

# NOKA PARK

RIVERFIELDS



FEENSTRA  
GROUP

GROWTHPOINT  
PROPERTIES





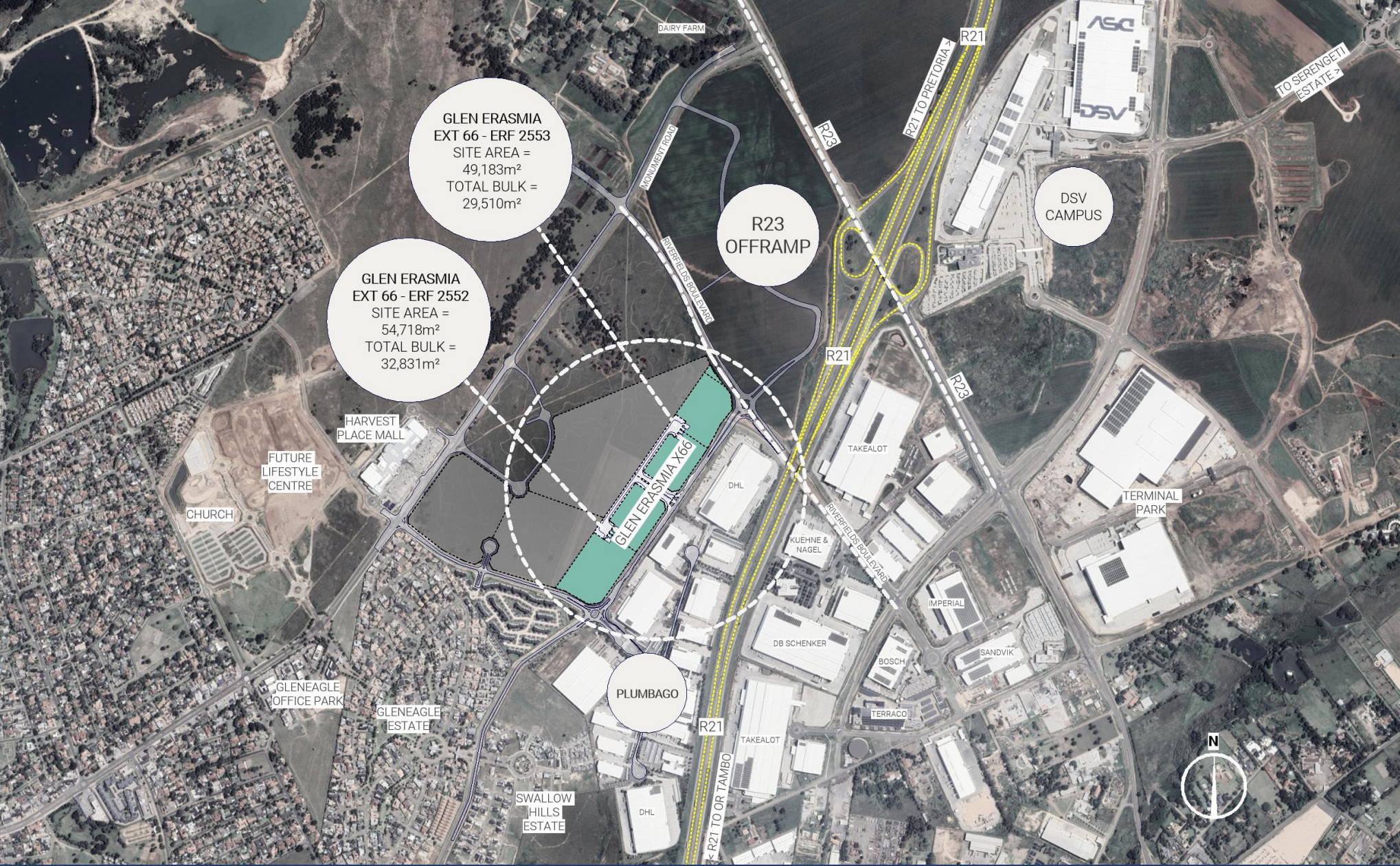


NOKA PARK

RIVERFIELDS

[www.nokaparkriverfields.co.za](http://www.nokaparkriverfields.co.za)



