





NORTHRIDGE COASTAL ESTATE
 Sunningdale Phase 13A, Erf 38385
 4 Star Green Star – Sustainable Precincts Pilot v1.1



	<p>AFRICA South Africa</p>	<p>Sustainable Precincts Pilot v1.1 ★★★★★ 4 Star Rating Best Practice Validity: January 2019 - January 2024</p>	
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The Northridge Coastal Estate is a residential estate located in Sunningdale, which comprises of approximately 429 residential dwellings. The Estate has been designed in such a way to preserve biodiversity and enhance community interaction. Specifically, an approximately 7ha conservation area has been created to protect the dune thicket vegetation, and residents can enjoy the boardwalk, footpaths, and educational biodiversity signage provided in this area. Furthermore, there are a multitude of open green spaces/parks for communal use, and a Community Zone has been established which will have a community meeting space/clubhouse where community events will take place. The estate also promotes an active lifestyle and sustainable living amongst its residents by accommodating cyclist facilities and footpaths throughout. Rainwater harvesting tanks have also been provided as an incentive to all households.

- Sustainable building features include:**
- A project-specific Climate Adaptation Plan & Community Resilience Plan. Accessibility:
 - Walkable distance to amenities including community facilities, food retail, & services.
 - Within 5km of the business nodes in the Blaauwberg Municipality.
 - A Community Centre & Food Garden.
 - Community Investment: Leadville Dog Park & Waterville Road Sports Facility.
 - Incentives: rainwater harvesting tanks.
 - >30% of the annual energy need met through on-site power generation systems.
 - LED Infrastructure lighting.
 - External lighting has an upward lightoutput ratio less than 5%.
 - Reduction of heat island effect (vegetation & roofing that has an SRI <35).
 - Enhanced ecological value.
 - Downstream stormwater detention facilities, achieving a 1-in-2-year ARI event discharge.
 - Non-potable water for irrigation use.
 - Footpaths, and cycling facilities.
 - Open green spaces.
 - +/-7ha conservation area.

TOTAL POINTS:



CATEGORY SCORES:



PROJECT TEAM:

- | | | |
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| <p>OWNER
Garden Cities</p> <p>ARCHITECTS
MLH Architects And Planners</p> <p>ELECTRICAL ENGINEERS
Raubicon</p> <p>STRUCTURAL ENGINEERS
WSCE</p> | <p>QUANTITY SURVEYORS
House Construction – PDC</p> <p>CIVIL ENGINEERS
BVI Consulting Engineers</p> <p>SUSTAINABILITY CONSULTANTS
Terramanzi Group</p> | <p>LANDSCAPING CONSULTANT
CNDV Landscape Architects</p> <p>MAIN CONTRACTOR
Pinelands Development Company</p> <p>PROJECT MANAGER
Renier Smith</p> |
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FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	56,5 ha
TOTAL COMMERCIAL OFFICE AREA:	n/a
CAR PARKING AREA:	n/a