



# NOKA PARK

RIVERFIELDS



FEENSTRA  
GROUP

GROWTHPOINT  
PROPERTIES

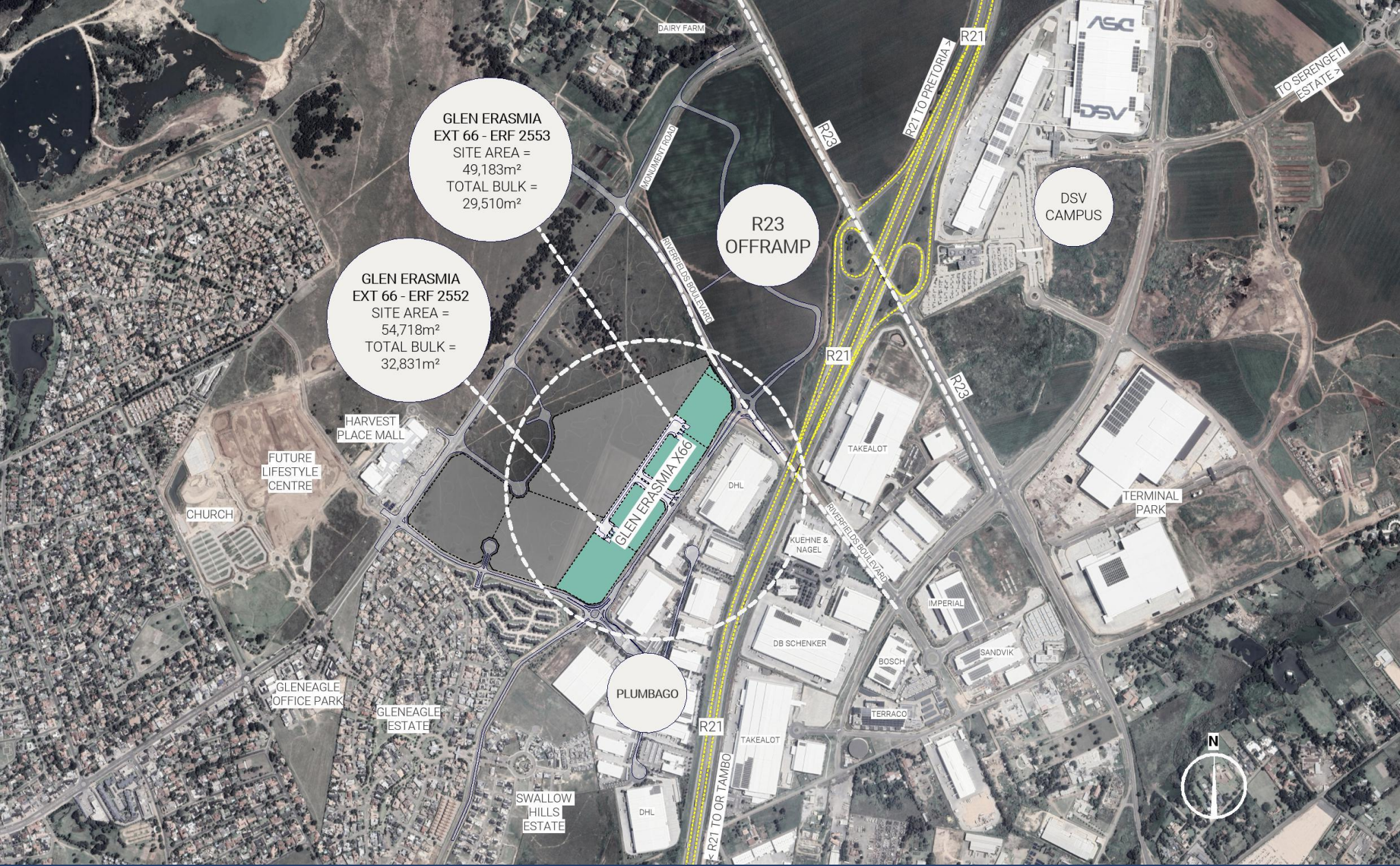




# NOKA PARK

RIVERFIELDS

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



GLEN ERASMIA  
EXT 66 - ERF 2553  
SITE AREA =  
49,183m<sup>2</sup>  
TOTAL BULK =  
29,510m<sup>2</sup>

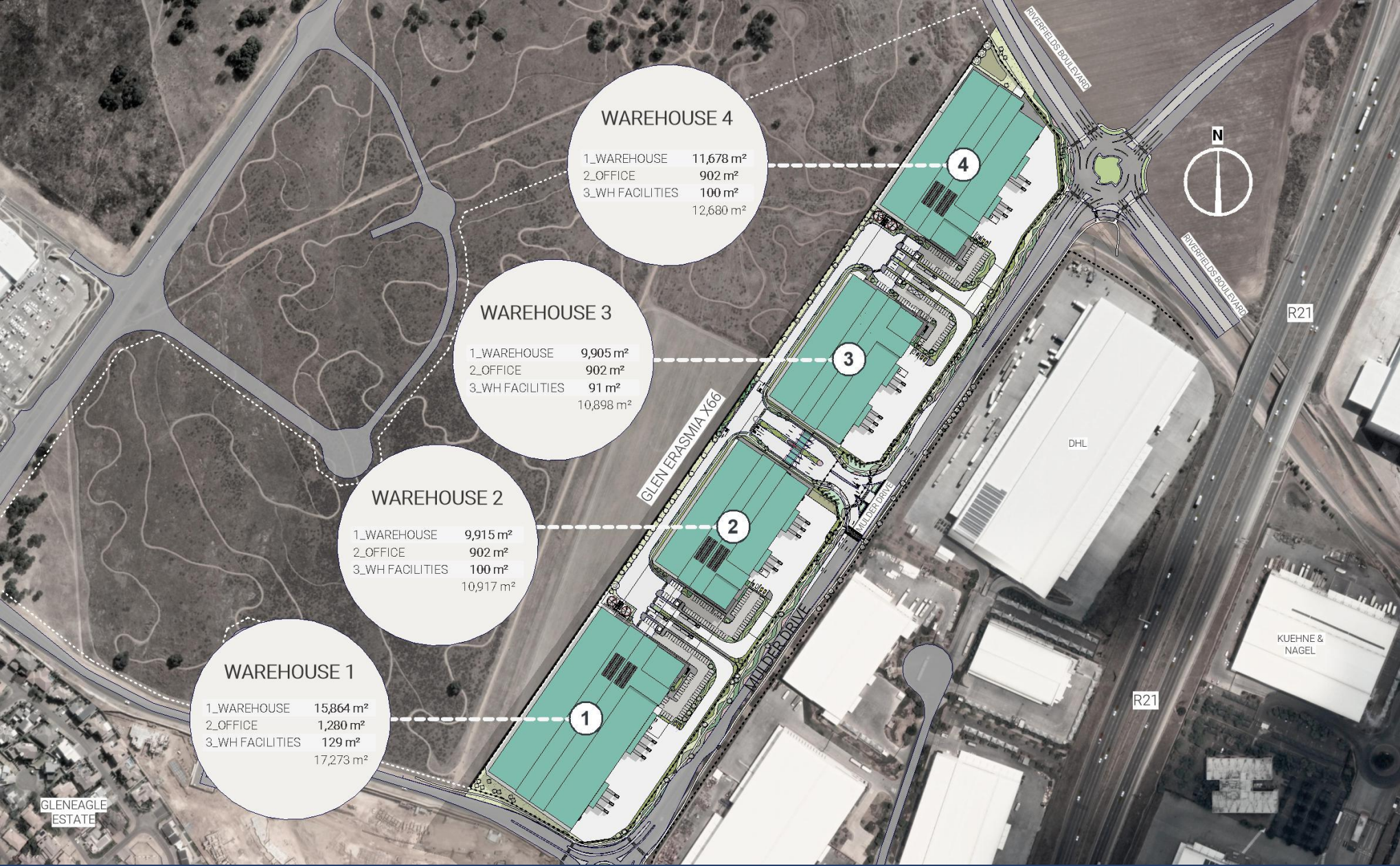
GLEN ERASMIA  
EXT 66 - ERF 2552  
SITE AREA =  
54,718m<sup>2</sup>  
TOTAL BULK =  
32,831m<sup>2</sup>

