ANAHITA

BEAU CHAMP

The Mill Hub Guidelines

Inspired by our heritage and driven by innovation, The Mill Hub becomes a place where today's ideas shape tomorrow's industry...

CONTENTS

01 INTRODUCTION

01 INTRODUCTION

BACKGROUND

The Mill Hub is located north-east of the Anahita Beau Champ Smart City. The Mill Hub is a unique precinct in the east of the island offering a well-planned environment for the setting up of smart businesses.

The Mill Hub has been developed as the 'work' component of the Anahita Beau Champ Smart City and will serve as an economic driver for the area for the years to come. This will result in the creation of new jobs and capital investment within Anahita Beau Champ Smart City.

The Mill Hub development standards and guidelines will ensure high quality in building and landscaping throughout to ensure a welcoming and productive environment.

Anahita Beau Champ Masterplan

01 INTRODUCTION

PURPOSE AND INTENT

The design guidelines have been created to foster a quality-built environment and to maintain performance standards for all development within The Mill Hub. Maintaining such standards will protect the investment of existing and future property owners.

The primary objective of the design guidelines is to guide project design and ensure transparency between the developer and client expectations.

All development plans must be reviewed and approved by the *'Administrateur'* (the Administrator) of the *Association Foncière* before they are submitted to the local authorities for permit application.

The design guidelines establish the minimum standards which shall adhere to, as required by the Administrator. They do not replace the need for conformance to any applicable local planning and development policies or approval procedures.

All structures must conform to the local planning, design and development policies of Mauritius. If any provision of this design guideline is more restrictive than the applicable local planning and design policies, the provisions of this design guideline shall prevail.

If any issue is encountered due to specifics in the design guidelines, these should be brought to the attention of the Administrator to help work through them.

Do not hesitate to contact the Administrator of Anahita Beau Champ Limited for answers to questions or concerns.

The contact person is:
Mr Galen Cournadin
Mail: gcournadin@alteo.mu
Contact number: 402 9050

The Mill Hub Precinct

02 DEVELOPMENT CONTROLS

02 DEVELOPMENT CONTROLS

PERMITTED LAND USES & SITE DEVELOPMENT CONTROLS

2.1 Permitted Land Uses

To protect the character and identity of this precinct and the overall masterplan, the land-uses will be restricted to the following:

- Commercial
- Offices
- Mixed-Use Developments
- Retail
- Showrooms
- SME (Small to Medium Entreprises)
- Warehousing
- Light production facilities

Legend

- Plots
- Green Space
- Existing Trees to be protected
- Irrigation Canal
- Existing Water Tank
- Existing Concrete Platform
- Existing Stone Walls

Development plots of the The Mill Hub

02 DEVELOPMENT CONTROLS

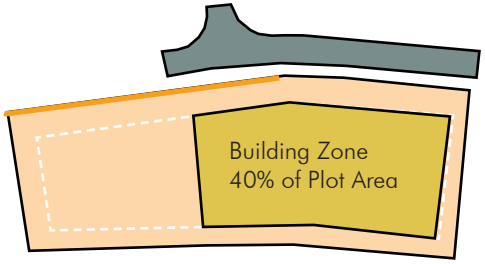
PERMITTED LAND USES & SITE DEVELOPMENT CONTROLS

2.2 Site Development Controls

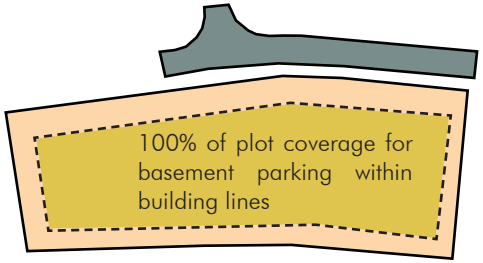
The following site development controls will apply to all plots within The Mill Hub.

2.2.1 Site Coverage

A plot coverage of 40% is allowed on plots.
For a basement or semi-basement, a basement coverage of 100% within building lines will be allowed.



