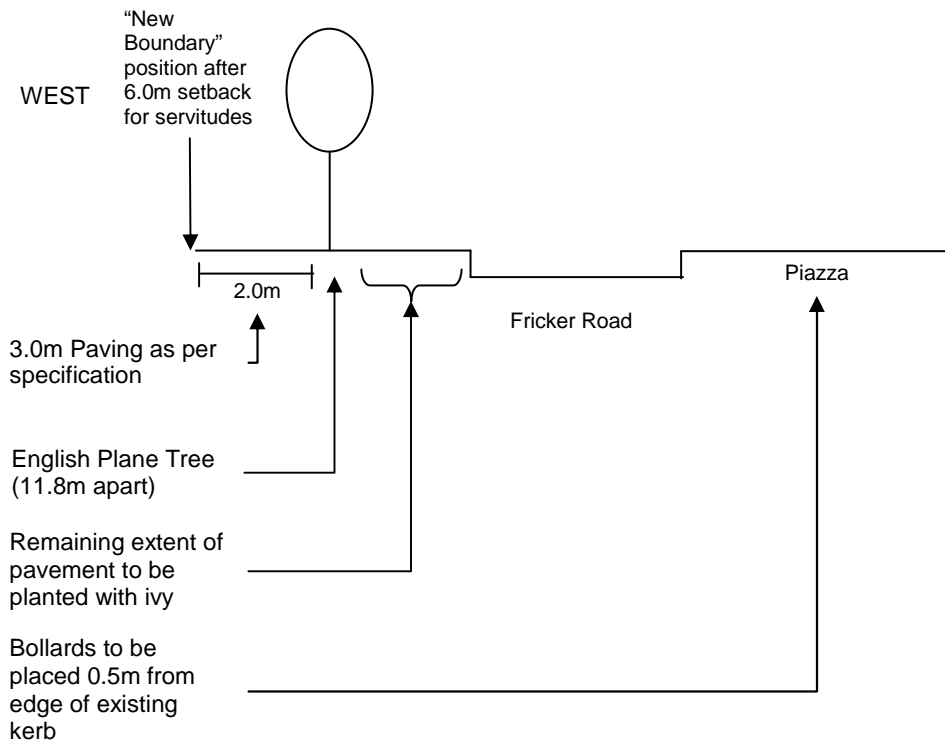


**PUBLIC ENVIRONMENT SPECIFICATIONS**

**FRICKER ROAD CROSS SECTION**  
**APPLICABLE TO ERVEN 37, 38, 39, 47, 48, 49**

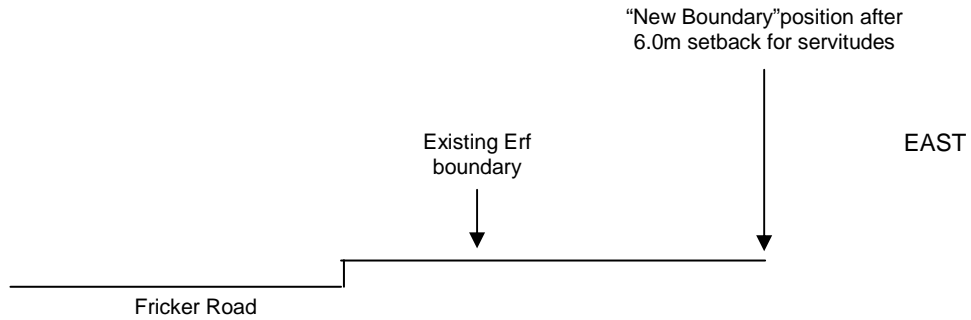


**PAVEMENT DESIGN DETAIL**

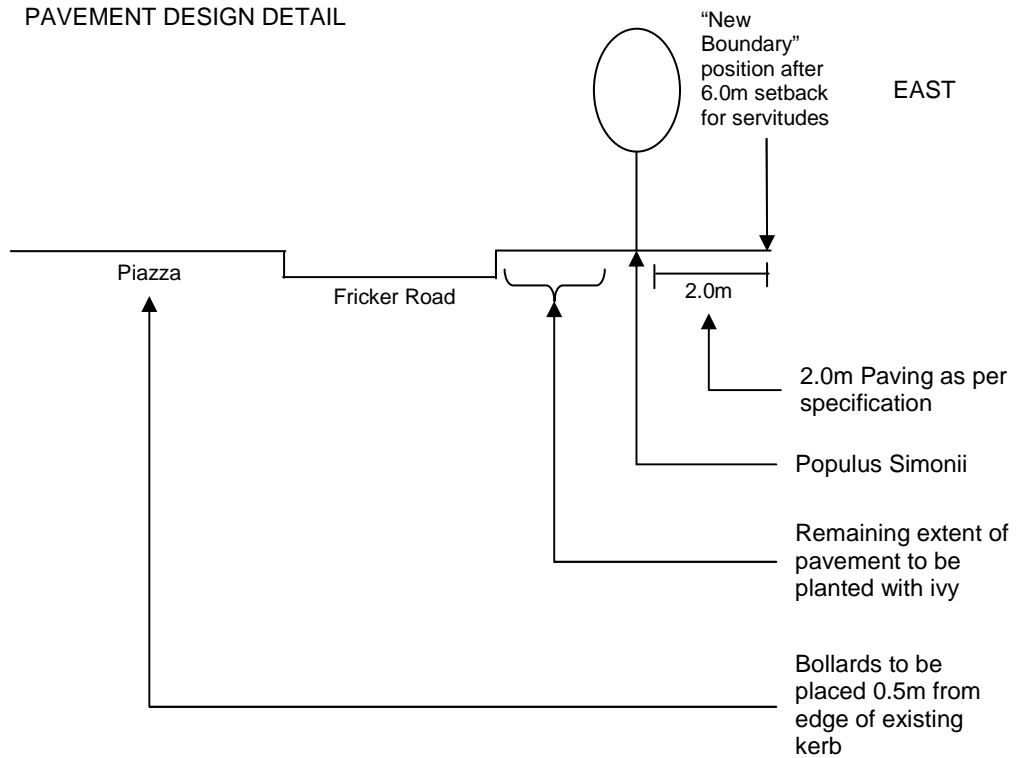


**PUBLIC ENVIRONMENT SPECIFICATIONS**

**FRICKER ROAD CROSS SECTION**  
**APPLICABLE TO ERVEN 70, 71, 72 80, 81, 82**

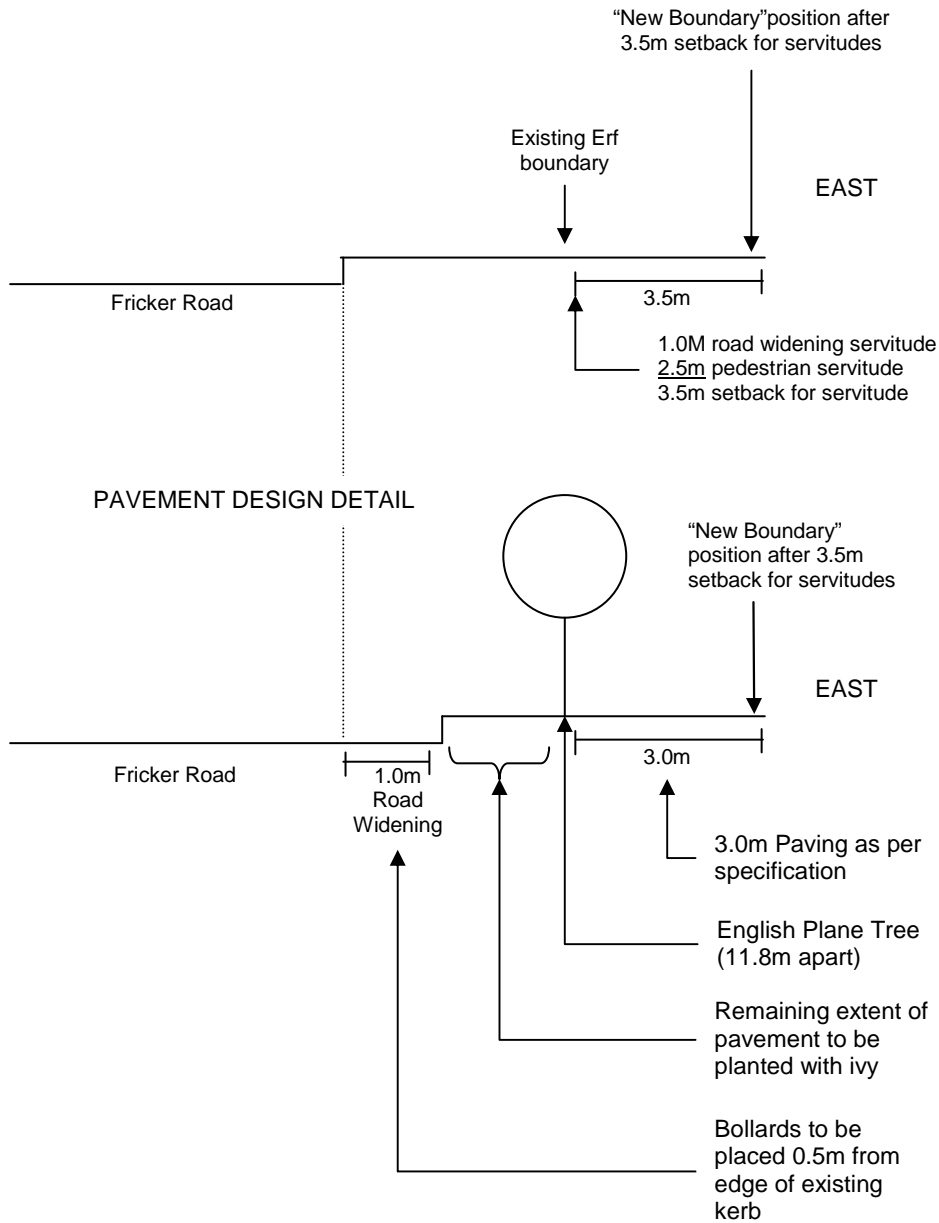


**PAVEMENT DESIGN DETAIL**



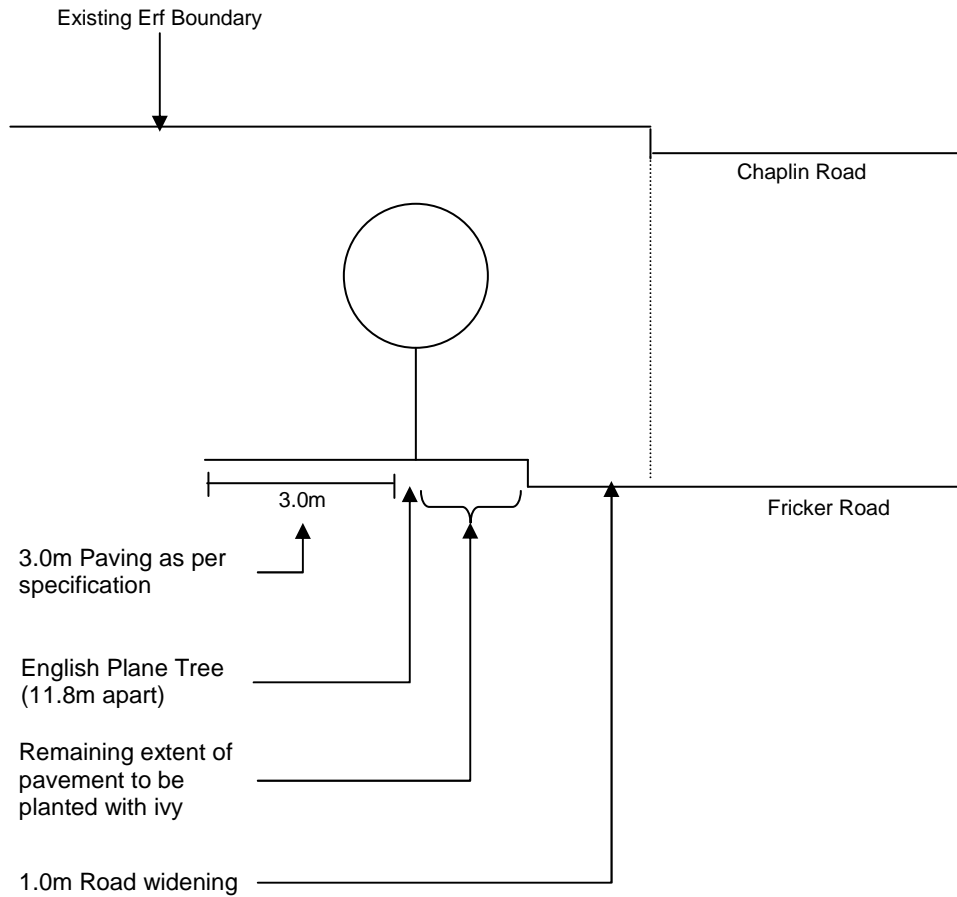
**PUBLIC ENVIRONMENT SPECIFICATIONS**

**FRICKER ROAD CROSS SECTION**  
**APPLICABLE TO ERVEN 73 - 79, 83, 84, RE 85**



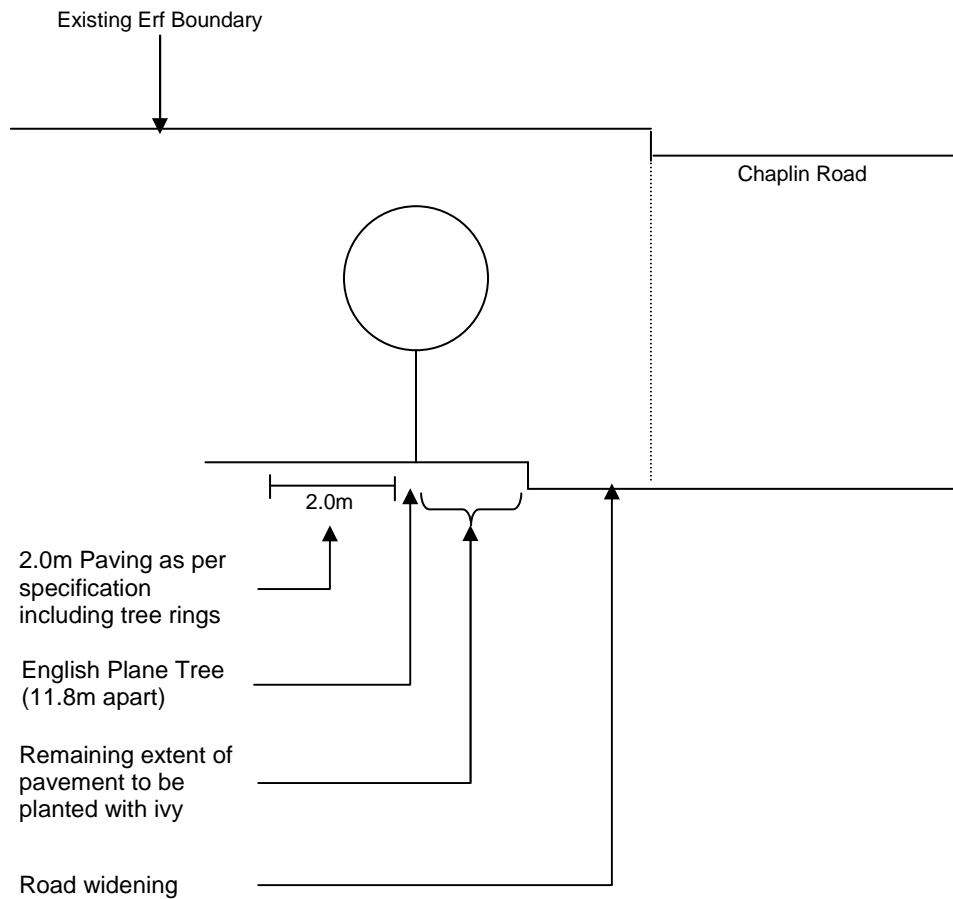