R23  
OFFRAMP

DSV  
CAMPUS

GLEN ERASMIA X66

PLUMBAGO



### WAREHOUSE 4

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>

### WAREHOUSE 3

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>

### WAREHOUSE 2

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>

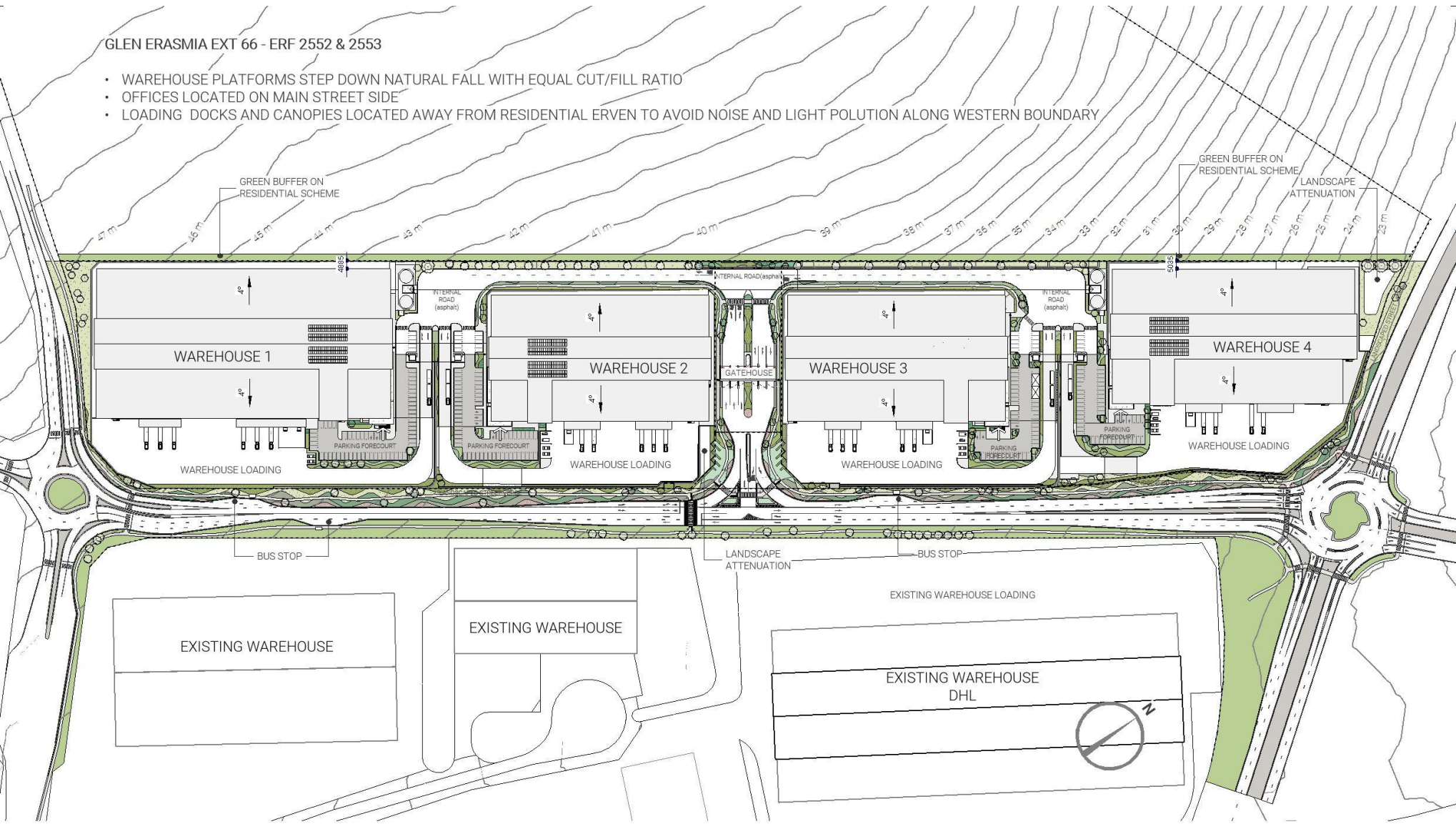
### WAREHOUSE 1

1_WAREHOUSE	15,864 m <sup>2</sup>
2_OFFICE	1,280 m <sup>2</sup>
3_WH FACILITIES	129 m <sup>2</sup>
	17,273 m <sup>2</sup>