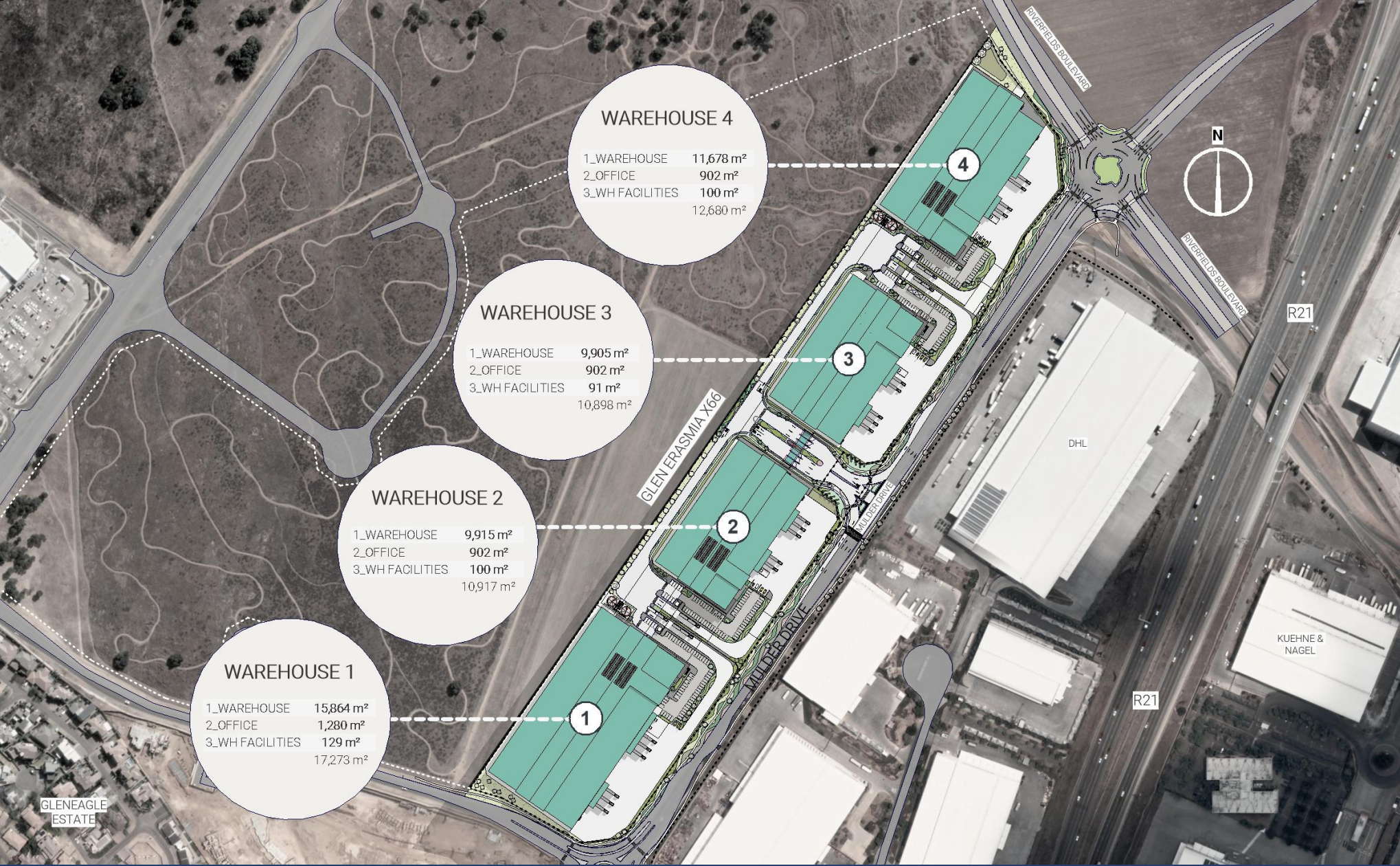


FEENSTRA  
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GROWTHPOINT  
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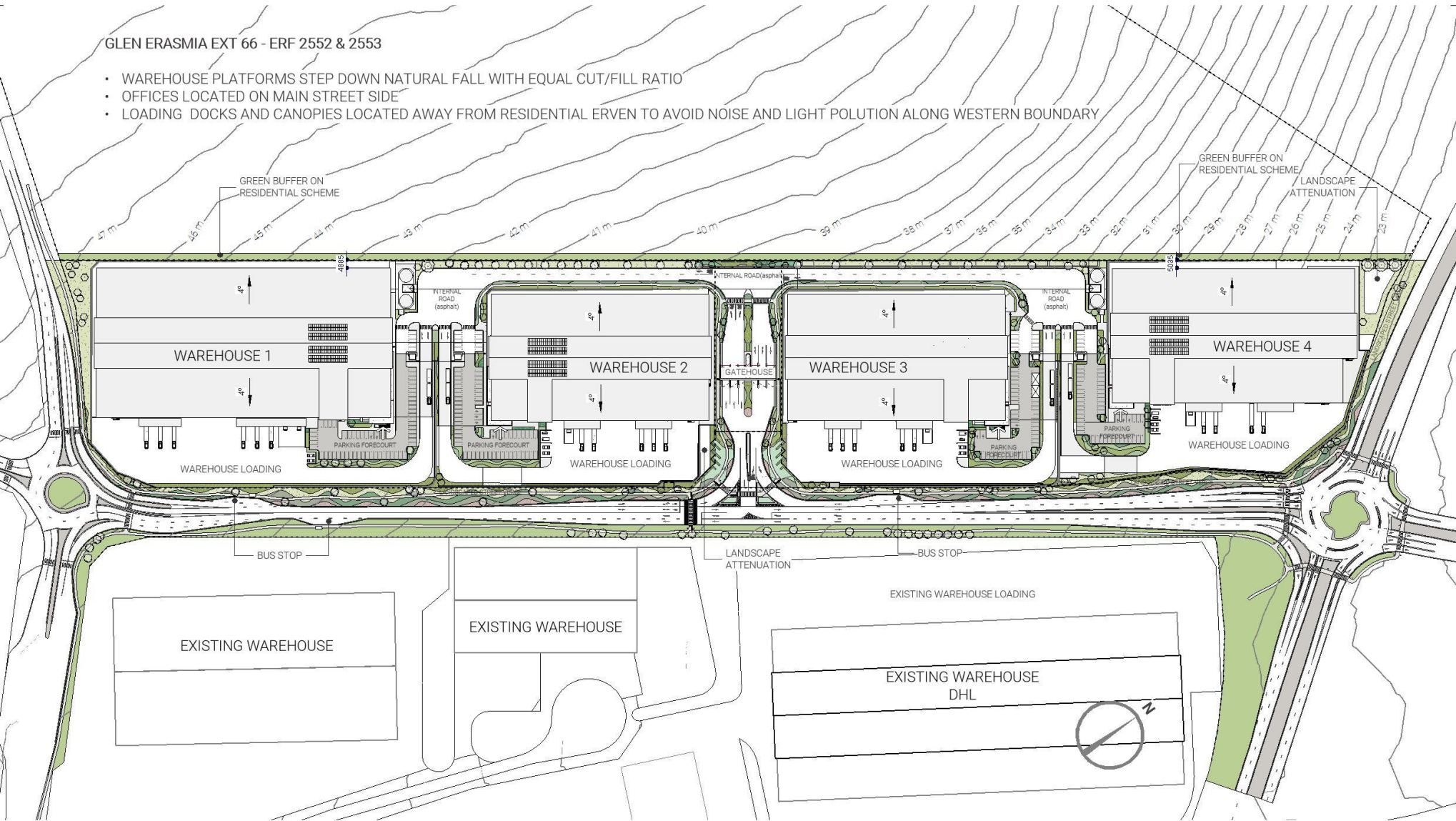






GLEN ERASMIA EXT 66 - ERF 2552 & 2553

- WAREHOUSE PLATFORMS STEP DOWN NATURAL FALL WITH EQUAL CUT/FILL RATIO
- OFFICES LOCATED ON MAIN STREET SIDE
- LOADING DOCKS AND CANOPIES LOCATED AWAY FROM RESIDENTIAL ERVEN TO AVOID NOISE AND LIGHT POLLUTION ALONG WESTERN BOUNDARY



ROOF PLAN



FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







PEDESTRIAN ENTRANCE ALIGNED  
WITH URBAN DESIGN

PRECINCT GATEHOUSE

BRAND logo  
02

PRECINCT SIGNAGE PANEL

INDIVIDUAL TENANT SIGNAGE  
PANELS

PRECINCT SIGNAGE PANEL

BUS STOP

MAIN ENTRANCE ROAD,  
WALKWAYS & EXTERNAL LIGHTING  
AS PER URBAN PRECINCT

1.5m CONC. BROOM  
FINISH WALKWAYS



FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







PEDESTRIAN ENTRANCE ALIGNED  
WITH URBAN DESIGN

INDIVIDUAL TENANT SIGNAGE  
PANELS

PRECINCT GATEHOUSE

PRECINCT SIGNAGE PANEL

BUS  
STOP

PRECINCT SIGNAGE PANEL

INDIVIDUAL TENANT SIGNAGE PANELS

MAIN ENTRANCE ROAD,  
WALKWAYS & EXTERNAL LIGHTING  
AS PER URBAN PRECINCT

1.5m CONC. BROOM  
FINISH WALKWAYS



FEENSTRA  
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TENANT BUILDING SIGNAGE

PRECINCT SIGNAGE PANEL

INDIVIDUAL TENANT SIGNAGE  
PANELS



FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







PEDESTRIAN ENTRANCE  
ALIGNED WITH URBAN DESIGN

INTERNAL AMENITY LIGHTING TO  
MATCH PLUMBAGO ENTRANCE

CLEARVU MANUAL NIGHT GATES

HIGH IMPACT BOLLARDS

1.5m CONC. BROOM  
FINISH WALKWAYS

PRECINCT SIGNAGE FABRICATED  
LETTERS (NON-ILLUMINATED)