**PUBLIC ENVIRONMENT SPECIFICATIONS**

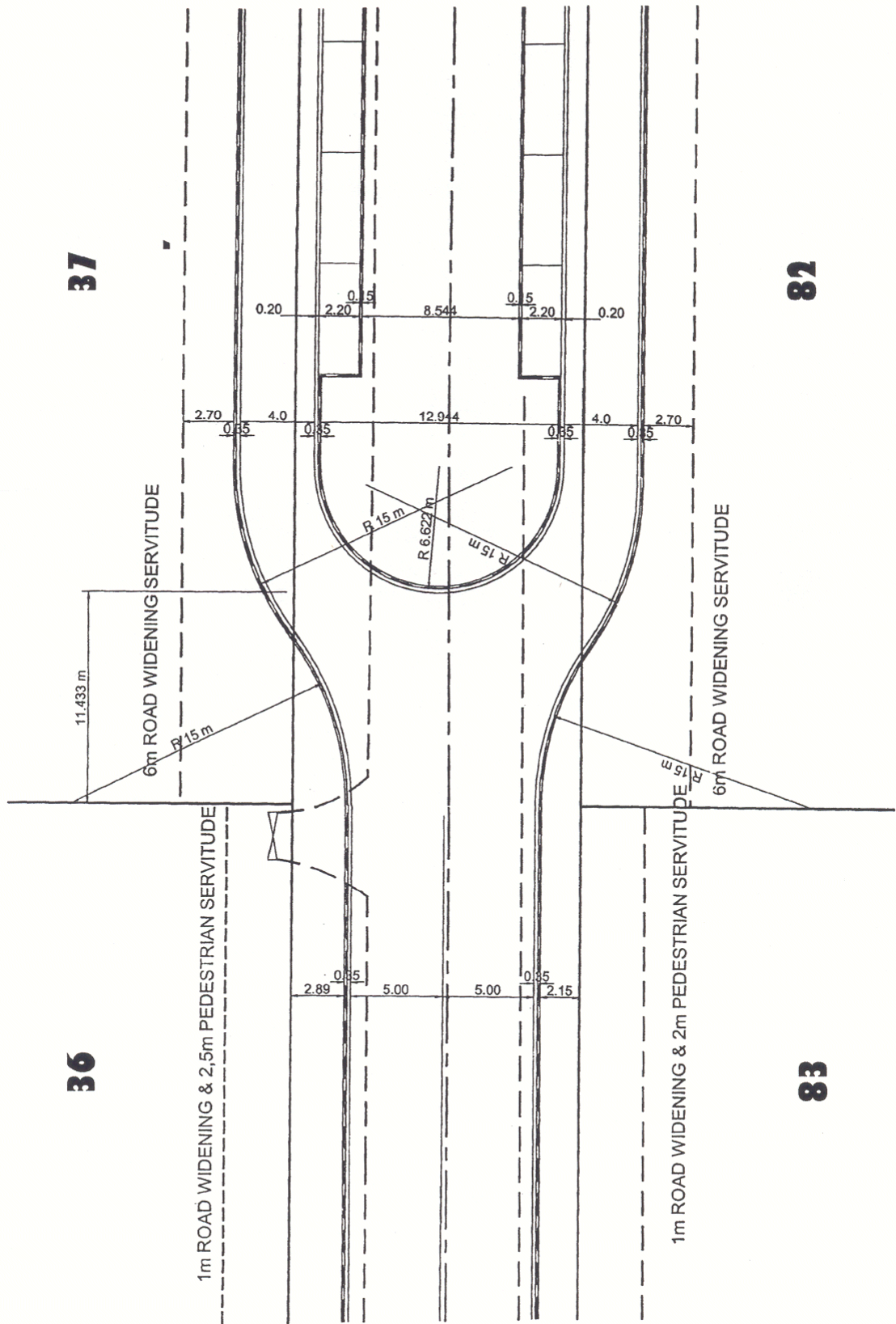
**CHAPLIN ROAD ACROSS SECTION**  
**APPLICABLE TO ERVEN 24,44,25,43 ILLOVO**

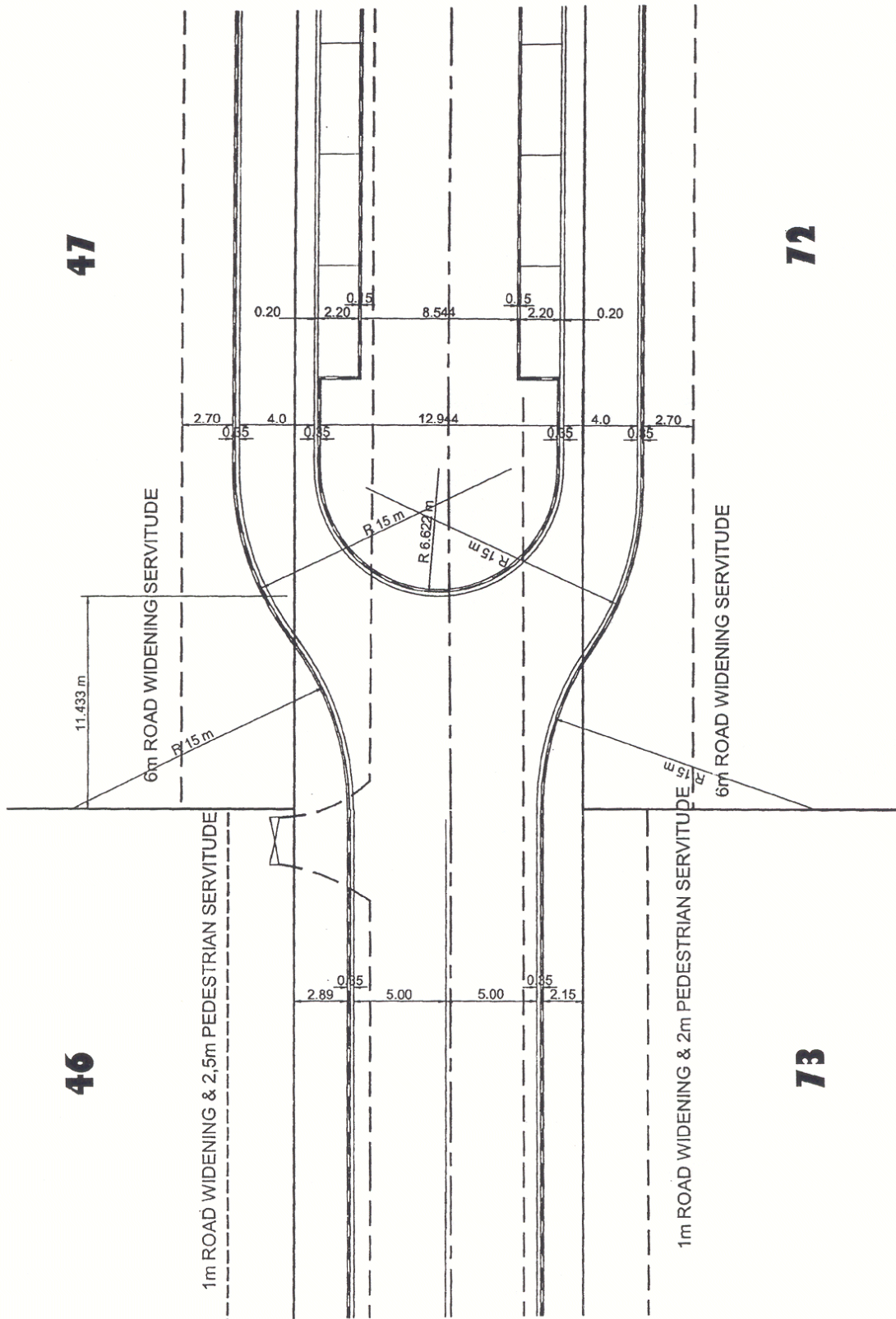


**PUBLIC ENVIRONMENT SPECIFICATIONS**

**CHAPLIN ROAD ACROSS SECTION**  
**APPLICABLE TO ERVEN 76, 77 ILLOVO**







## SERVICES

### Index of Professional Services from 2001

This is a list of contact names of professionals who worked on the Illovo Boulevard Public Environment, and who can be referred to for guidance:

- **Electricity**  
Cosmo Wales – Rawlins Wales & Partners (011) 608-5000
- **Architectural Design**  
Pierre Lombart – MHG & L (011) 268-5250
- **Landscape Design**  