Plot Coverage of 40%

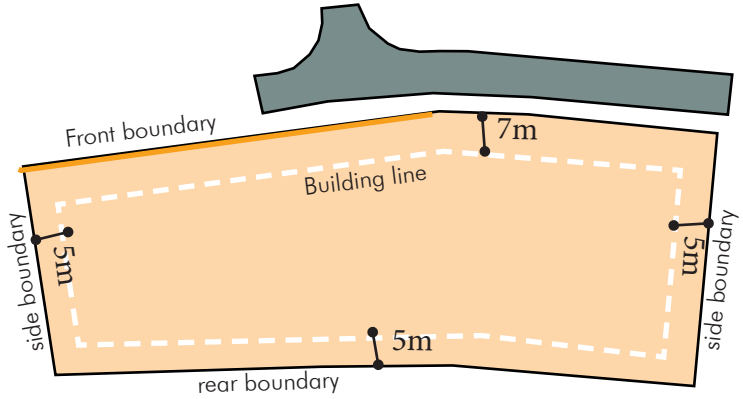


Plot Coverage of 100% for basement parking within building lines

2.2.2 Plot Setbacks

Street setback
The building line will need to be 7m away from the front plot boundary.

Side and rear setbacks
A 5m building line will apply to the rear and sides of all plots within The Mill Hub. For more information on the individual plot setbacks, the individual plot sheets in Annex 08-B will assist.



Plot Setbacks

2.2.3 Parking Requirements

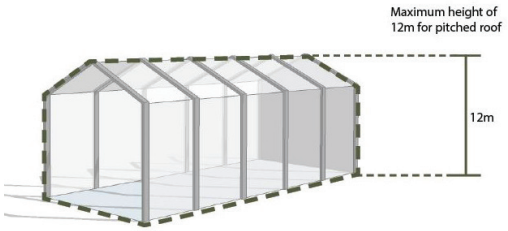
The proposed parking ratio will need to exceed the minimum threshold imposed by the planning regulations.

02 DEVELOPMENT CONTROLS

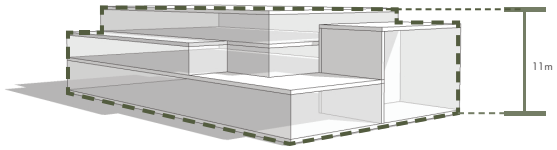
PERMITTED LAND USES & SITE DEVELOPMENT CONTROLS

2.2.4 Height Level

The maximum height level for all plots within The Mill Hub will not exceed G+2, that is 11m in height for flat roofs and 12m for pitch roofs. The height level will need to be in-line with The Mill Hub precinct plot sheets.
(Refer to Section 8: Annex B - Height and FAR)



Maximum building height for pitched roof



Maximum building height for flat roof

2.2.5 Servitudes on site

Developers and Sub-Developers will need to abide to existing servitudes on site and any proposed deviations will need to be approved by the Administrator and local authorities.

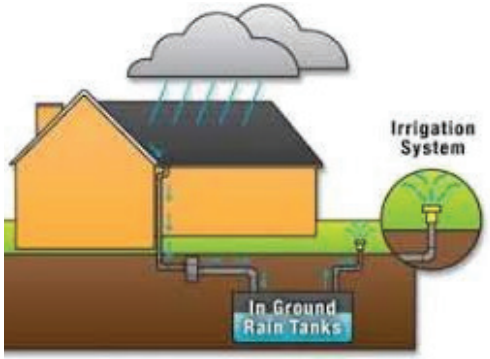
2.2.6 Landscape ratio

A minimum of 15% of the site area will need to be landscaped in line with the landscaping guidelines proposed in the manual (Refer to Section 6).

In case the plots already have existing larger trees, an arboriculture survey will need to be carried out to confirm if the tree/s will need to be retained and integrated as part of the development, if it can be relocated or removed.

2.2.7 Rain Harvesting

Rain harvesting and the reuse of the harvested water on site is highly encouraged. To this end, the harvesting tank should be well screened and not visible from the front facade and measures should be taken to not contaminate the water.



In Ground Rain Tanks

Screened on ground tank

02 DEVELOPMENT CONTROLS

PERMITTED LAND USES & SITE DEVELOPMENT CONTROLS

2.2.8 Permeable Area

It is strongly recommended to minimise areas of hard surfacing (impervious surfaces) within the development to decrease stormwater runoff. Permeable surfaces such as gravel or porous paving can reduce stormwater run-off. They are often more attractive than large areas of asphalt and can slow the flow of stormwater.