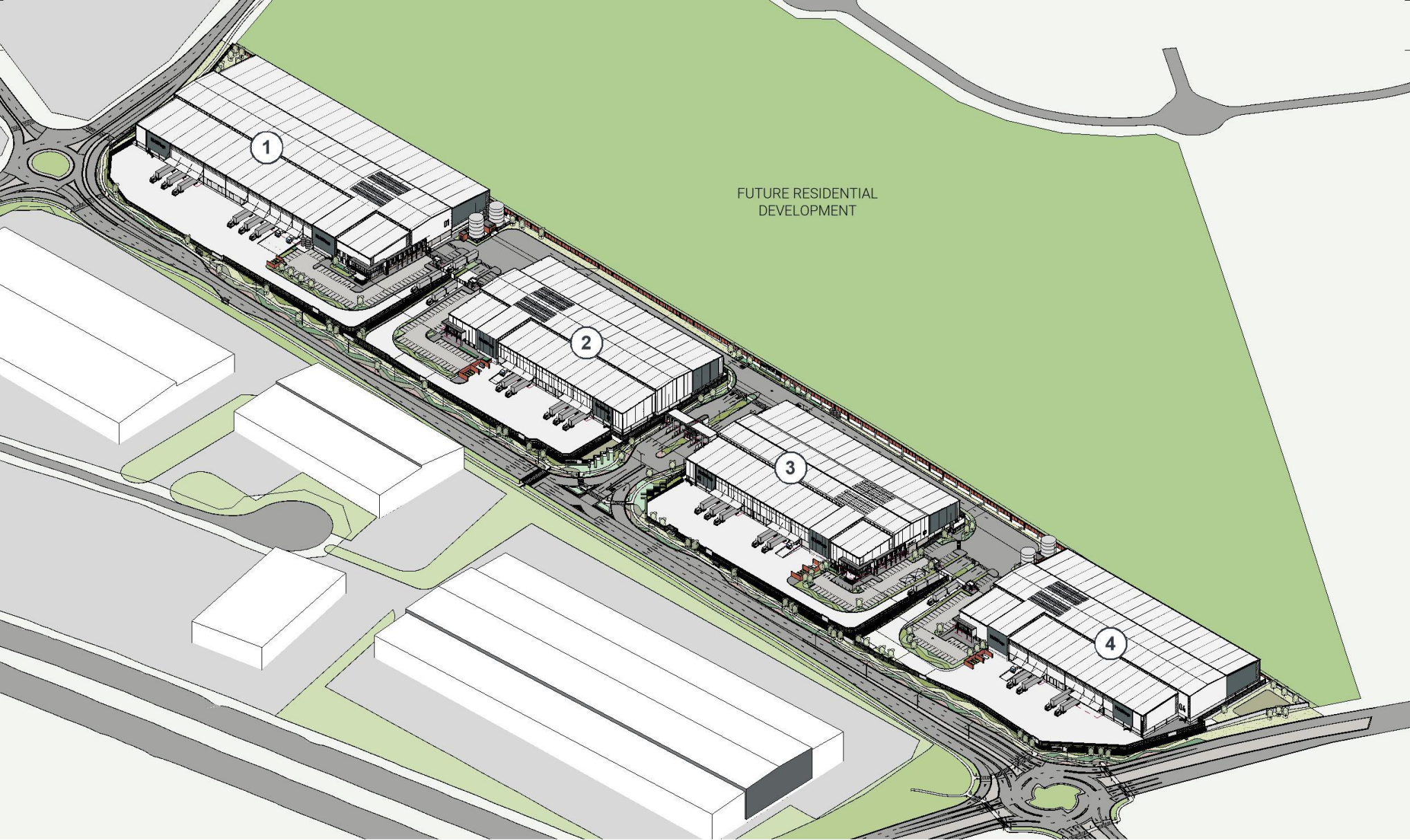


FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







FUTURE RESIDENTIAL  
DEVELOPMENT

ISOMETRIC OVERVIEW FROM NORTH EAST

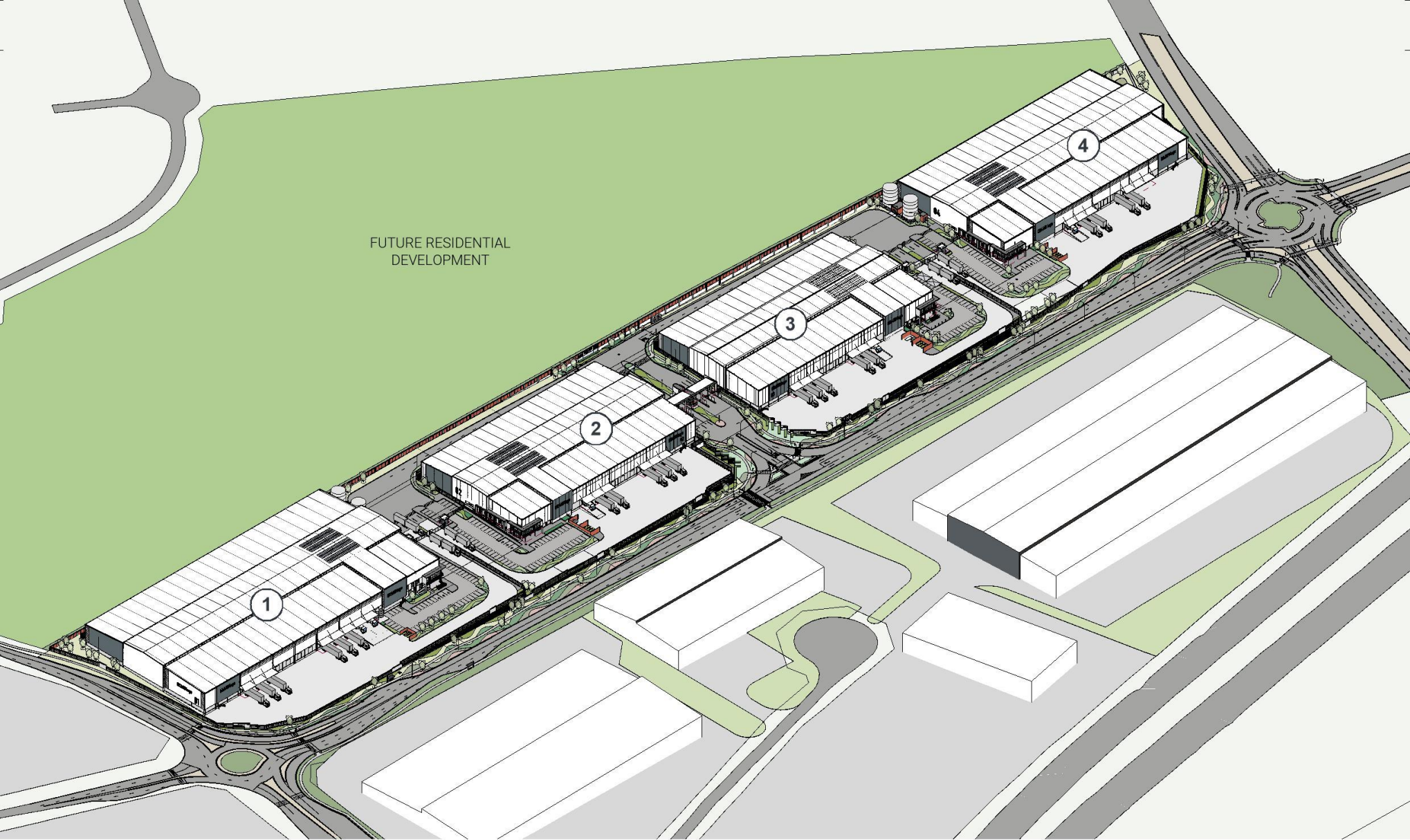


FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







ISOMETRIC OVERVIEW FROM SOUTH EAST

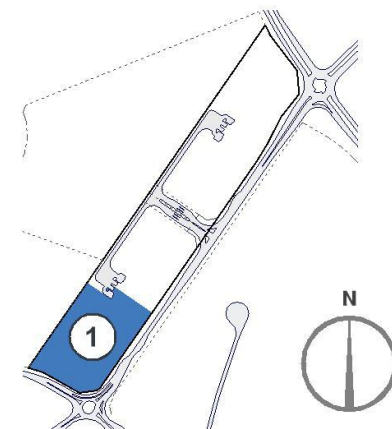
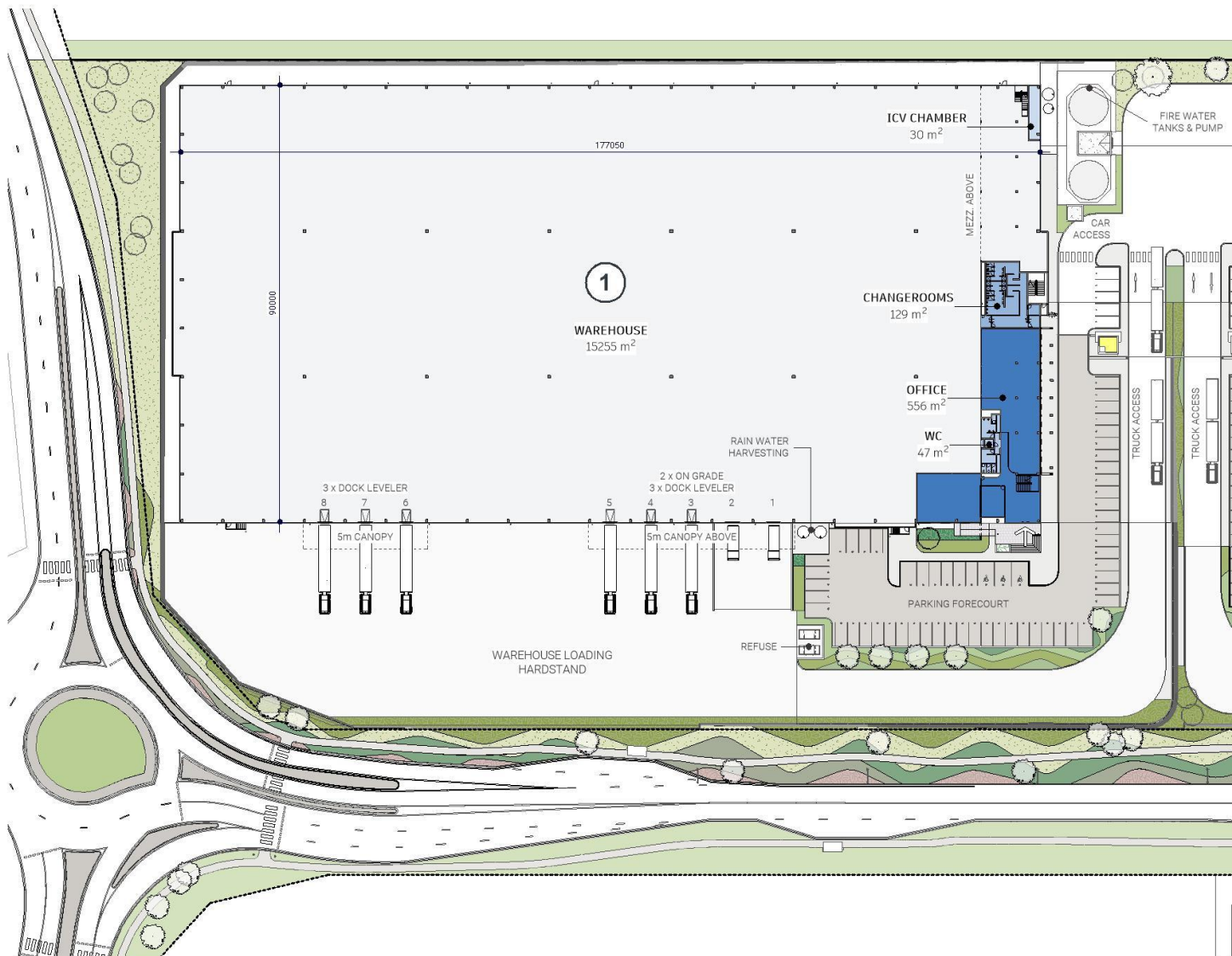