Mark Young – Landmark Studios (011) 315-1670
- **Surveying (Roads & Services)**  
Harald Wattrus (011) 486-1274
- **Traffic Management**  
Professor John Sampson – J & G (011) 807-0660
- **Road Design & Municipal Services**  
E. von St. Ange – J & G (011) 807-0660
- **Project Management**  
Mike Duncan – Duncan Rhodes & Assoc. (011) 442-3037

## SERVICES

### Telecommunications

The Illovo Development Trust worked with Telkom in 2001 in order to ensure that The Illovo Boulevard will be a **"Telecommunications Area of Excellence"**.

Telkom have completed a detailed assessment of the needs of The Illovo Boulevard and are planning accordingly. Civil work for both fibre optic, i.e. ISDN and analogue lines is in place. The first phase includes provision of a UMC 1000, an electronic distribution system, capable of providing 1008 analogue or digital communication lines. The analogue lines will be available by June 1998 and the ISDN lines by September 1998.

Additional analogue and ISDN lines will be brought into the precinct using the civil work already in place, depending on specific client's needs.

Regular planning meetings take place with Telkom, in order to ensure continuous assessment of the precinct's needs. The following people are working on this project, and are available to work on individual client's needs.

**Contact from 2001:**

Mr Farhaad Ayobi