GLENEAGLE ESTATE

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



PEDESTRIAN ENTRANCE ALIGNED WITH URBAN DESIGN

PRECINCT GATEHOUSE

INDIVIDUAL TENANT SIGNAGE PANELS

PRECINCT SIGNAGE PANEL

BRAND logo  
02

BRAND logo  
03

BRAND logo  
04

BUS STOP

PRECINCT SIGNAGE PANEL

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

1.5m CONC. BROOM FINISH WALKWAYS



FEENSTRA  
GROUP

GROWTHPOINT  
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



TENANT BUILDING SIGNAGE

PRECINCT SIGNAGE PANEL

BUS STOP

INDIVIDUAL TENANT SIGNAGE PANELS



PEDESTRIAN ENTRANCE  
ALIGNED WITH URBAN DESIGN

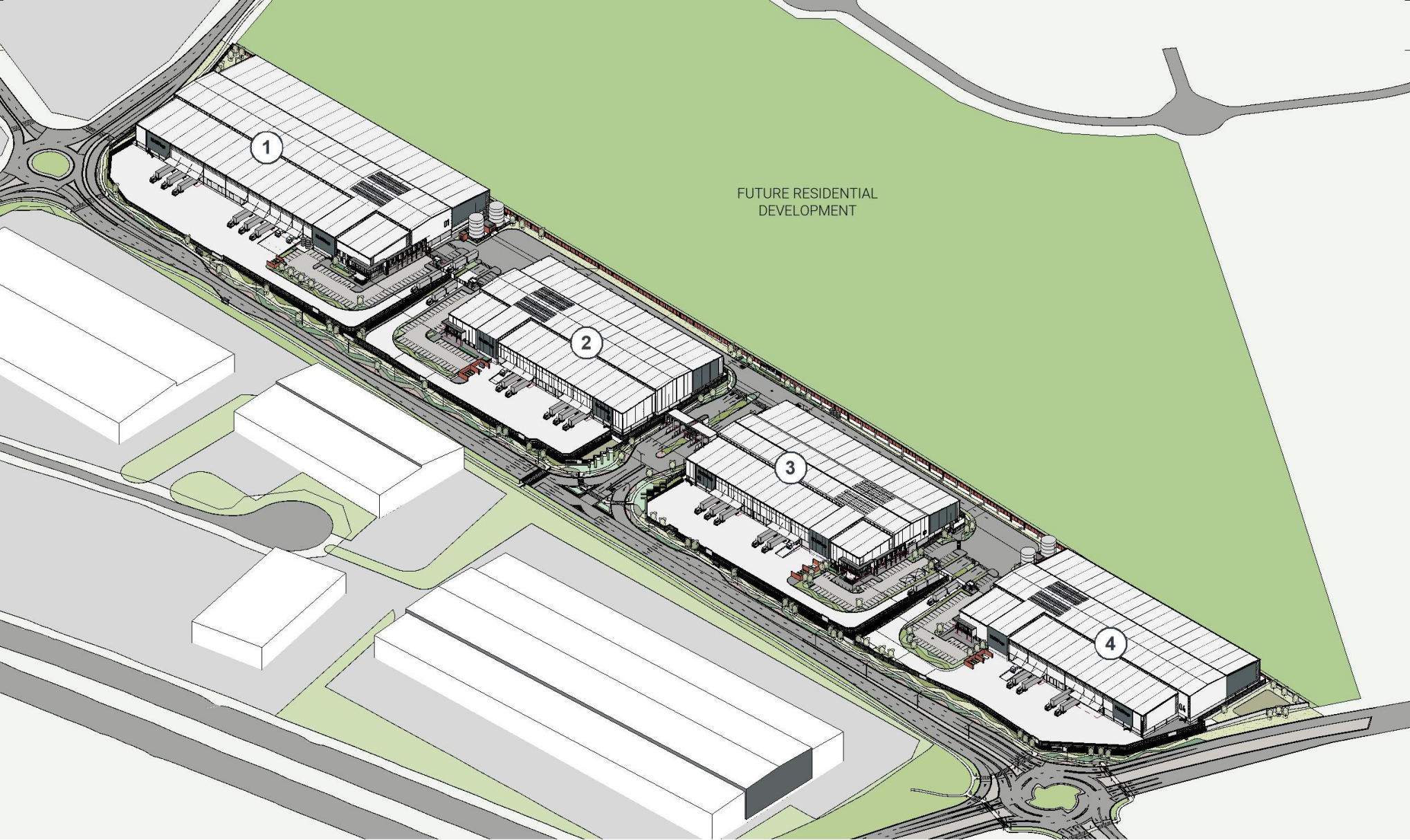
INTERNAL AMENITY LIGHTING TO  
MATCH PLUMBAGO ENTRANCE

CLEARVU MANUAL NIGHT GATES

HIGH IMPACT BOLLARDS

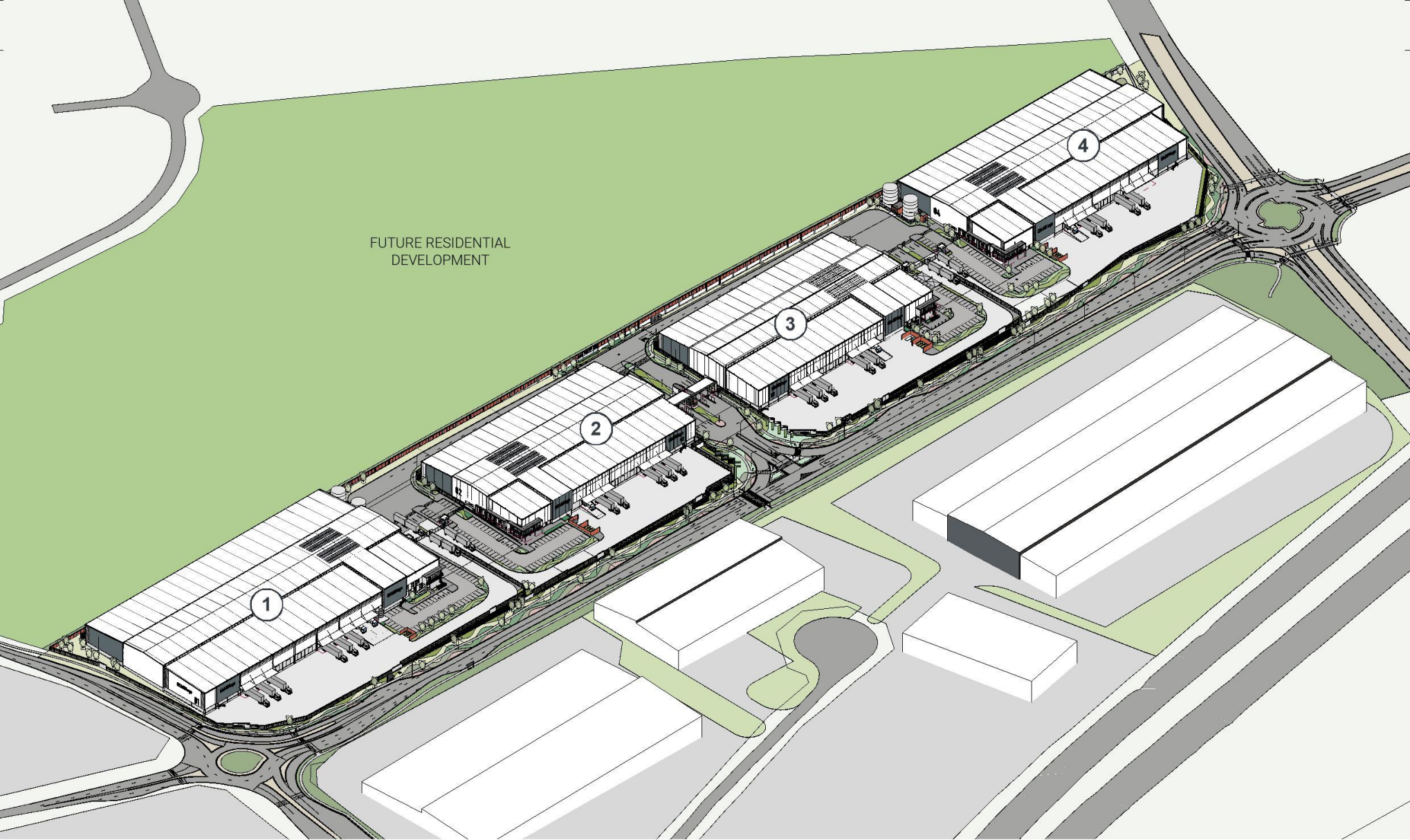
1.5m CONC. BROOM  
FINISH WALKWAYS

PRECINCT SIGNAGE FABRICATED  
LETTERS (NON-ILLUMINATED)



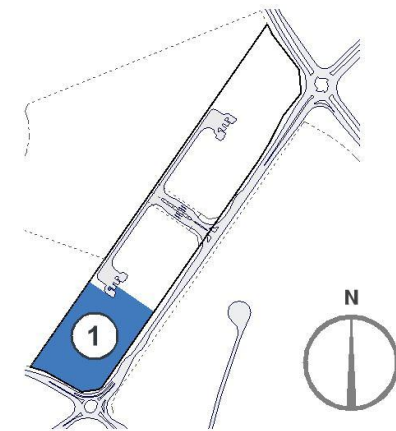
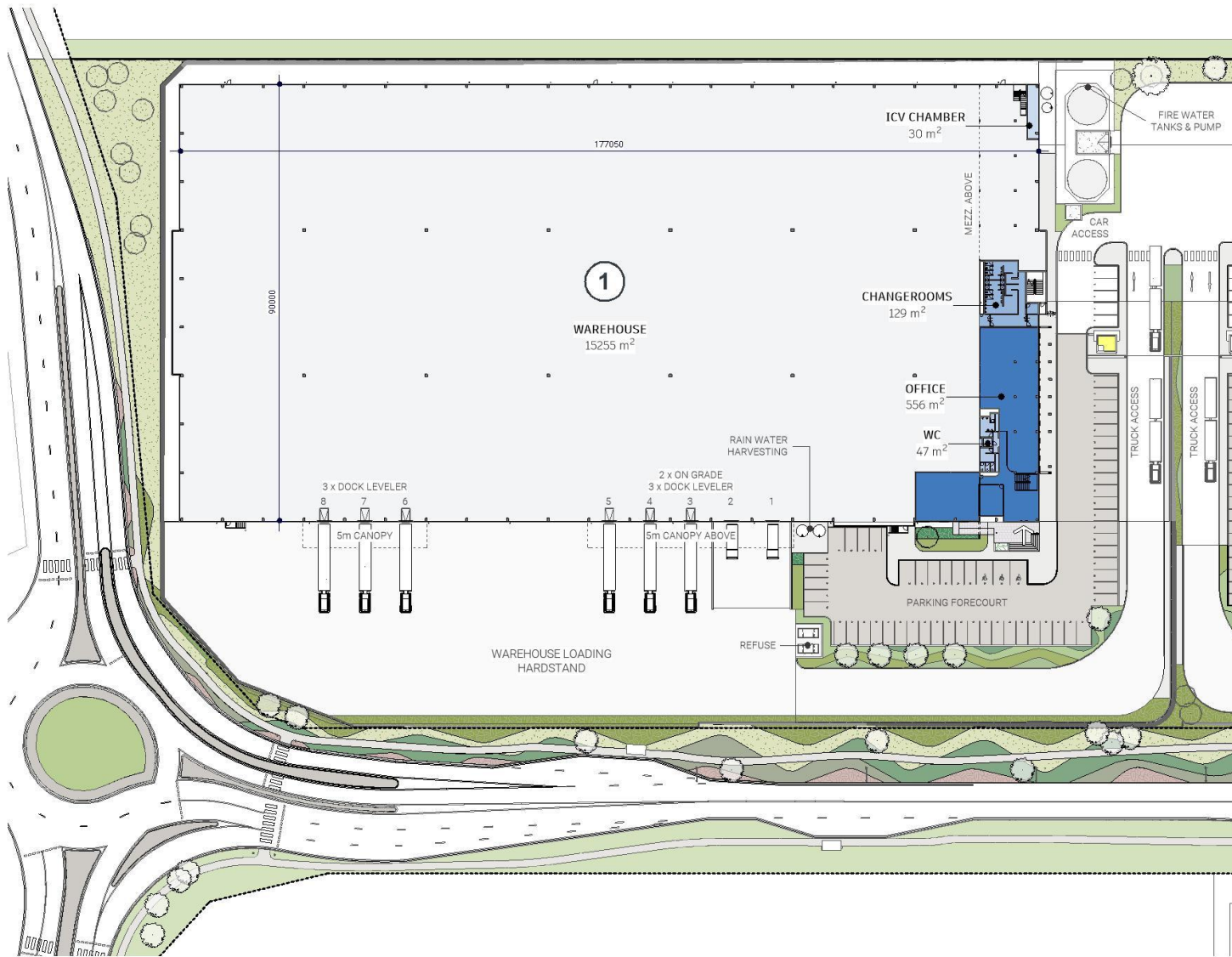
FUTURE RESIDENTIAL  
DEVELOPMENT