FEENSTRA  
GROUP

GROWTH-POINT  
PROPERTIES







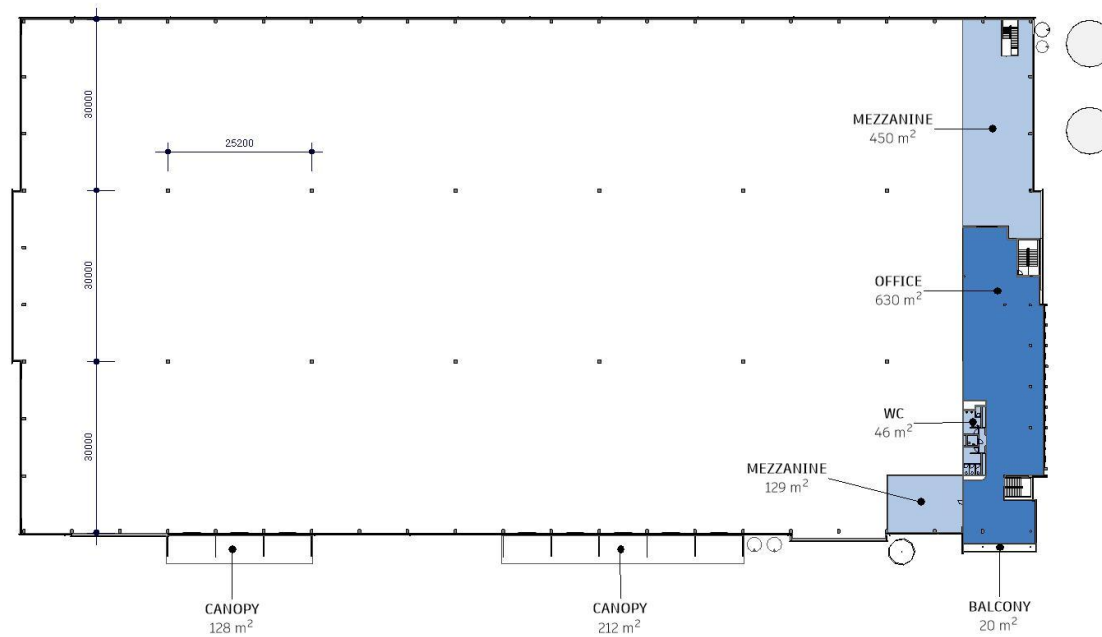
## FEATURES AT A GLANCE

1_WAREHOUSE	15,864 m²
2_OFFICE	1,280 m²
3_WH FACILITIES	129 m²
	17,273 m²

- FM2 Warehouse Floor
- 12m clear spring height
- Dock and on-grade access
- Office & staff ablution facilities
- Fire Protection & Smoke Control
- Natural Light in Warehouse
- LED lighting throughout
- Generator Provision
- Designed for Photovoltaic installations
- Performance low-e glazing to office
- 2.4m High Perimeter Fence with full height Electric Fence
- Precinct and Individual Tenant Secure Gatehouse Access

WAREHOUSE 1





## UNIT 01 - AREAS

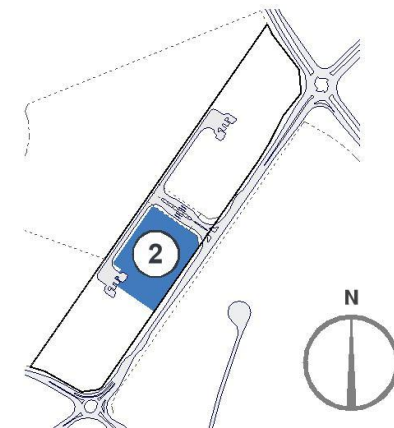
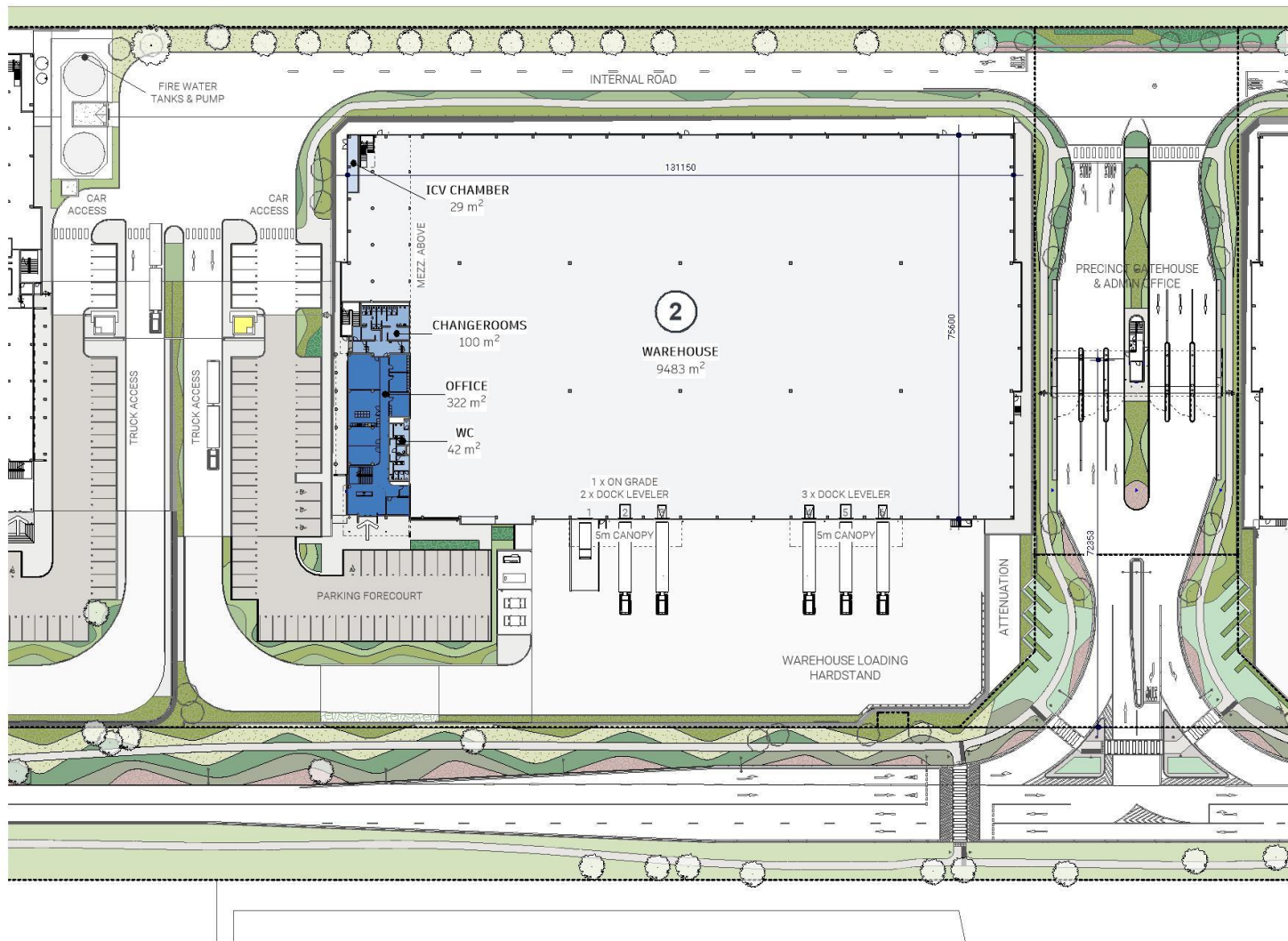
UNIT 1	
1_WAREHOUSE	
ICV CHAMBER	30 m <sup>2</sup>
MEZZANINE	579 m <sup>2</sup>
WAREHOUSE	15,255 m <sup>2</sup>
	15,864 m <sup>2</sup>
2_OFFICE	
OFFICE	1,186 m <sup>2</sup>
WC	93 m <sup>2</sup>
	1,280 m <sup>2</sup>
3_WH FACILITIES	
CHANGEROOMS	129 m <sup>2</sup>
	129 m <sup>2</sup>
4_SUPPLEMENTARY	
BALCONY	20 m <sup>2</sup>
CANOPY	340 m <sup>2</sup>
GATEHOUSE	10 m <sup>2</sup>
	371 m <sup>2</sup>
Grand total	17,643 m <sup>2</sup>

UNIT 1	
DISABLED BAY	3
OPEN	60
TOTAL BAYS	63



WAREHOUSE 1





## FEATURES AT A GLANCE

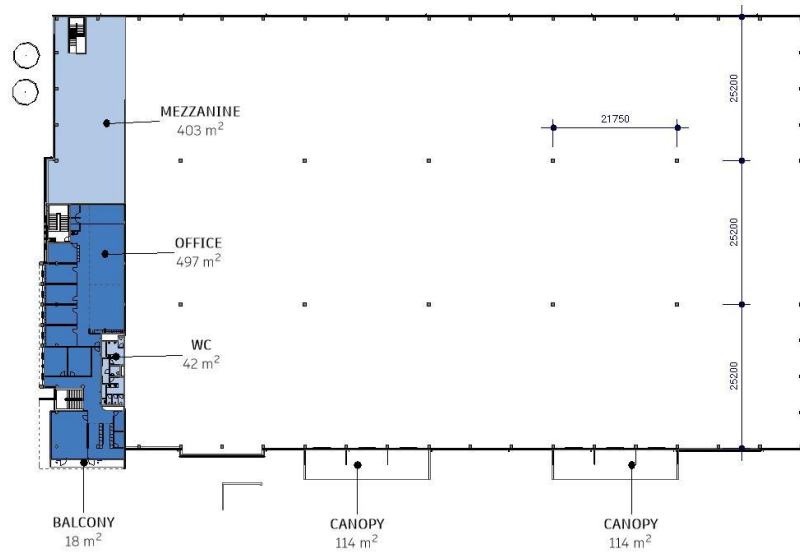
1_WAREHOUSE	9,915 m <sup>2</sup>
2_OFFICE	902 m <sup>2</sup>
3_WH FACILITIES	100 m <sup>2</sup>
	10,917 m <sup>2</sup>

- FM2 Warehouse Floor
- 12m clear spring height
- Dock and on-grade access
- Office & staff ablution facilities
- Fire Protection & Smoke Control
- Natural Light in Warehouse
- LED lighting throughout
- Generator Provision
- Designed for Photovoltaic installations
- Performance low-e glazing to office
- 2.4m High Perimeter Fence with full height Electric Fence
- Precinct and Individual Tenant Secure Gatehouse Access