The guidelines encourage the exploration of innovative materials to decrease stormwater runoff and increase permeability on the site.

Therefore, each plot will have to observe a minimum of 30 % of permeable areas to reduce stormwater run-off.

Permeable paving blocks for parking

Gravel surface

Porous asphalted pavement

Permeable paving blocks

Permeable blocks with lawn

Porous concrete

03 ARCHITECTURAL DESIGN PRINCIPLES

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BUILDING FORM AND PROPORTION

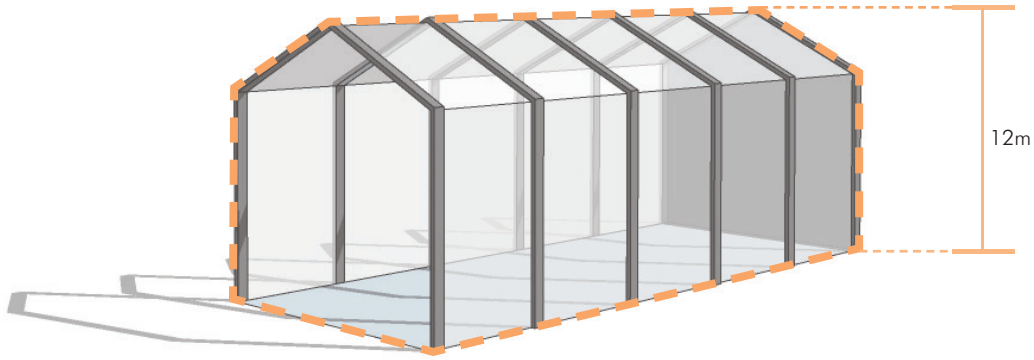
3.1 Building Form and Proportion

Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.

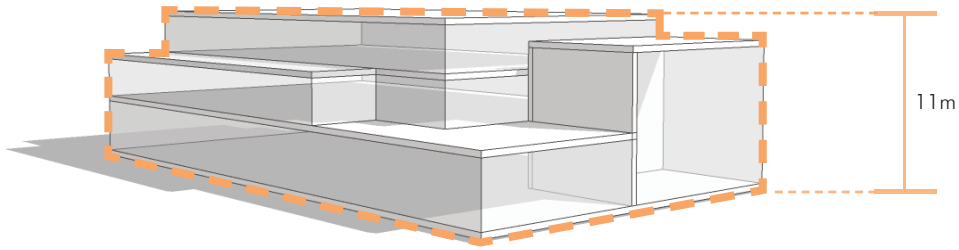
3.1.1 Height and Mass

- Consideration should be given to the height and mass of buildings in the The Mill Hub, taking into account their visual and physical relationship with adjacent uses.

- The maximum height level for all plots within the The Mill Hub will not exceed G+2, that is 11m in height for flat roofs and 12m for gable roofs.



Typical building with gable roof form



Typical building with flat roof form

03 ARCHITECTURAL DESIGN PRINCIPLES

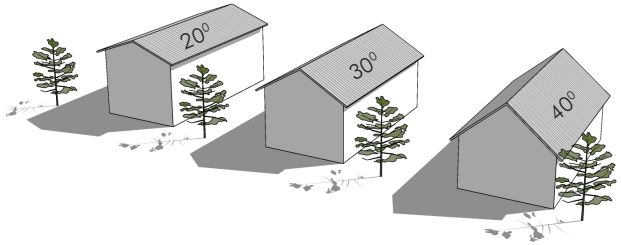
BUILDING FORM AND PROPORTION

3.1.2 Roofs

- The precinct's architectural style draws inspiration from the existing factory, incorporating a gable roof design and a modern interpretation of a 'shed' with an 'industrial chic' flair.
- A mix of gable and flat roofs are supported. Gable roofs to provide between 20 and 40 degrees.
- The design of roofs in the The Mill Hub should be given equal consideration and attention as the rest of the building's exterior. It is important to integrate the roofs within the overall architectural theme of the development.
- The permissible roof materials include metal sheeting and slabs. Refer to Annex A for materials specifications.
- Rooftop equipments / stair tower on flat roofs should be screened on all sides by architectural features integrated with the design of the building.