Telkom: Sales Co-Ordinator (082-785-3620)

Mr Saleem Ayoob

Telkom: Sales (A-J companies) (082-556-7184)  
Office: 777-5000

Ms Desiree Liebenberg

Telkom: Sales (K-Z companies) (082-556-6764)  
Office: 777-5000

General Enquiries

800600126

## **SERVICES**

### **Cleansing**

Every property owner in The Illovo Boulevard is responsible for the cleansing of his own property and maintaining the pavement area adjoining their Erf.

Refuse yards should be accessed from inside properties as specified in Section 5, page 16.

There are currently 5 IBMD cleaners on duty during the day sweeping and cleaning the open space of the Illovo Boulevard.

## **SERVICES**

### **Security**

Every property owner in The Illovo Boulevard is responsible for their own on site security.

Guard Houses should be accessed from inside individual properties as specified in Section 5, page 16.

Because there is synergy between On-Site and Public Space Security, The Illovo Boulevard Security Forum has been established and meets monthly. Property owners, their service provider, SAPS Bramley and Metro Police are invited to this Forum.

Currently there are 7 security officers, known as Public Space Ambassadors, during the day and 5 guards at night for 7 days. This includes the supervisor at the control room at 4 Chaplin Road and the 2 guards in the dedicated IBMD car.