WAREHOUSE 2

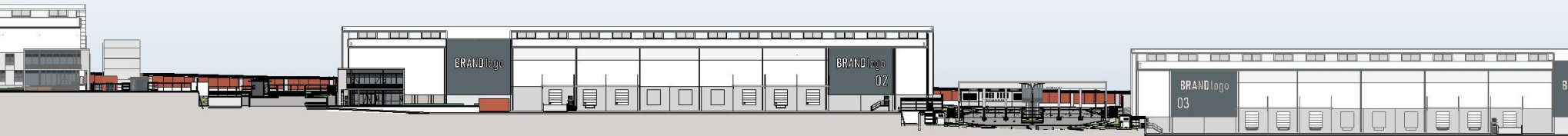


## UNIT 02 - AREAS



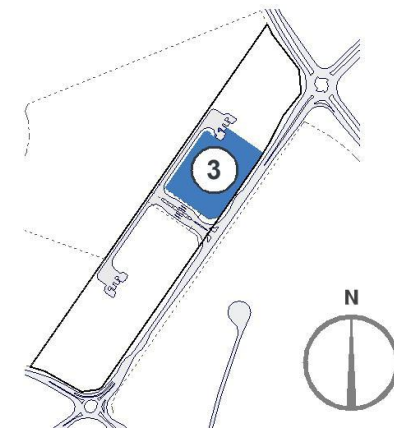
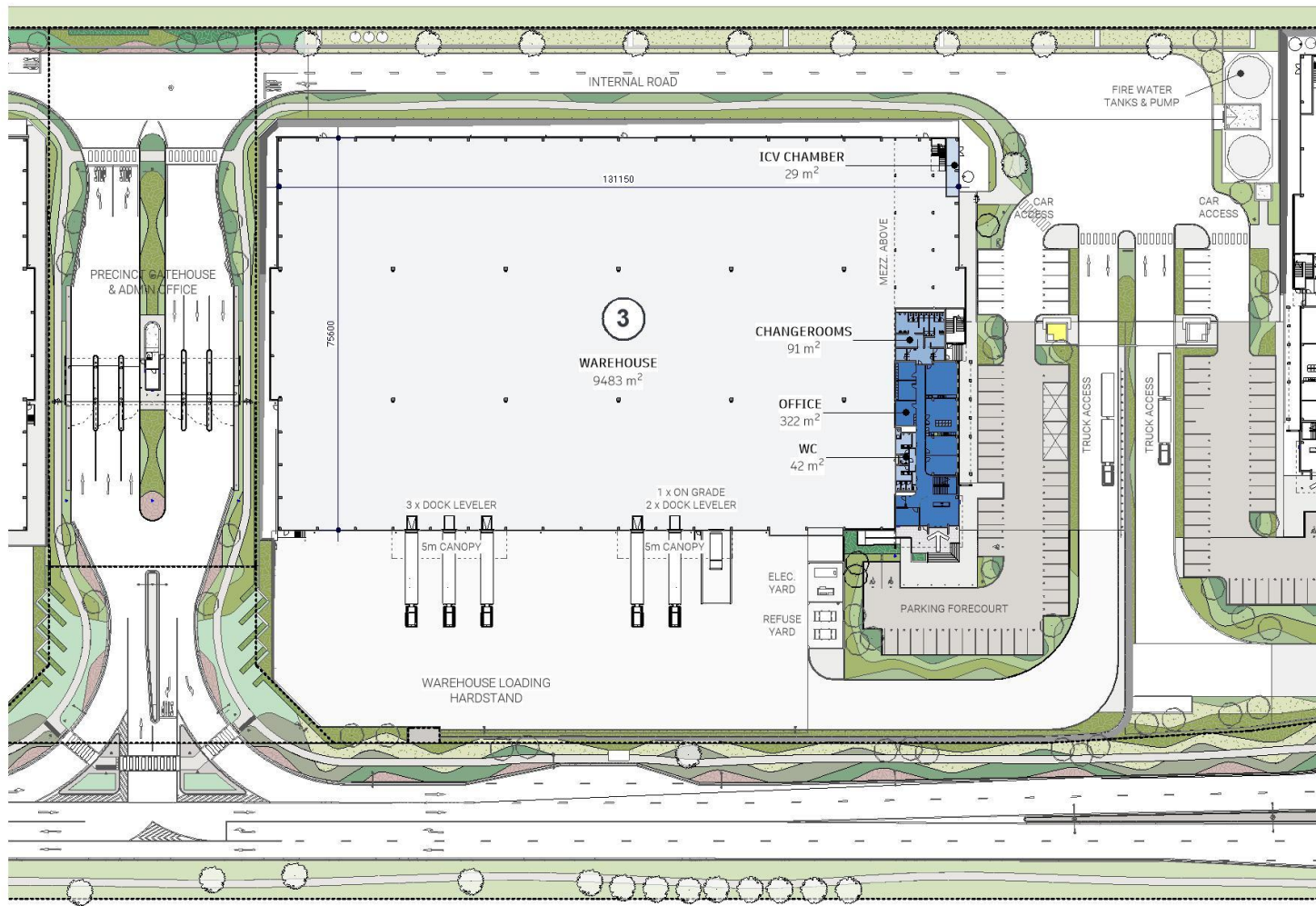
UNIT 2	
1_WAREHOUSE	
ICV CHAMBER	29 m <sup>2</sup>
MEZZANINE	403 m <sup>2</sup>
WAREHOUSE	9,483 m <sup>2</sup>
	9,915 m <sup>2</sup>
2_OFFICE	
OFFICE	819 m <sup>2</sup>
WC	83 m <sup>2</sup>
	902 m <sup>2</sup>
3_WH FACILITIES	
CHANGEROOMS	100 m <sup>2</sup>
	100 m <sup>2</sup>
4_SUPPLEMENTARY	
BALCONY	18 m <sup>2</sup>
CANOPY	229 m <sup>2</sup>
GATEHOUSE	10 m <sup>2</sup>
	257 m <sup>2</sup>
Grand total	11,174 m <sup>2</sup>

UNIT 2	
DISABLED BAY	4
OPEN	66
TOTAL BAYS	70



WAREHOUSE 2





## FEATURES AT A GLANCE

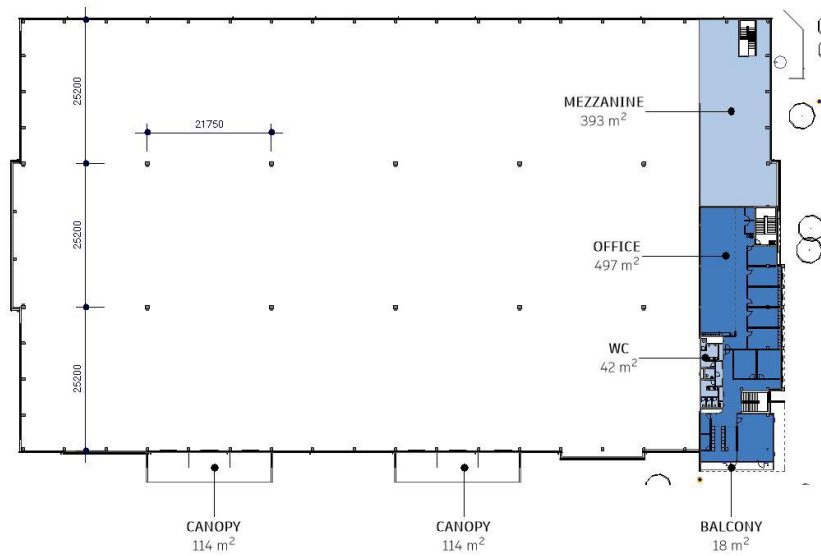
1_WAREHOUSE	9,905 m <sup>2</sup>
2_OFFICE	902 m <sup>2</sup>
3_WH FACILITIES	91 m <sup>2</sup>
	10,898 m <sup>2</sup>

- FM2 Warehouse Floor
- 12m clear spring height
- Dock and on-grade access
- Office & staff ablution facilities
- Fire Protection & Smoke Control
- Natural Light in Warehouse
- LED lighting throughout
- Generator Provision
- Designed for Photovoltaic installations
- Performance low-e glazing to office
- 2.4m High Perimeter Fence with full height Electric Fence
- Precinct and Individual Tenant Secure Gatehouse Access