3.2 Sustainable design component

- Effective insulation must be used in the roof to assist in regulating heat gain and loss within the building.
- Roof design should make provision for solar panels to be integrated, flush with the roof slope. Building orientation and shading design should minimize solar gain and maximize daylight harvesting.



Roof slopes

03 ARCHITECTURAL DESIGN PRINCIPLES

BUILDING FACADE

3.3 Building Facade

The design of buildings must create a cohesive architectural language that yields a timeless quality which is not fashion, theme or style dependant and one that reflects the inherent use for which the building is intended.

Facades shall be designed to create visually interesting buildings. More articulation, detailing, and fenestration should be provided on facades visible from the streets. Varied facades enhance the aesthetic appeal of the The Mill Hub and help to retain the overall quality and value of the development.

These design elements are not allowed in the The Mill Hub:

- Large blank, flat surfaces;
- Exposed, untreated concrete blockwalls (except split face);
- Unscreened loading doors facing the street;
- Exposed roof drains.

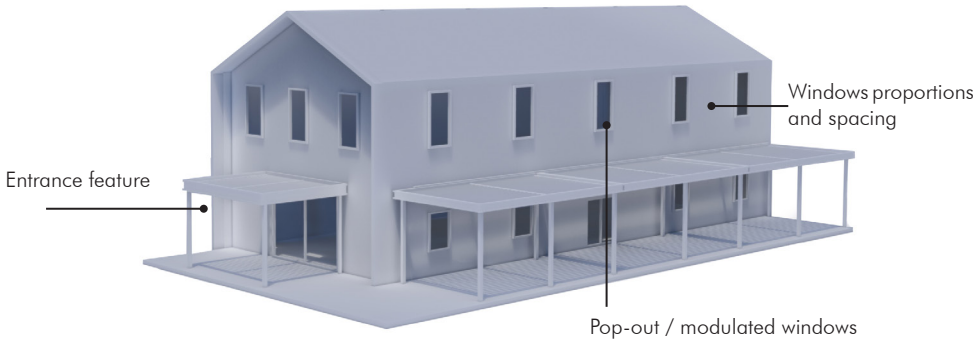
3.4 Sustainable design component

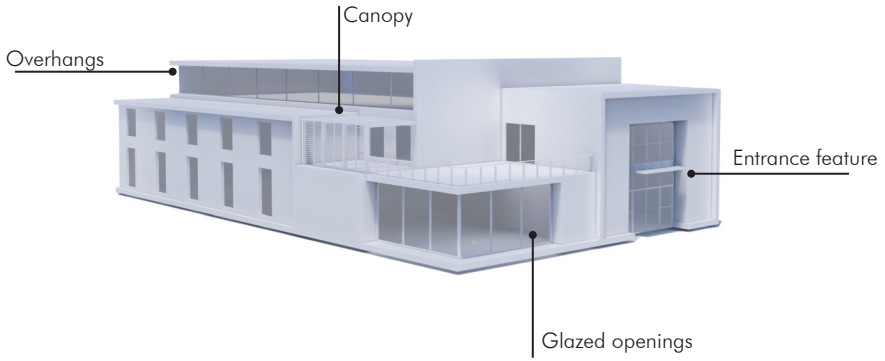
Passive sun control in the form of solar screens and solar shelves could be introduced into the language of the buildings to mitigate heat gain.

Thermal glazing will be recommended if there are facades with a high proportion of glazing, to reduce the load on the air-conditioning system.

Maximise natural light intake to reduce the need for artificial lighting and achieve energy saving.

A percentage of windows must be openable to facilitate cross ventilation.





03 ARCHITECTURAL DESIGN PRINCIPLES

BUILDING FACADE

3.5 Entrance Features

- Building entries should be designed to address the street.
- Building entries should be easily recognizable, utilizing various architectural elements such as projections, columns, overhangs, enhanced landscaping, distinctive materials, and colours to clearly articulate the entrances.
- Entrance points to buildings should serve as protective spaces for pedestrians. This can be achieved through the incorporation of substantial integrated building elements like verandas, canopies, or colonnades, which provide shelter and enhance pedestrian safety.