Yousuf Seedat is the IBMD Operations Manager on tel: 011 327-7221 and cell: 084 568 5510

## SERVICES

### Transport & Traffic

#### **Control of Construction Traffic:**

Each developer will be required to manage their own construction traffic. A written agreement with your contractor is required to be attached to your SDP (Section 2, page 3). This agreement will specify that construction traffic will not use 1<sup>st</sup> Road and 3<sup>rd</sup> Road, Hyde Park, but will at all times use the main arterials, namely Corlett Drive, Bompas Road and Oxford Road to enter and leave the Precinct.

#### **Public Transport:**

Good public transport services The Illovo Boulevard at peak times – see attached schedule.

#### **Taxis:**

Good taxi networks serve The Illovo Boulevard. Taxi routes will be provided on Oxford Road, which will serve The Illovo Boulevard.

**ENVIRONMENTAL MANAGEMENT PLAN**

**Noise**

<b>Aim</b>	To minimise noise impact on local residential area.
<b>Potential Impacts</b>	Nuisance from excessive noise associated with construction.
<b>Mitigating Measures</b>	<p><b>Hours</b>                      All construction work will be subject to the provisions of Section F6 of the Building Regulations which states:</p> <ol style="list-style-type: none"> <li>1) <i>The owner of any land, on which excavation work is in progress or on which any building is being erected or demolished, shall take precautions in the working area and on surrounding roads and footways, to limit to a reasonable level, the amount of dust arising from the work or surroundings thereof.</i></li> <li>2)                         <ol style="list-style-type: none"> <li>a) <i>No person shall, during the periods specified in paragraph (b), carry on any activity or use or permit to be used in the course of any building, demolition or extraction work any machine, machinery, engine, apparatus, tool or contrivance in whatever manner it may be propelled, which in the opinion of the Local Authority may unreasonably disturb or interfere with the amenity of the neighbourhood.</i></li> <li>b) <i>The periods referred to in paragraph (a) shall be as follows:</i> <ol style="list-style-type: none"> <li>i) <i>A Sunday, Good Friday, Ascension Day, Day of the Vow, Christmas Day and New Year's day;</i></li> <li>ii) <i>Before 06H00 and after 17H00 on any Saturday; and</i></li> <li>iii) <i>Before 06H00 and after 18H00 on any day other than those days contemplated in sub-paragraphs (i) and (ii).</i></li> </ol> </li> <li>c) <i>The prohibition in paragraph (a) shall not apply in any circumstances in which the use of such machine, machinery, engine, apparatus, tool or contrivance -</i> <ol style="list-style-type: none"> <li>i) <i>is urgently necessary in order to preserve the life, safety or health of any person;</i></li> <li>ii) <i>is urgently necessary to preserve property;</i></li> <li>iii) <i>has been authorised by the Local Authority; or</i></li> <li>)</li> <li>iv) <i>is necessary for the execution of work being carried out on behalf of any public authority.</i></li> <li>)</li> </ol> </li> </ol> </li> <li>3) <i>Any owner or person who contravenes a provision of this regulation shall be guilty of an offence.</i></li> </ol> <p><b>Noise Suppression Measures:</b>                      Noise suppression must be applied to all construction equipment. Construction equipment must be kept in good working order.</p>

**ENVIRONMENTAL MANAGEMENT PLAN**

**Security**

<b>Aim:</b>	To prevent security risks to adjacent residents.
<b>Potential Impacts</b>	Crime and other security risks due to construction
<b>Mitigating Measures</b>	<b>Fencing &amp; Security of Site</b> All sites shall be fenced and shall have 24-hour security. Construction workers may not reside on the site.

**Street Trading**

<b>Aim:</b>	To declare The Illovo Boulevard and adjoining residential areas prohibited areas.
<b>Potential Impacts</b>	Personal injury and loss of property by street traders due to construction.
<b>Mitigating Measures</b>	The Illovo Precinct areas to be declared prohibited areas. The required signage, in terms of the Street Trading By-laws, to be erected in the area.

**ENVIRONMENTAL MANAGEMENT PLAN**

**Air Pollution**

<b>Aim:</b>	To minimise air pollution due to dust and odours.
<b>Potential Impacts</b>	Air pollution due to dust and odours
<b>Mitigating Measures</b>	<p><b>: Dampening Soil Surfaces</b> The contractor is to dampen soil surfaces as necessary to minimise dust problems</p> <p><b>: Maintenance of Machinery</b> The regular maintenance of machinery must be undertaken to ensure exhaust fumes are minimised.</p> <p><b>: Control of Blasting</b> Blasting shall be carried out in accordance with legislation using optimal quantities of explosives. The manufacturers recommended mitigating measures shall be applied, such as blankets and watering down surfaces. Blasting shall only occur on calm days. No explosive material shall be stored on site. The geotechnical reports to date indicate that the probability of blasting that will be required is low.</p>

## POLICY ON STREET TRADERS

A report is being submitted to the Local Authority on the following basis:

### Illovo Node : Locality

The Illovo Node is bounded by Bompas Road and Corlett Drive to the south, Rudd Road and Rivonia Road to the east, Ferguson Road to the north and Melvill Road to the west. Annexure 1 refers.