WAREHOUSE 3



## UNIT 03 - AREAS



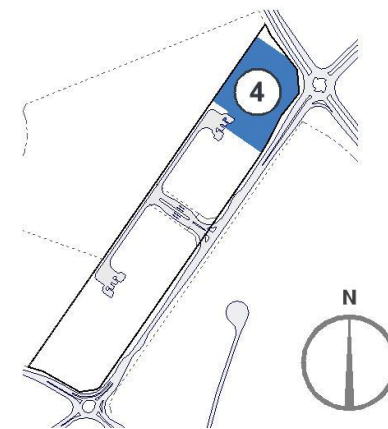
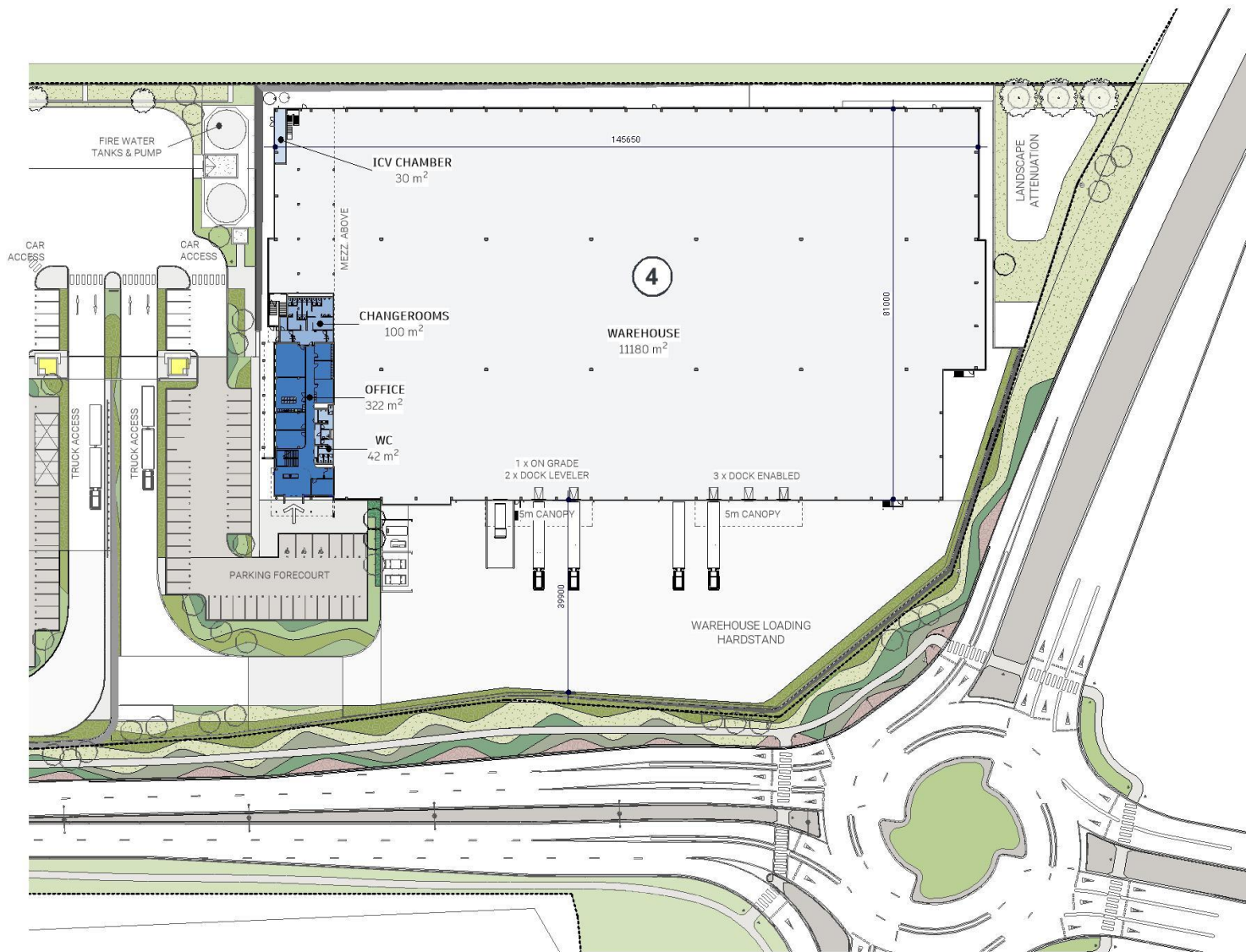
UNIT 3	
1_WAREHOUSE	
ICV CHAMBER	29 m <sup>2</sup>
MEZZANINE	393 m <sup>2</sup>
WAREHOUSE	9,483 m <sup>2</sup>
	9,905 m <sup>2</sup>
2_OFFICE	
OFFICE	819 m <sup>2</sup>
WC	83 m <sup>2</sup>
	902 m <sup>2</sup>
3_WH FACILITIES	
CHANGEROOMS	91 m <sup>2</sup>
	91 m <sup>2</sup>
4_SUPPLEMENTARY	
BALCONY	18 m <sup>2</sup>
CANOPY	229 m <sup>2</sup>
GATEHOUSE	10 m <sup>2</sup>
	257 m <sup>2</sup>
Grand total	11,155 m <sup>2</sup>

UNIT 3	
DISABLED BAY	3
OPEN	47
SHADEPORT	6
TOTAL BAYS	56



WAREHOUSE 3





### FEATURES AT A GLANCE

1_WAREHOUSE	11,678 m <sup>2</sup>
2_OFFICE	902 m <sup>2</sup>
3_WH FACILITIES	100 m <sup>2</sup>
	12,680 m <sup>2</sup>

- FM2 Warehouse Floor
- 12m clear spring height
- Dock and on-grade access
- Office & staff ablution facilities
- Fire Protection & Smoke Control
- Natural Light in Warehouse
- LED lighting throughout
- Generator Provision
- Designed for Photovoltaic installations
- Performance low-e glazing to office
- 2.4m High Perimeter Fence with full height Electric Fence
- Precinct and Individual Tenant Secure Gatehouse Access

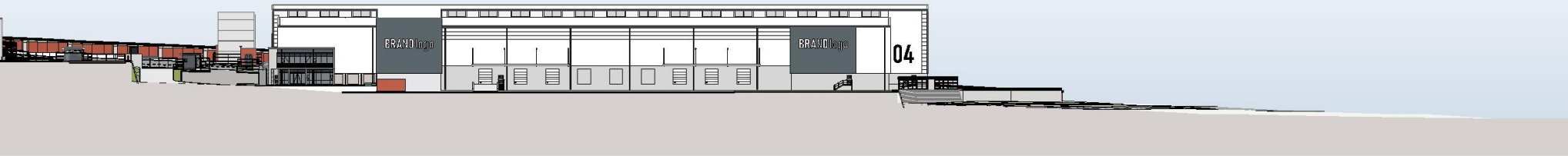
WAREHOUSE 4



Architectural floor plan of the first floor. The plan shows a large rectangular main area with a grid of columns. On the left side, there is a vertical strip containing a MEZZANINE (468 m²), OFFICE (497 m²), and WC (42 m²). At the bottom left is a BALCONY (18 m²). At the bottom are two CANOPY areas (111 m² each). Dimensions are indicated: 21750 for the main width and 27000 for the height of the main area. A north arrow is in the top left corner.

Room/Feature	Area (m²)
MEZZANINE	468
OFFICE	497
WC	42
BALCONY	18
CANOPY (Left)	111
CANOPY (Right)	111

UNIT 4	
DISABLED BAY	3
OPEN	50
TOTAL BAYS	53



FEENSTRA  
GROUP

**GROWTH-POINT**  
PROPERTIES



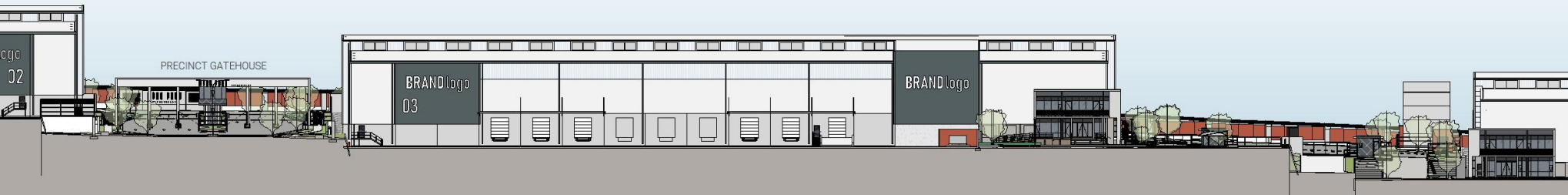




NORTH EAST ELEVATION

#### NORTH & EAST WAREHOUSE FINISHES

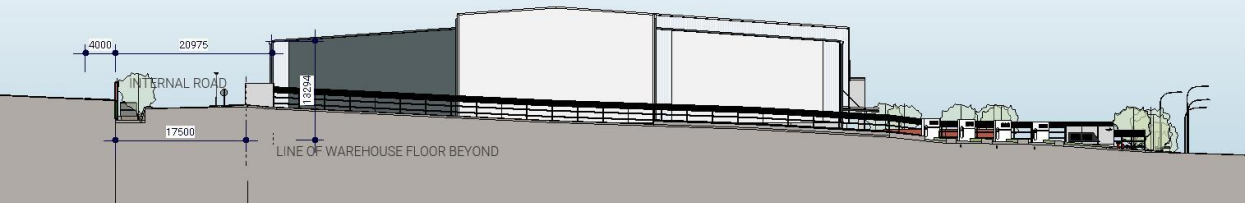
- WAREHOUSE PLINTH WALLS TO BE PRECAST TILT UP CONCRETE
- WHITE SIDE CLADDING WITH GREY ACCENT PANELS
- WHITE DIFFUSER POLYCARB FOR NATURAL LIGHT TO WAREHOUSE
- WHITE SECTIONAL DOORS TO WAREHOUSE
- 2 STOREY OFFICES WITH CLEARLY ARTICULATED CORNER ENTRANCES WITH FULL HEIGHT GLASS.
- REMAINING OFFICE FACADES INTRODUCE RHYTHM AND PROPORTION
- ALL EXTERNAL GLASS TO BE DARK-GRAY LOW-E PERFORMANCE GLASS
- OFFICE PLINTH IN FACE BRICK FOR TEXTURE AND LOW MAINTENANCE
- STAINLESS STEEL BALUSTRADES
- MASSING TO STEP DOWN PRECINCT FOLLOWING NATURAL GROUND LEVEL
- 4m LANDSCAPE BUFFER ZONE ON RESIDENTIAL ERVEN