ISOMETRIC OVERVIEW FROM NORTH EAST



FUTURE RESIDENTIAL  
DEVELOPMENT

ISOMETRIC OVERVIEW FROM SOUTH EAST

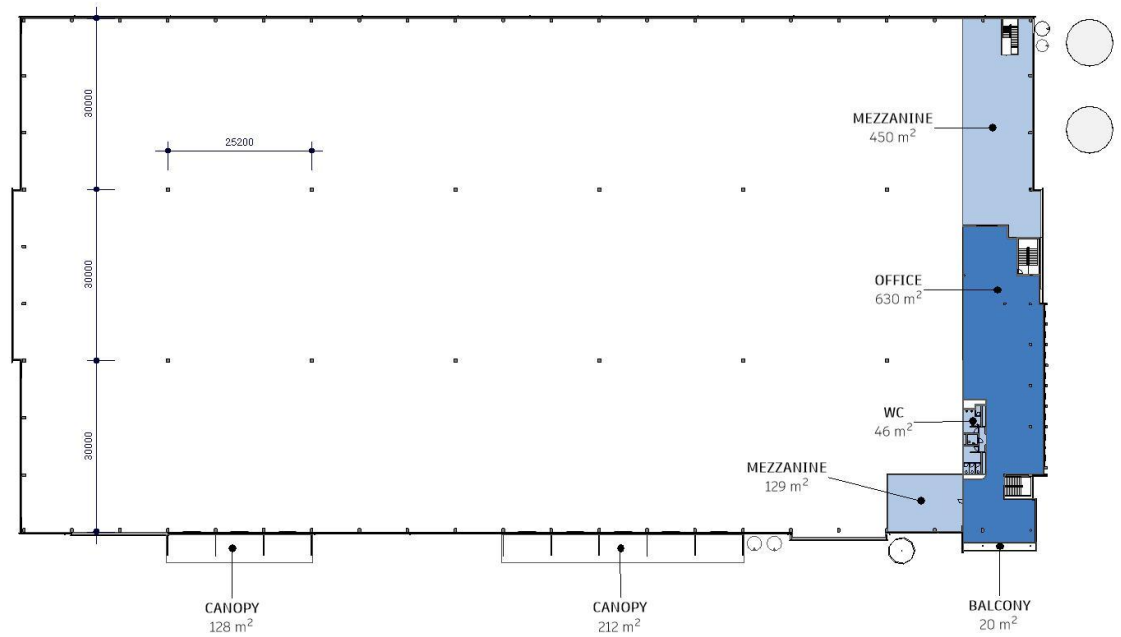


### FEATURES AT A GLANCE

1_WAREHOUSE	15,864 m <sup>2</sup>
2_OFFICE	1,280 m <sup>2</sup>
3_WH FACILITIES	129 m <sup>2</sup>
	17,273 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

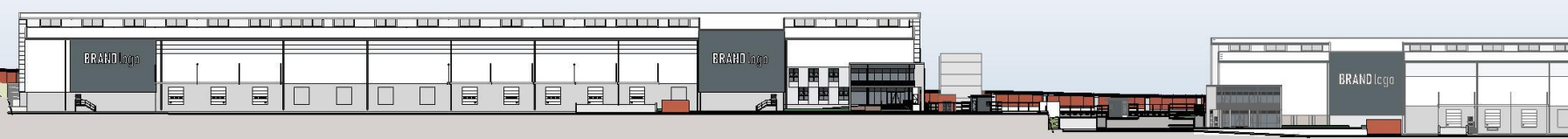
WAREHOUSE 1



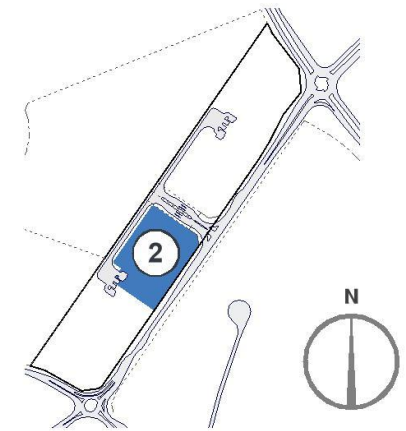
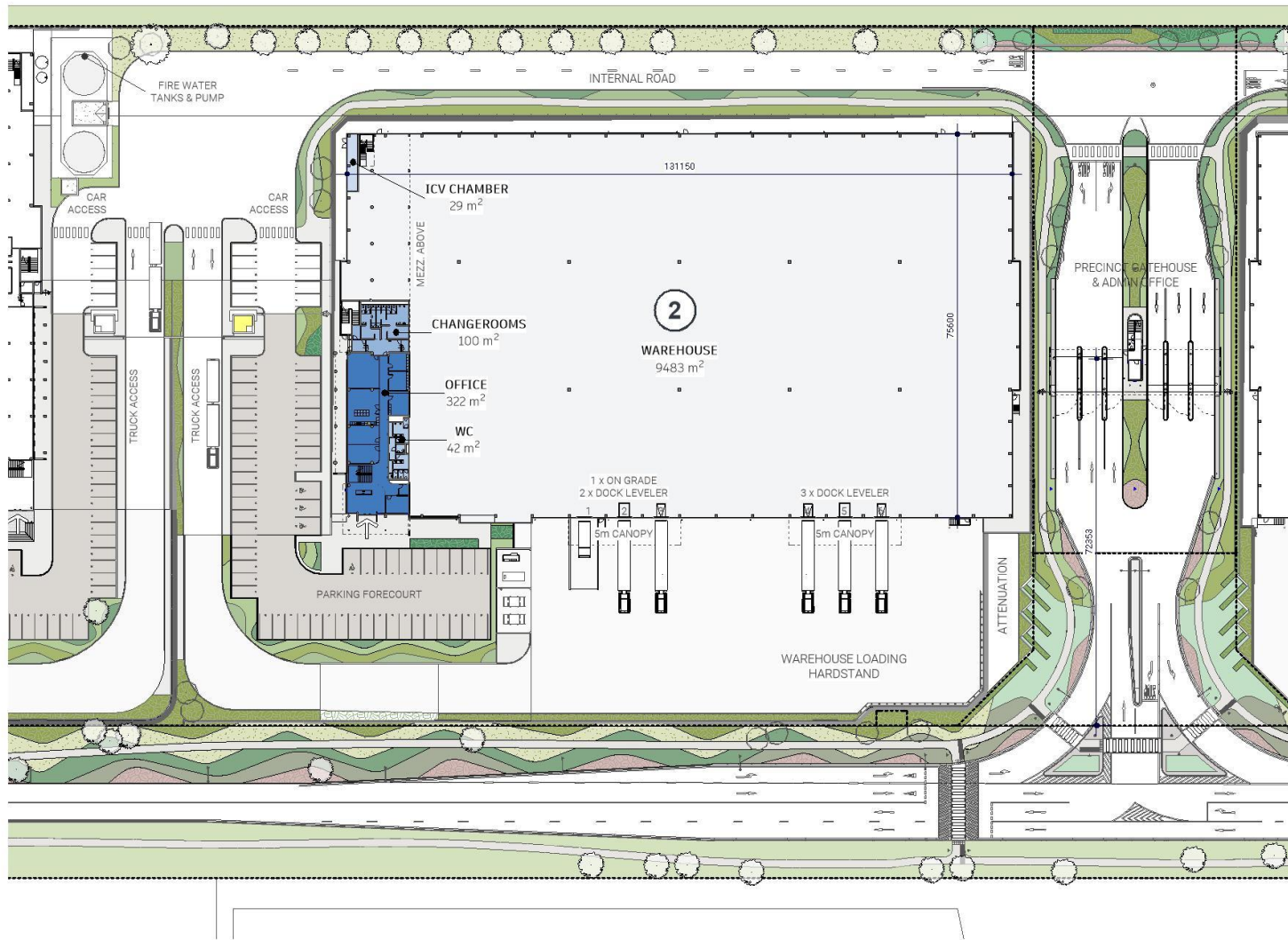
## UNIT 01 - AREAS