3.6 Apertures

- Well-designed and strategically located windows and doors improve the aesthetic appeal of publicly visible facades, promote safety and security through increased visibility.
- The placement and design of windows and doors shall be used to create visual interest and cohesion in buildings throughout the The Mill Hub.
- Recessed windows, awnings, landscaping, and shading devices to reduce solar heat gain should be used where appropriate.
- Building openings, such as windows and doors, should maintain the proportions and spacing of other openings on the block.
- Roll-up doors should be oriented away from public street views to avoid unsightly views and noise emissions.

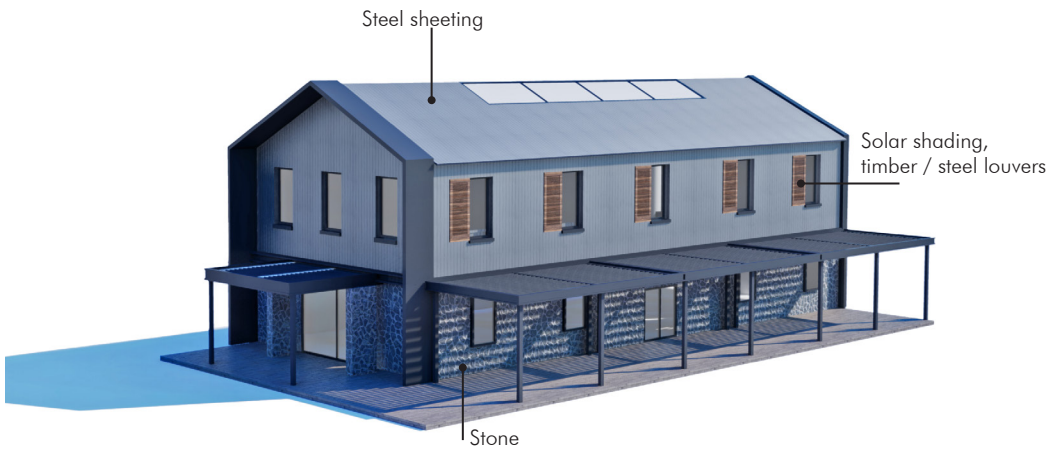
03 ARCHITECTURAL DESIGN PRINCIPLES

MATERIALS

3.7 Materials

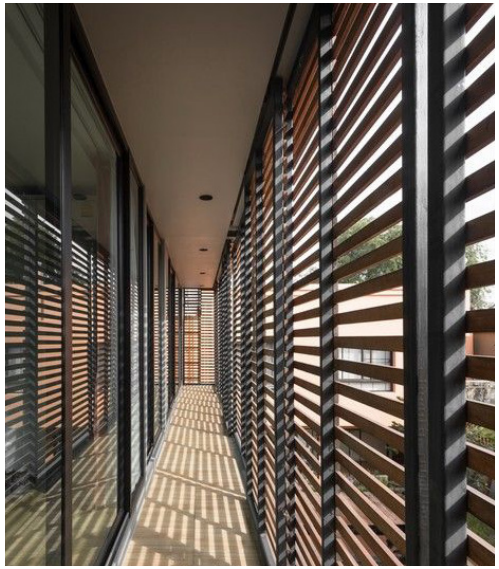
- The The Mill Hub takes inspiration from the historic factory and surrounding ex-sugar estate buildings. A concrete base will be allowed with strong usage of local stones for the cladding. Metal sheeting options will be allowed for the cladding as per Annex A. The use of natural stones along with concrete and metal is strongly recommended.