### Illovo Node : Characteristics

The Illovo node is characterised by three distinct areas, namely:

1. Residential areas;
2. The Oxford Road activity strip; and
3. The Illovo Boulevard : Area of Construction.

Each of these areas have differing requirements and for clarity purposes will be referred to as Policy Areas. Any policy on these policy areas dealing with street traders must comply with the EMLC Street Trading Bye-laws.

### Illovo Node : Policy Areas

1. Residential Policy Areas:

- No street trading

2. Oxford Road Activity Strip Policy Area:

- Policy to be developed;
- Sites to be identified, linked to public transport; and
- Naturally occurring sites.

3. Illovo Boulevard Policy Area (Fricker Road)

- The policy for street traders in The Illovo Boulevard needs to be handled in two phases:
  - Phase 1 of the Policy needs to operate for the duration of the building construction and implementation of the road and services:

## POLICY ON STREET TRADERS

- No street trading in public areas
- Street trading may be permitted on individual erven, during specified hours, with the written permission of the land owner or building contractor.
- Phase 2 of the Policy needs to operate post construction.
  - No street trading.

### **Illovo Node : Implementation of Policy in all Policy Areas:**

- The Local Authority may declare the identified areas as prohibited areas.
- In terms of Clause 17 of the City of Johannesburg Metropolitan Council Street Trading Bye-laws, the Council may

*" by resolution after consultation with interested parties prescribe or make a sign indicating - .... " any restriction or prohibition against trading ... (and) ... the location and boundaries of a prohibited area ... (and may) ... display any such sign, ... in such a position and manner as will indicate the restrictions or the location or boundaries of the area or stand concerned".*

**Eastern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council, Street Trading Bye-Laws, : Local Authority Notice 1625, Provincial Gazette, 15 July 1998).**



**ILLOVO BOULEVARD COMMUNICATION SCHEDULE**

COMPANY	PHYSICAL ADDRESS	POSTAL ADDRESS	CONTACT PERSON	CELL NO.	E-MAIL ADDRESS	TEL/FAX NO.
Kagiso Property Holdings	16 Fricker Road Illovo	P O Box 1341 Parklands 2121	Mr T. Middleton  Mr R. Johnson	082-444-7421  082-444-7422	<a href="mailto:Tim.middleton@kph.co.za">Tim.middleton@kph.co.za</a>  <a href="mailto:Robert.johnson@kph.co.za">Robert.johnson@kph.co.za</a>	Tel: (011) 537-0750 Fax: (011) 537-0751
Duncan Rhodes (Pty) Ltd	24 Hurlingham Rd Illovo	P O Box 1512 Gallo Manor 2052	Mr M. Duncan	082-652-1032	<a href="mailto:dunrho@global.co.za">dunrho@global.co.za</a>	Tel: (011) 442-3037 Fax: (011) 788-7287
Manfred Hermer Grosskopff & Lombart Architects (GLH&Ass)	Iota Place 27 Fricker Rd Illovo		Mr P. Lombart Mr R. Grosskopff	082 553 7702		Tel: (011) 486-0164 Fax: (011) 486-0162
Jeffares & Green Inc.	Unit 37 Sunninghill Office Park Peltier Road Sunninghill	P O Box 227 Gallo Manor 2052	Mr E. von St Ange  Mr P. du Buisson	082-772-1845  082 322 6015	<a href="mailto:Jandg.jhb@pixie.co.za">Jandg.jhb@pixie.co.za</a>  <a href="mailto:dubuissonp@jgi.co.za">dubuissonp@jgi.co.za</a>	Tel: (011) 807-0660 Fax: (011) 807-1607
Harald Wattrus	35 Lynstanwold Rd Saxonwold	P O Box 2489 Halfway House 1685	Mr M. Young	082-557-6025	<a href="mailto:landmark@global.co.za">landmark@global.co.za</a>	Tel: (011) 315-1670 Fax: (011) 805-3939
Rawlins Wales & Partners	12 Summer Rd Rivonia	P O Box 2422 Rivonia 2422	Mr C. Wales	083-629-5101	<a href="mailto:rwpjhb@iafrica.co.za">rwpjhb@iafrica.co.za</a>	Tel: (011) 807-5000 Fax: (011) 807-5001