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



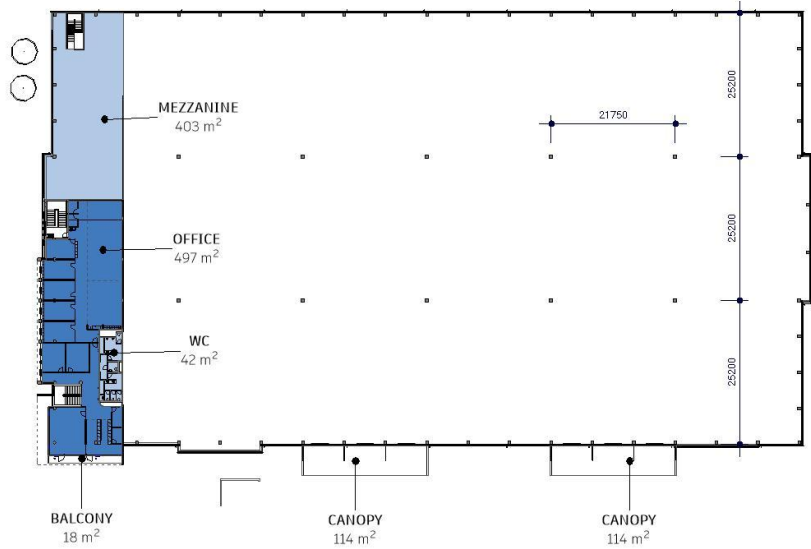
### FEATURES AT A GLANCE

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 ablation 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

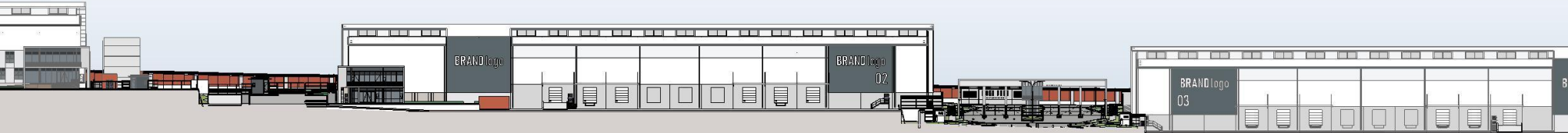
WAREHOUSE 2

# UNIT 02 - AREAS

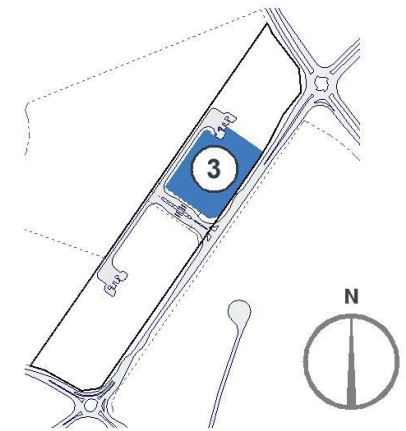
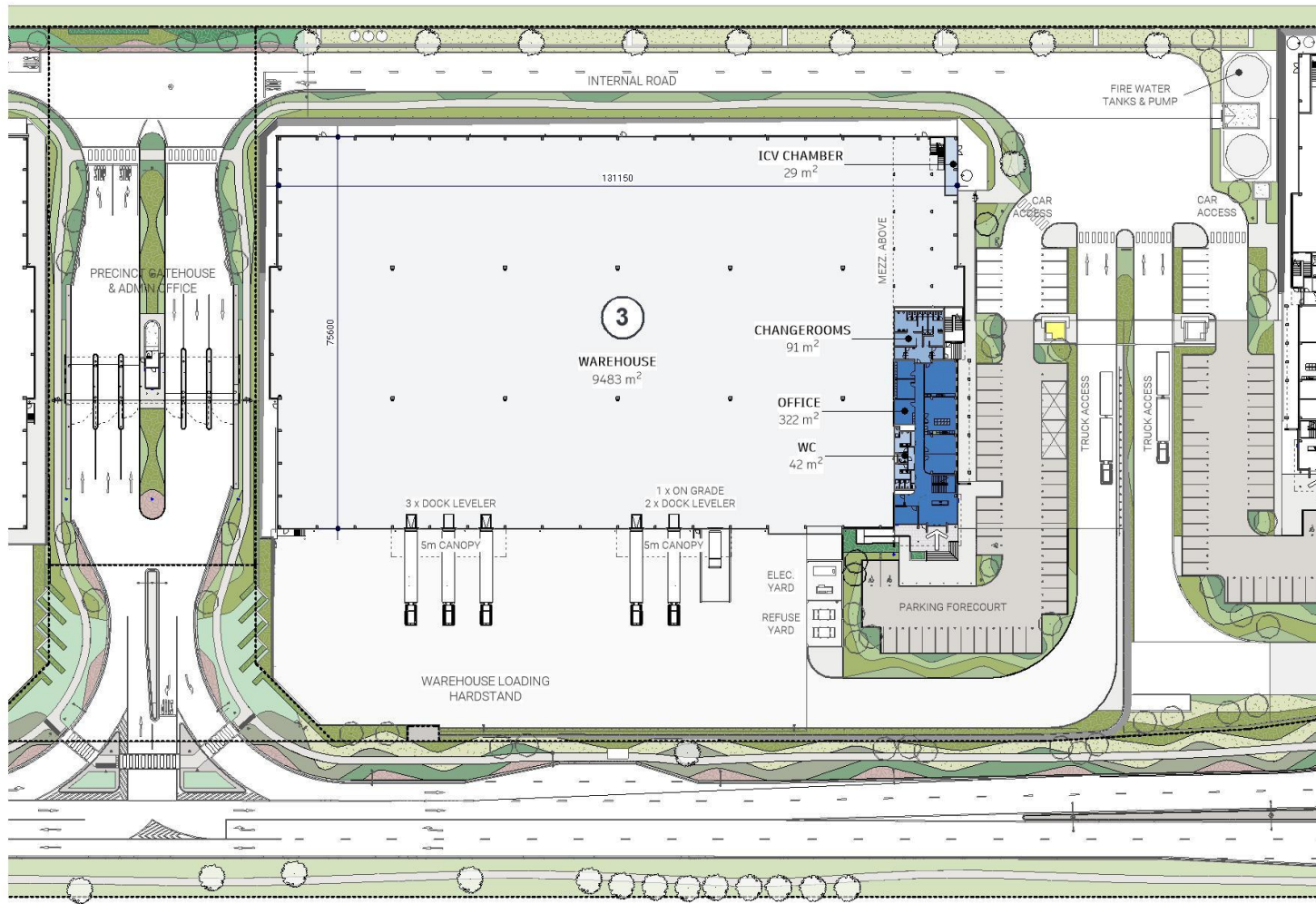