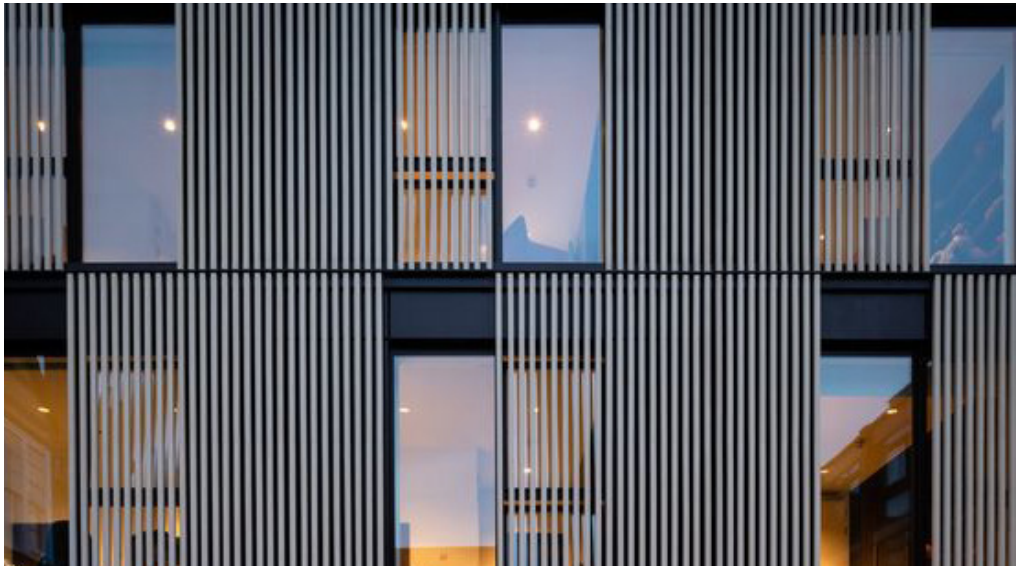
- It is mandatory that high quality materials are used and their application being of the highest standard. Durability and cost-effective maintenance should also be taken into consideration.



03 ARCHITECTURAL DESIGN PRINCIPLES

MATERIALS





03 ARCHITECTURAL DESIGN PRINCIPLES

GREENING AND SCREENING

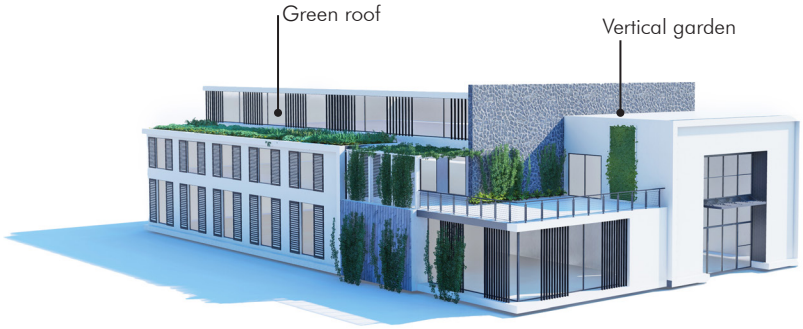
3.8 Greening and Screening

- Ensure that refuse storage, loading areas, and equipment storage are located at the rear of the development, or properly screened from public view, and integrated into the design of the project.

- To place all installed equipment, electrical rooms, and service rooms within the footprint of the structure avoiding any visible equipment from outside.

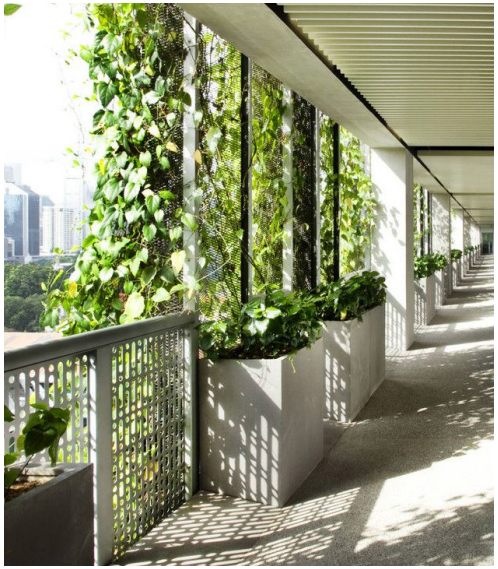
- All screening devices to follow the same architectural language of the building in terms of materials and colours.

