Client: Menlyn Maine Investment Corporation

Architects: Boogertman & Partners

Engineers: KV3

Landscape Architects: Interdesign Landscape Architects

Menlyn Maine Project team
Menlyn Maine CONTEXT
Menlyn Maine Macro scale
Menlyn Maine is a globally connected new city

The precinct development is a multiple use, self sufficient environment which is interconnected to surrounding areas and existing infrastructure and urban functions
35,000m² Retail
85,000m² Residential
15,000m² Hotel
140,000m² Office
5,700m² Parks

Menlyn Maine Layout
08 GDACE important site at Erasmus Hill and Hill itself
09 GDACE important site at Waterkloof Boulevard Hill and Hill itself
10 Faerie Glen Nature Reserve
28 Moreleta Spruit
34 Constantia Park Spruit
38 Waterkloof Spruit
40 Alkantrand Spruit
44 Wolwe Spruit
45 Cycadas Brook
50 Struben Dam
52 Pretoria Country Club Dam

57 N1
60 Garsfontein Road
64 Atterbury Road
65 Lynnwood Road
74 Pretoria Country Club
75 Menlyn Core
76 Jimmy Aves Park
77 Zita Park
81 Menlyn Boulevard on Lois, General Louis Botha, Frikkie de Beer extension
88 N1/ Garsfontein Intersection
89 N1/ Atterbury Intersection
90 N1/ Lynnwood Intersection

Blue & Green corridor GREATER SCALE
New Urbanism

Connectivity
Mixed Land Use
Legibility
Walkability
Robustness
Visual appropriateness
Security
Biodiversity
Environmental focus
Strength and diversity of people

Menlyn Maine VISION
Mission statement

To design and develop a landscape masterplan and long-term development plan in line with the Menlyn Maine development vision with special focus on green design principles, stormwater management and creative fresh thinking
Menlyn Maine DESIGN CONCEPT
DEVELOPMENT & ENVIRONMENT

two sides of the same door

Symbiosis of Architecture, Landscape Design, Social environments and the Bio-physical

Focus

Environment
Storm water management
Bio-diversity
Sustainable construction
Plant & Material recycle

Social
Inclusive design
Spatial identity
Linking and legibility
Pedestrian and vehicular equality
Unique sense of **Place** and **Identity**

**Sustainable** design, construction and maintenance

Balance between **pedestrians** and **vehicles**

**Biodiversity** and **indigenous** vegetation

**Connectivity**, movement and **vistas**

**Permeability** of public open space

**Variety**, **legibility** and **diverse** spaces

**Personalisation** of space
Menlyn Maine  DESIGN STRATEGY
Menlyn Maine Design layers

- Detail design
- Responsible site clearance & process
- Vehicular & pedestrian design
- Precinct and Architectural linking
- Stormwater design
- Ecological principles
Menlyn Maine  DESIGN SOLUTION
Menlyn Maine STORM WATER MANAGEMENT
Manage on land parcel
Traditional storm water management

Parallel system: merger of conventional and sustainable drainage systems

Menlyn Maine Stormwater planning
SANS 784:2008
Design for access and mobility – tactile indicators

Menlyn Maine ARAMIST inclusive design
Menlyn Maine ARAMIST Bioswale
Menlyn Maine ARAMIST Bio-swale
Menlyn Maine SWOT analysis
STRENGTHS
• Brown field development
• Green principles
• Storm water design
• Tree nursery (search & rescue)
• Re-use of old building material
• Ecological approach

WEAKNESSES
• Negations with COT engineers
• Project team co-ordination
• Street lighting
• Permeable paving
• Inclusive design
**OPPORTUNITIES**

- Globally connected green city
- Pioneer for SUDS in Tshwane
- Sets precedents for other precincts to follow

**THREATS**

- Communication with COT
- Conventional thinking from project team and COT
- Connectivity of Land Parcels to Master Plan and vision
- Participation and education of public