UNIT 2	
1_WAREHOUSE	
ICV CHAMBER	29 m <sup>2</sup>
MEZZANINE	403 m <sup>2</sup>
WAREHOUSE	9,483 m <sup>2</sup>
	9,915 m <sup>2</sup>
2_OFFICE	
OFFICE	819 m <sup>2</sup>
WC	83 m <sup>2</sup>
	902 m <sup>2</sup>
3_WH FACILITIES	
CHANGEROOMS	100 m <sup>2</sup>
	100 m <sup>2</sup>
4_SUPPLEMENTARY	
BALCONY	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



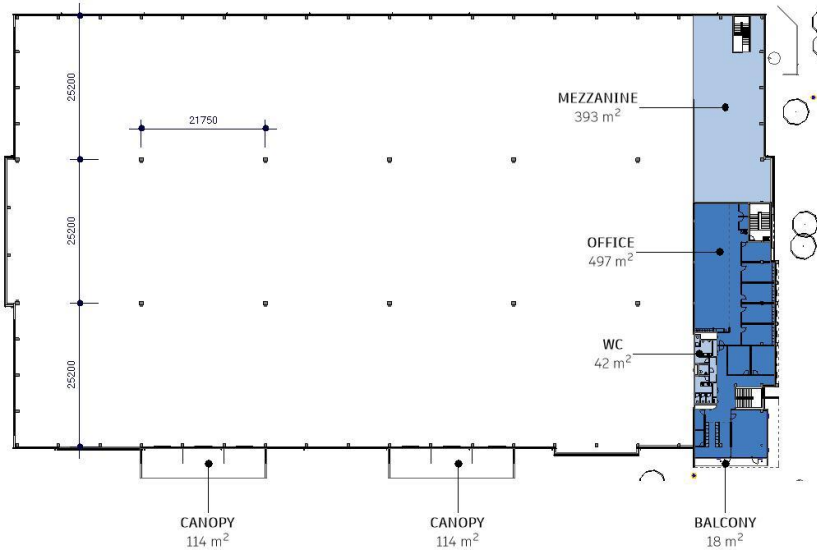
### FEATURES AT A GLANCE

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>

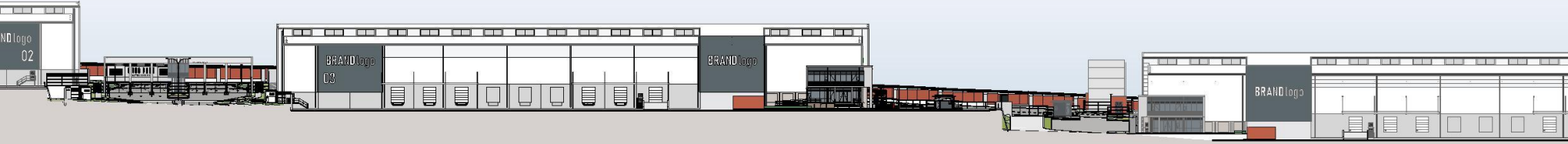
- FM2 Warehouse Floor
- 12m clear spring height
- Dock and on-grade access
- Office & staff ablation facilities
- Fire Protection & Smoke Control
- Natural Light in Warehouse
- LED lighting throughout
- Generator Provision
- Designed for Photovoltaic installations
- Performance low-e glazing to office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

WAREHOUSE 3

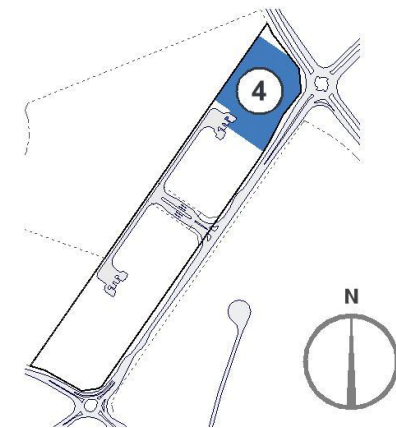
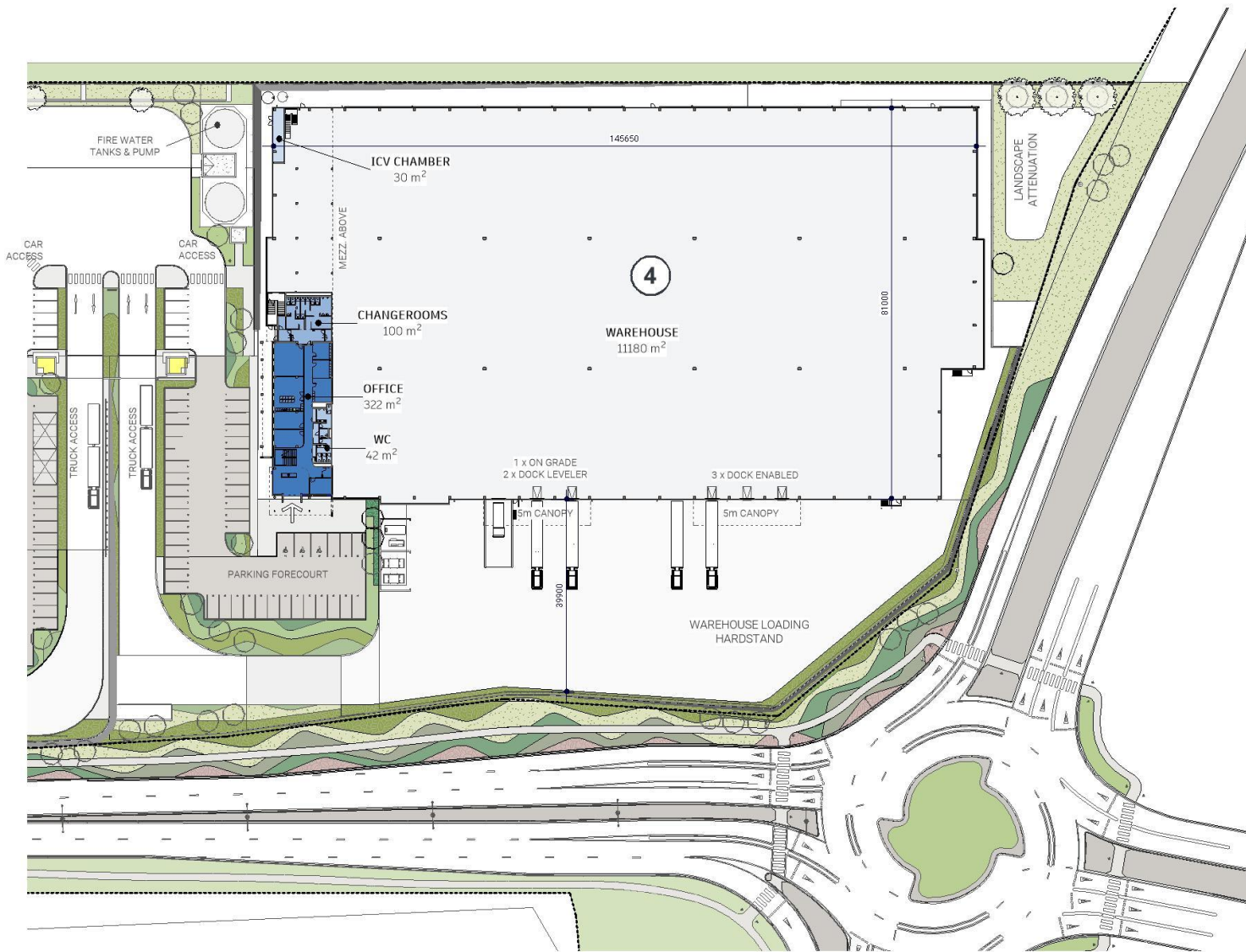
# UNIT 03 - AREAS