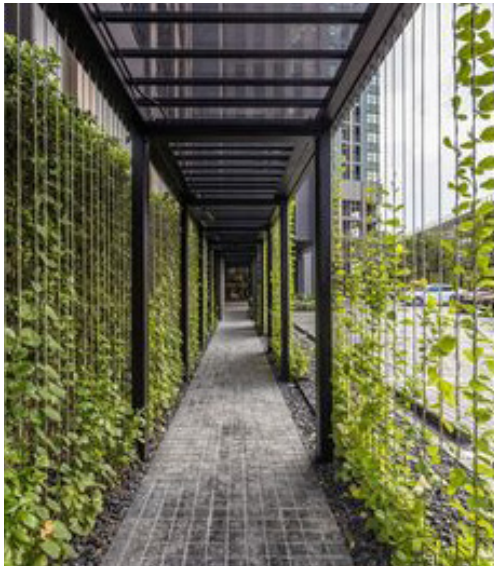
- Incorporate green features like plant-covered walls and trellises into the building's design to enhance sustainability and aesthetics. Ensure proper plant selection, irrigation, and maintenance in compliance with Section 6 - Landscaping Guidelines.

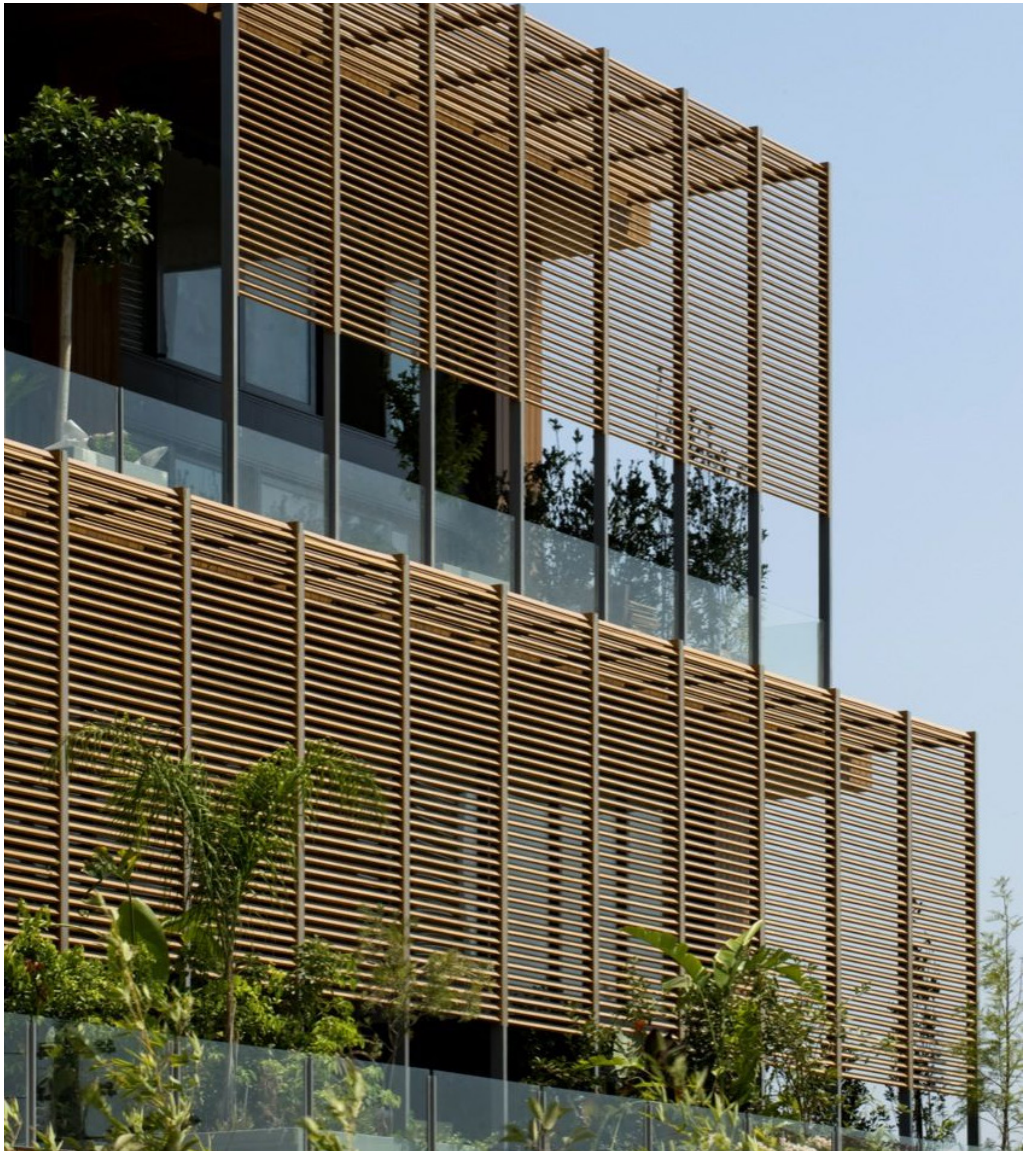


03 ARCHITECTURAL DESIGN PRINCIPLES

GREENING AND SCREENING







03 ARCHITECTURAL DESIGN PRINCIPLES

RELATIONSHIP TO THE STREET

3.9 Relationship to the street

- Positive rural environments exist when there is a carefully considered relationship between building and space.