SOUTH EAST ELEVATION

*a timeless quality of contemporary architecture of white buildings with grey accent set in a green landscaped environment*

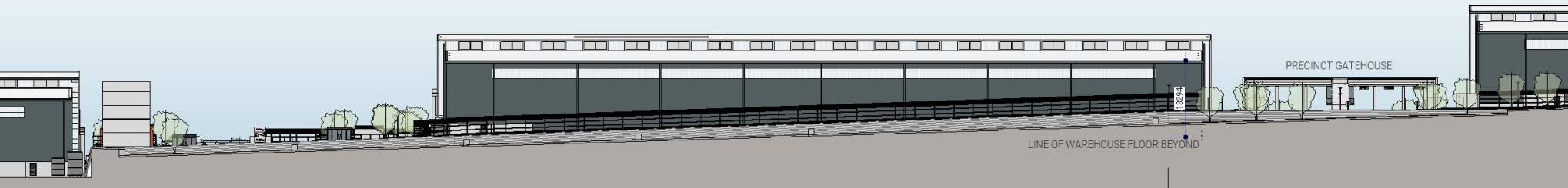
TYPICAL NORTH & SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

#### FINISHES NOTES

- WAREHOUSE PLINTH WALLS TO BE PRECAST TILT UP CONCRETE
- WHITE SIDE CLADDING WITH LIGHT GREY ACCENT PANELS
- PREDOMINATELY GREY SIDE CLADDING TO RESIDENTIAL FACING FACADES TO MITIGATE GLARE AND IMPACT OF WAREHOUSING
- WHITE DIFFUSER POLYCARB FOR NATURAL LIGHT TO WAREHOUSE
- WAREHOUSING ALONG THESE FACADES TO BE IN MAXIMUM CUT
- 4m LANDSCAPE BUFFER ZONE ON RESIDENTIAL ERMEN



NORTH WEST ELEVATION

*a timeless quality of contemporary architecture of white buildings with grey accent set in a green landscaped environment*

TYPICAL NORTH & SOUTH WEST ELEVATION



## ROOF SHEETING

- CONCEALED FIX
- MACSTEEL NOVOTEXI 440 PROFILE (or similar and accepted)
- SAFAL Steel Colorplus® - Zincalume AZ150 coated steel G550, 0.53mmmm, SEA SPRAY colour coated external finish with a Cool Grey backing coat
- 75mm Factorylite Over Purlin Insulation
- Flashings shall be manufactured from SAFAL Steel Colorplus® - Zincalume AZ150 0.55MM coated steel G550

## SIDE CLADDING

- POSITIVE FIX
- MACSTEEL WIDESPAN PROFILE (or similar and accepted)
- Broad Flute Out
- SAFAL Steel Colorplus® - Zincalume AZ150 coated steel G550, 0.47mm, SEA SPRAY colour coated external finish with a Cool Grey backing coat
- Flashings shall be manufactured from SAFAL Steel Colorplus® - Zincalume AZ150 0.55MM coated steel G550

## POLYCARB

- PALRAM SUNTUF UV2
- 1.25mm Polycarbonate sheet with integrated UV protective layer on both sides
- COLOUR: Translucent WHITE DIFFUSER (Transmits 85% visible light with complete light dispersion, produces diffused and consistent lighting within the structure).
- PROFILE: To match side cladding profile

## PRECAST TILT UP

- PRECAST TILT UP WALLING TO STRUCTURAL ENGINEERS DETAILS
- Typical Height = 2400mm
- Full Height at Warehouse Overhead Doors

## FACE BRICK

- COROBRICK
- Terracotta Satin FBS
- To be used at office plinth, warehouse accents, & on external plant areas (fire pump room, refuse yard, electrical energy centre, gatehouses, etc.)

*Seaspray*

SIDE CLADDING: COLORPLUS SEASPRAY

*Slate*

ACCENT GREY: COLORPLUS SLATE

White  
Diffuser

TYPICAL WAREHOUSE FINISHES



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GROWTH-POINT  
PROPERTIES



ACCENT SHEETING PANEL FOR  
TENANT SIGNAGE

WESTERN BOUNDARY WALL TO COMPLIMENT  
EXISTING GLEN STARLING RESIDENTIAL  
DEVELOPEMNT ON BLAAUWKLIPPEN AVENUE

FACE BRICK REFUSE YARD &  
GENERATOR SCREEN WALLS

BRANDlogo

03

LANDSCAPE PENINSULA

HEAVY DUTY CONCRETE  
HARDSTAND FOR TRUCK ACCESS

INTERLOCKING PAVED PARKING  
FORECOURT

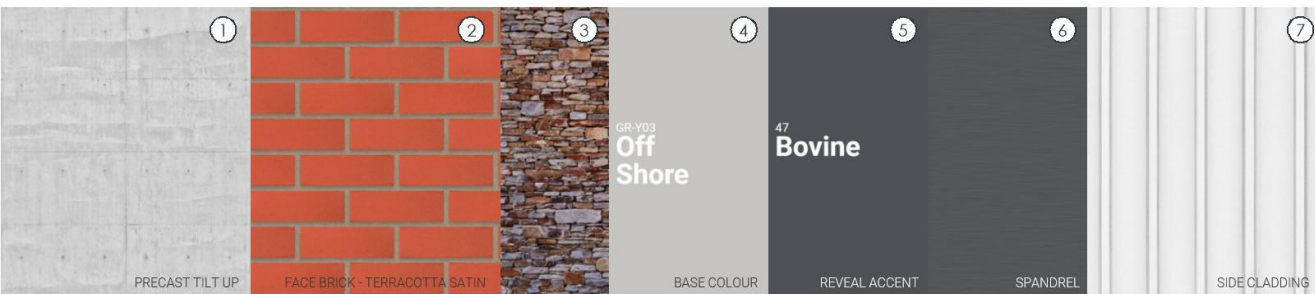
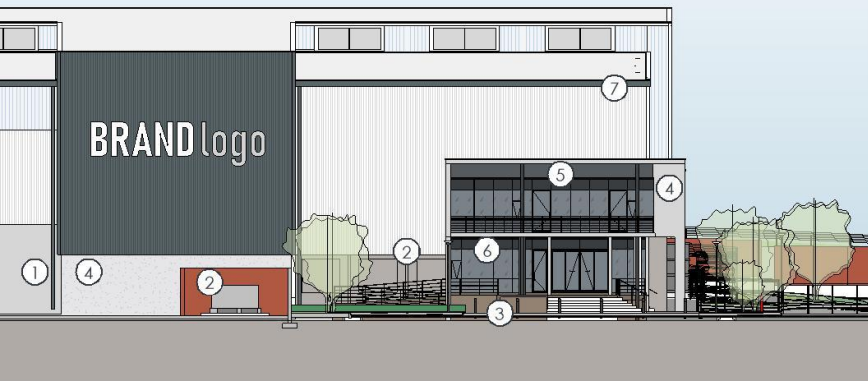


FEENSTRA  
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GROWTHPOINT  
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#### Pilkington Eclipse Advantage™ Grey

Light Transmission:	32%
Total Solar heat transmission:	41%
Reflection (outside-in):	10%
Reflection (inside-out):	27%