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



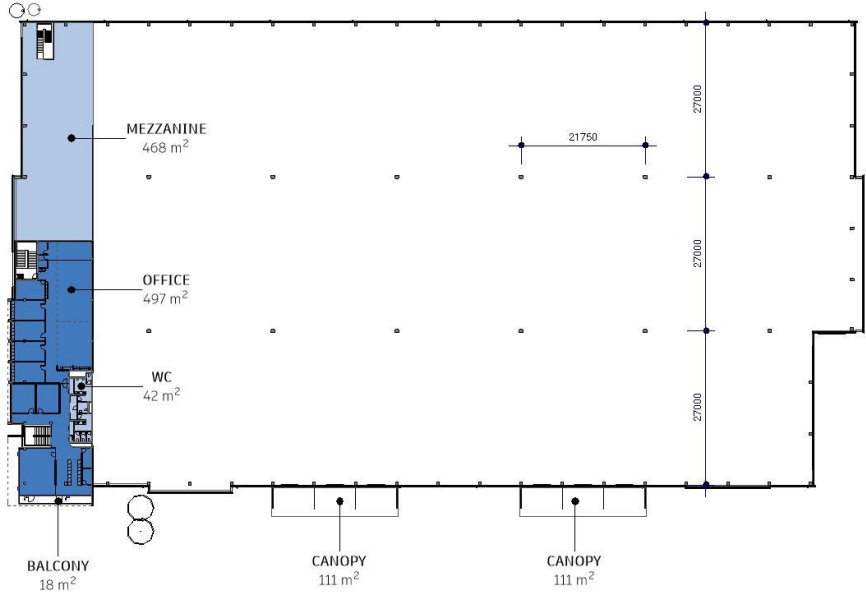
### FEATURES AT A GLANCE

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

# UNIT 04 - AREAS



UNIT 4	
1_WAREHOUSE	
ICV CHAMBER	30 m <sup>2</sup>
MEZZANINE	468 m <sup>2</sup>
WAREHOUSE	11,180 m <sup>2</sup>
	11,678 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	222 m <sup>2</sup>
GATEHOUSE	10 m <sup>2</sup>
	251 m <sup>2</sup>
Grand total	12,931 m <sup>2</sup>

UNIT 4	
DISABLED BAY	3
OPEN	50
TOTAL BAYS	53



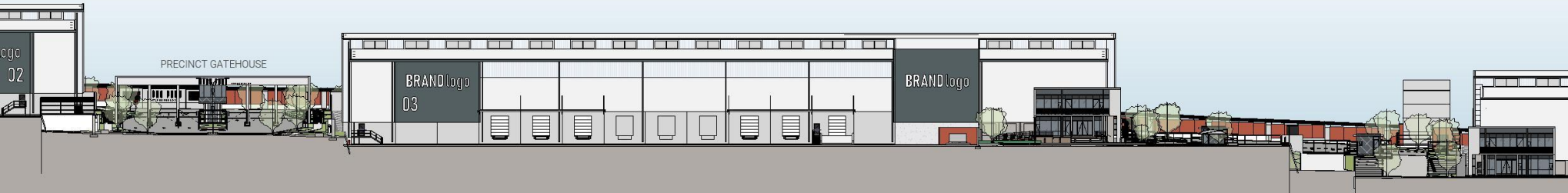
WAREHOUSE 4



NORTH EAST ELEVATION

#### NORTH & EAST WAREHOUSE FINISHES

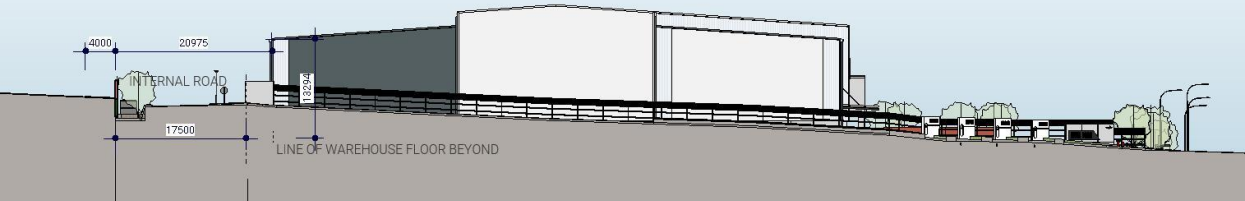
- WAREHOUSE PLINTH WALLS TO BE PRECAST TILT UP CONCRETE
- WHITE SIDE CLADDING WITH GREY ACCENT PANELS
- WHITE DIFFUSER POLYCARB FOR NATURAL LIGHT TO WAREHOUSE
- WHITE SECTIONAL DOORS TO WAREHOUSE
- 2 STOREY OFFICES WITH CLEARLY ARTICULATED CORNER ENTRANCES WITH FULL HEIGHT GLASS.
- REMAINING OFFICE FACADES 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*

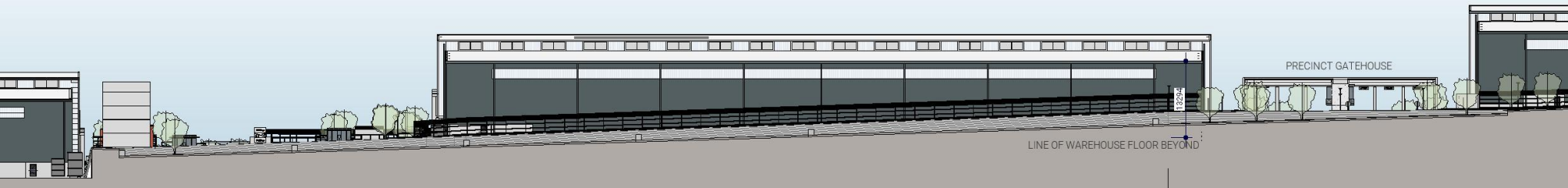
TYPICAL NORTH & SOUTH EAST ELEVATION



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 ERVEN



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

ACCENT SHEETING PANEL FOR  
TENANT SIGNAGE

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

FACE BRICK REFUSE YARD &  
GENERATOR SCREEN WALLS

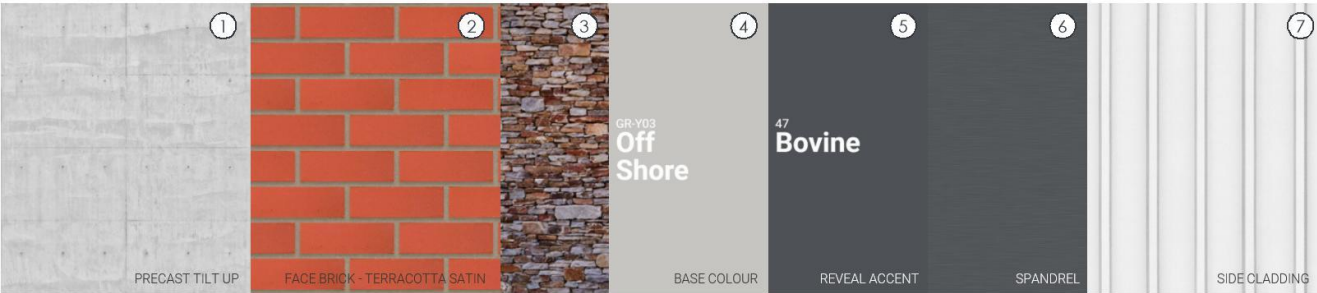
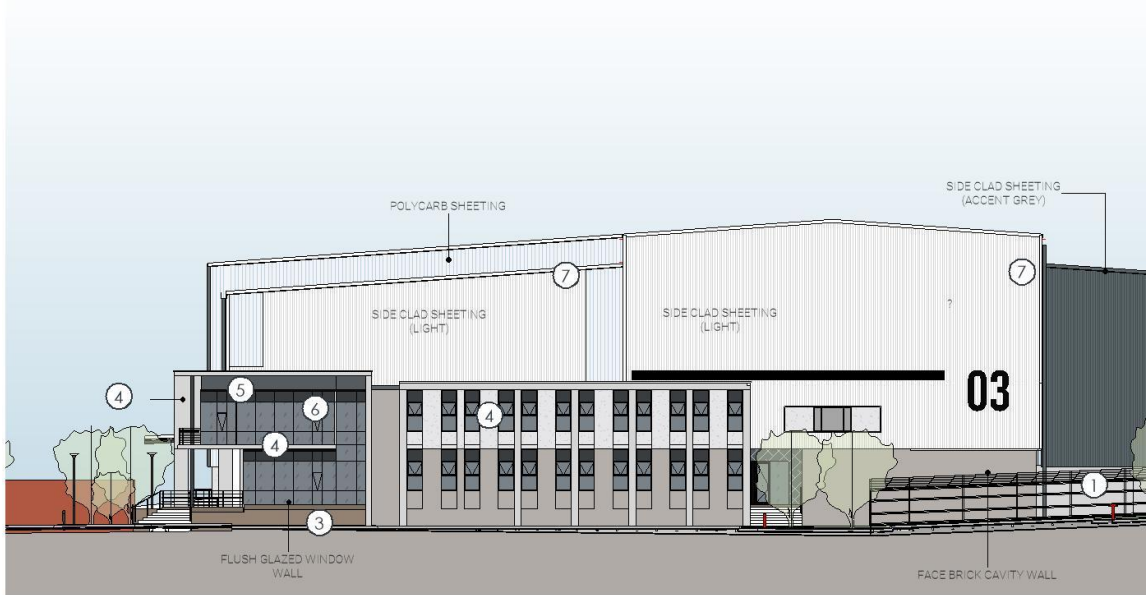
BRAND logo

03

LANDSCAPE PENINSULA

INTERLOCKING PAVED PARKING  
FORECOURT

HEAVY DUTY CONCRETE  
HARDSTAND FOR TRUCK ACCESS



**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



WAY FINDING BUILDING NUMBER

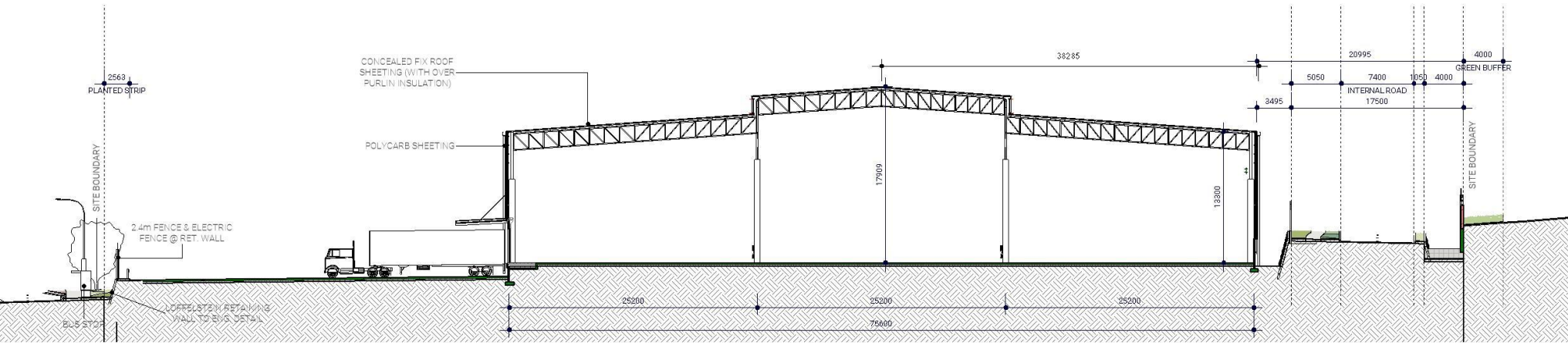
03

BRANDlogo  
03  
← 04 →  
BRANDlogo

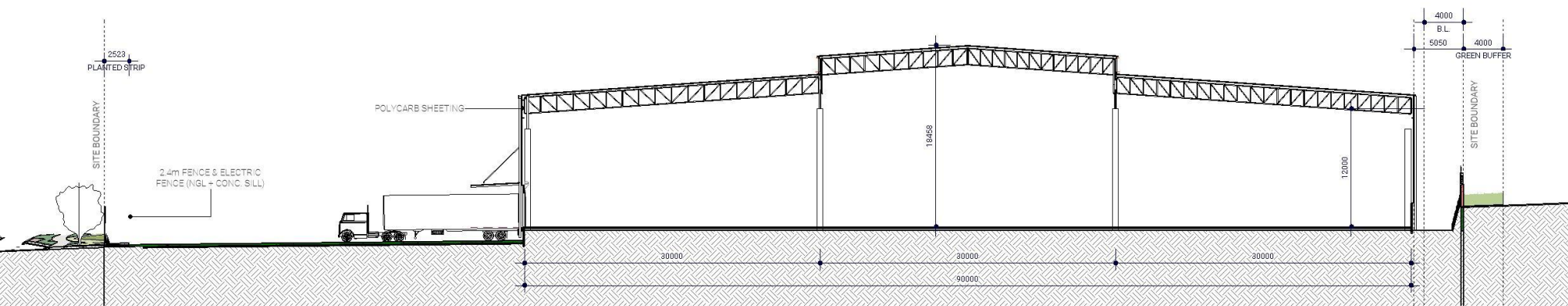
PEDESTRIAN ACCESS FROM  
MAIN GATEHOUSE

TENANT SIGNAGE PYLON  
BETWEEN WH3 AND WH4

ASPHALT TO PRIVATE  
INTERNAL ROAD



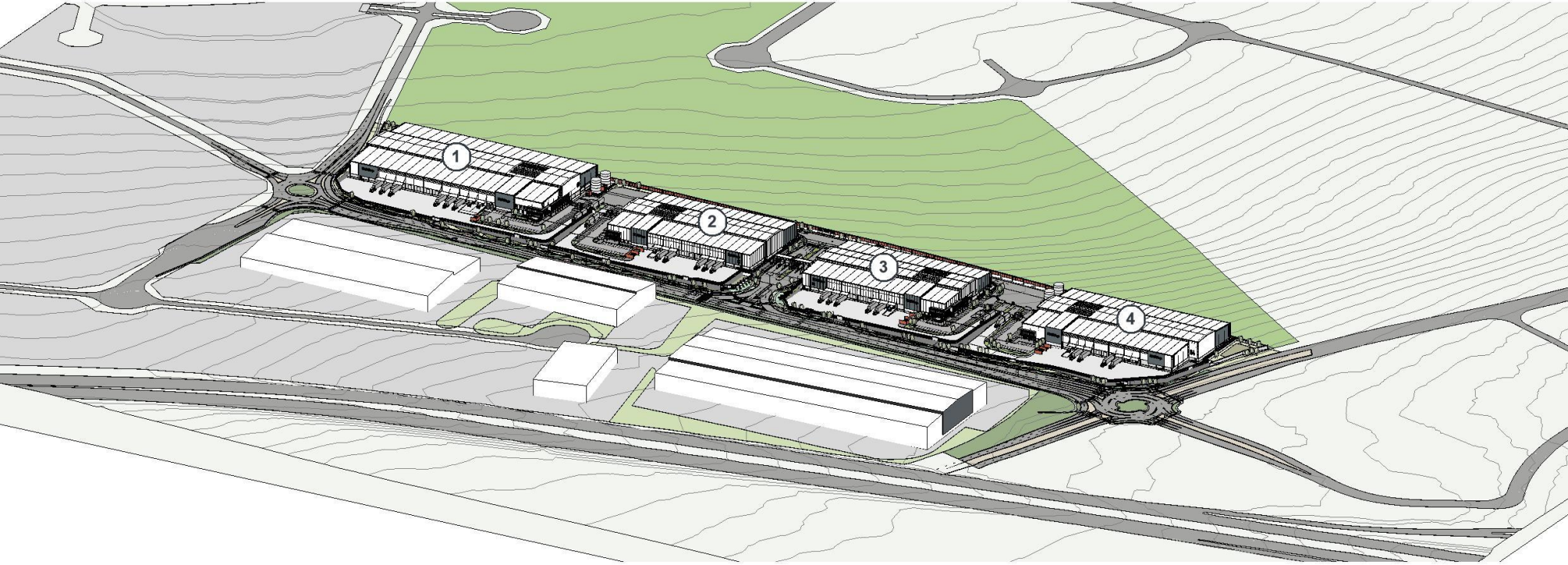
TYPICAL SECTION THROUGH INTERNAL ROAD



TYPICAL SECTION THROUGH WAREHOUSE 1

TYPICAL SECTIONS

- 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  
GROUP

GROWTH-POINT  
PROPERTIES



## 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  
GROUP

GROWTHPOINT  
PROPERTIES



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



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