TYPICAL OFFICE MASSING & FINISHES



ACCENT SHEETING PANEL FOR  
TENANT SIGNAGE

FACE BRICK REFUSE YARD &  
GENERATOR SCREEN WALLS

INTERLOCKING PAVED  
PARKING FORECOURT

LANDSCAPE PENINSULA

HEAVY DUTY CONCRETE  
HARDSTAND FOR TRUCK ACCESS

PEDESTRIAN ACCESS FROM  
MAIN GATEHOUSE

CANTILEVER DOME  
SHADEPORT WITH LIGHT  
GRAY FABRIC & BLACK  
M/S PAINT

AMENITY LIGHTING TO  
MATCH ENTRANCE

LANDSCAPE PENINSULA

TYPICAL FORECOURT AND OFFICE MASSING RELATIONSHIP



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GROWTH-POINT  
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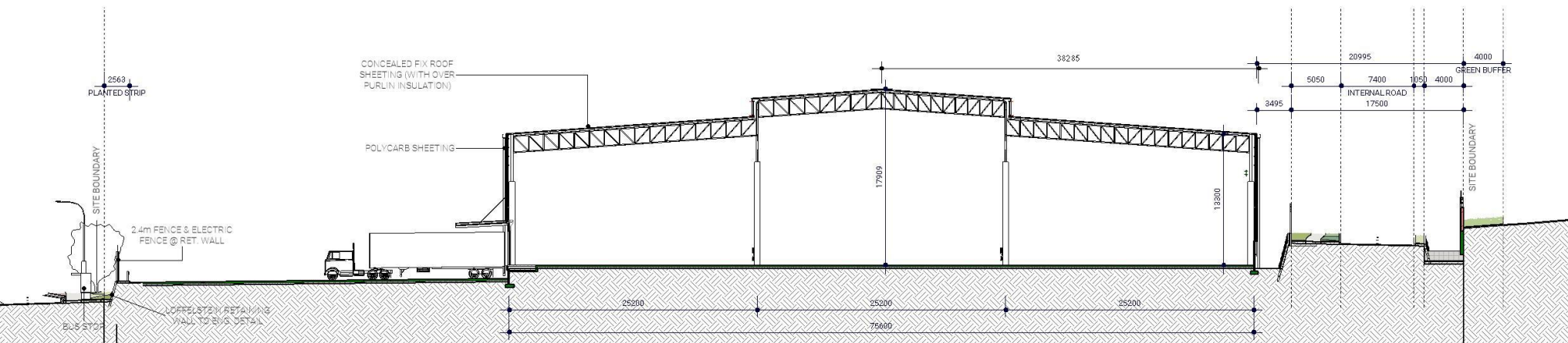


WAY FINDING BUILDING NUMBER

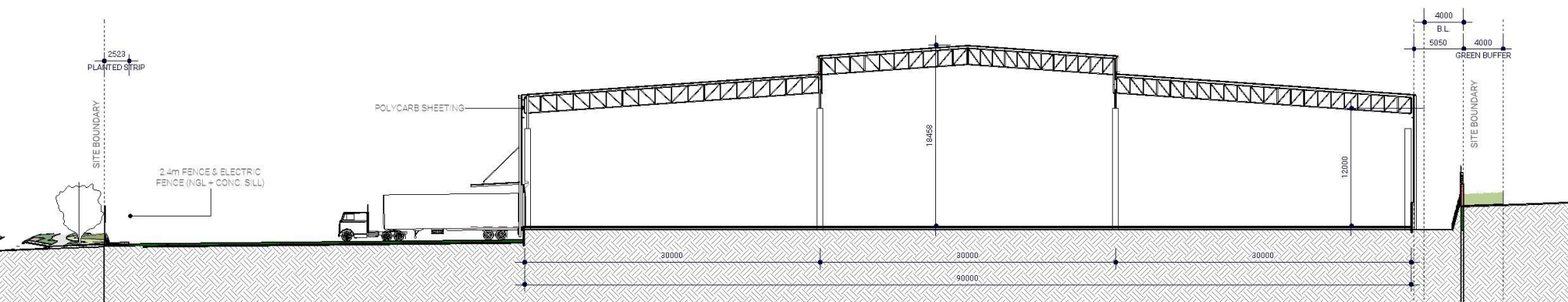
PEDESTRIAN ACCESS FROM  
MAIN GATEHOUSE

ASPHALT TO PRIVATE  
INTERNAL ROAD

TENANT SIGNAGE PYLON  
BETWEEN WH3 AND WH4



TYPICAL SECTION THROUGH INTERNAL ROAD



TYPICAL SECTION THROUGH WAREHOUSE 1

TYPICAL SECTIONS



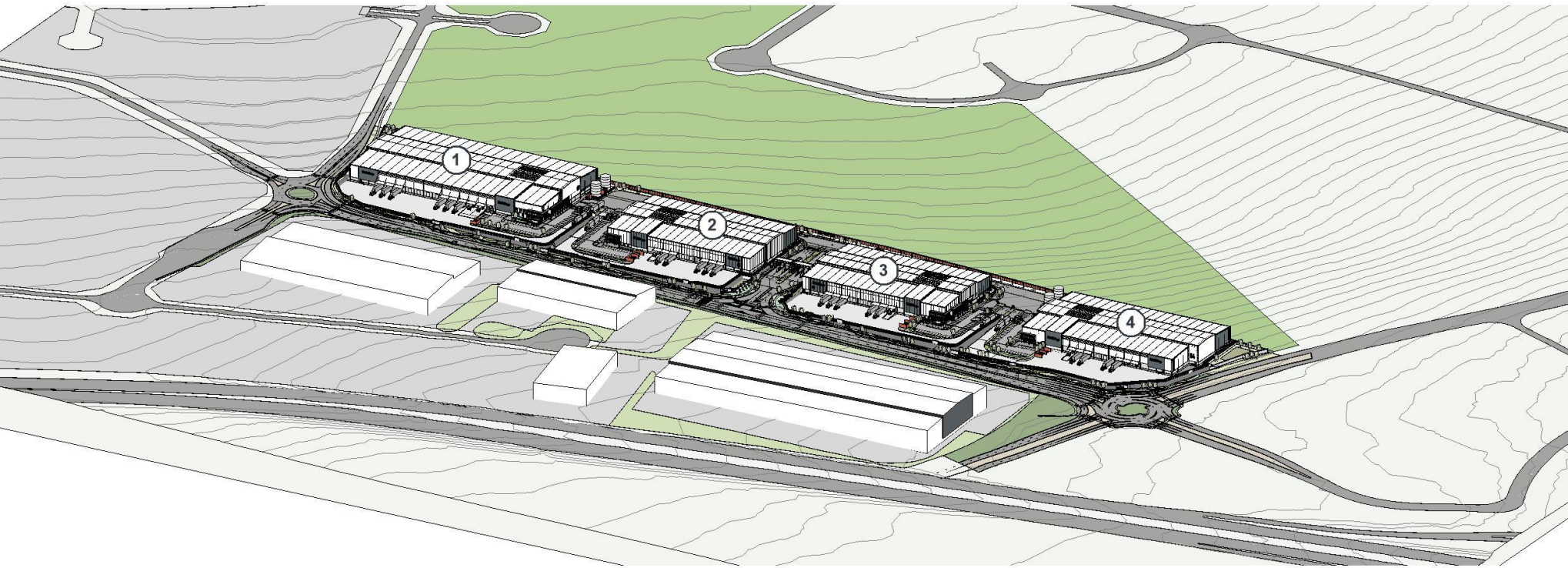
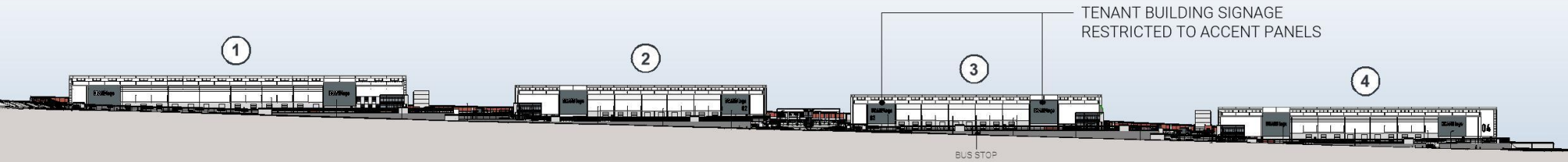
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GROWTH-POINT  
PROPERTIES





- WAREHOUSE PLATFORMS STEP DOWN NATURAL FALL WITH EQUAL CUT/FILL RATIO
- OFFICES LOCATED ON MAIN STREET SIDE
- LOADING DOCKS AND CANOPIES LOCATED AWAY FROM RESIDENTIAL ERVEN TO AVOID NOISE AND LIGHT POLLUTION ALONG WESTERN BOUNDARY



MULDER ROAD ELEVATION (EAST)



PRECINCT SIGNAGE PANEL

RANDOM CONCRETE INFILL  
PANELS AS PER URBAN DESIGN

INDIVIDUAL TENANT SIGNAGE  
TO WAREHOUSE ONLY ON  
ACCENT PANELS

MULDER ROAD - ARRIVAL AT NORTH EAST CORNER



FEENSTRA  
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## Feenstra Group

The Feenstra Group of Companies are niche Commercial developers and investors, and also specialises in Strategic Facilities Management and Student an Inner-city Accommodation.

We leverage our network of internal experts, strategic partners, alliances and preferred suppliers to deliver measurable results to our clients. We have developed “centres of excellence” in several areas to help our clients reduce costs while improving service levels.

[www.feenstragroup.co.za](http://www.feenstragroup.co.za)

## Growthpoint Properties

Growthpoint Properties, the largest South African primary REIT listed on the JSE, is an international property company with assets in South Africa, Eastern Europe, And Australia.

Committed to creating space to thrive, we own and manage a diversified property portfolio of over 470 property assets, locally as well as internationally.

[www.growthpoint.co.za](http://www.growthpoint.co.za)

**Additional T&C's apply:**

Standard Feenstra Group documentation shall be used

This document does not constitute a formal offer

The information contained herein is confidential and intended for the client

Development proposals are subject to Feenstra's board approval

Document valid for 60 days after submission to client

All proposals are based on current layout plans and perspectives

A mandate on the property must have written approval from Feenstra Group

All mandates are client specific (no general mandates)

We reserve the right to change any information herein without notice

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FEENSTRA  
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GROWTHPOINT  
PROPERTIES



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