- A key aspect of the architectural approach is to ensure that buildings relate to adjacent spaces by providing an appropriate interface and definition. Thus, the relationship between the building, the parking, the sidewalk and other elements of the public realm contribute to the cohesion and vitality of the The Mill Hub.

04 PLOT DESIGN PRINCIPLES

04 PLOT DESIGN PRINCIPLES

CAR PARKING

4.0 Car Parking

- Parking provision: The proposed parking ratio will need to exceed the minimum threshold imposed by the planning regulations.
- Accessible Parking: To allocate 2 parking spaces for accessible parking, ensuring compliance with accessibility standards. Locate these spaces close to building entrances with accessible routes.
- To provide proper screening where car parking is visible from the streetscape.
- To avoid long stretches of car parking, always break linearity with landscaping (after each 5 to 6 car parking bays)
- To provide accessible and convenient pedestrian paths from the car parking area to the building.
- It is strongly recommended that the parking bays are made of permeable materials such as evergreen pavers, permeable concrete or crusher run etc.
- In line with the green concept of our Smart City, it is recommended that each plot accommodates an EV charging bay.

04 PLOT DESIGN PRINCIPLES

4.1 Vehicle Access

4.1.1 Entrances and Exits:

- Design vehicle entrances and exits with sufficient width and turning radii to accommodate different types of vehicles, including emergency vehicles and delivery trucks.
- Ensure clear sightlines and visibility at entry and exit points to minimize accidents and congestion.
- Consider separate entry and exit lanes for improved safety.
- The position of entrances and exits are subject to the Administrator's approval.

4.1.2 Loading and Unloading Areas:

- Allocate designated areas for loading and unloading activities, providing sufficient space for on-site backing, manoeuvring and access by delivery vehicles. When these areas are occupied, they should not prohibit onsite vehicular circulation.
- Loading/unloading bays are to be properly screened with landscaping if located in areas with high visibility from the street.
- Designate loading areas away from pedestrian pathways to ensure safety and efficient flow of goods.

4.1.3 Traffic Calming:

- Implement traffic calming techniques, such as speed bumps or textured pavements, where necessary to maintain safe speeds within the parking areas.

04 PLOT DESIGN PRINCIPLES

CAR PARKING LANDSCAPING AND SCREENING

4.3 Bicycle Parking

- Provide secure and convenient bicycle parking facilities, such as covered racks or bike shelters, within 30m of building entrances. A minimum of 2 bicycle parking spaces are to be provided.

- To consider the safety and security of cyclists by locating bicycle parking where it is visible and well overlooked and providing good quality lighting.

The positioning of bicycle parking should not disrupt pedestrian movement.

4.4 Car Parking Landscape

- Integrate landscaping elements, such as trees, shrubs, and green buffers, within the parking areas to enhance aesthetics and provide shade.

- Adequate shading in parking areas should be achieved by providing trees at a ratio of 1 per 5 to 6 car bays, throughout the parking areas. Trimming of low-level branches should be to a height of 2m to provide clear views past as well as walking space below the branches. To cater for low planting with a maximum height of 800/900mm to allow for passive surveillance.

- Design clear and safe pedestrian pathways within the parking areas, separate from vehicular traffic, to ensure the smooth movement of pedestrians between parking spaces and building entrances.

4.5 Screening

- External facilities and equipment must be enclosed and screened with landscaping to minimize adverse views from adjoining streets, buildings, or open space.

- The method of screening should be architecturally integrated with the adjacent building in terms of materials, colors, shape, and proportion.

05 LIGHTING AND SIGNAGE

05 LIGHTING AND SIGNAGE

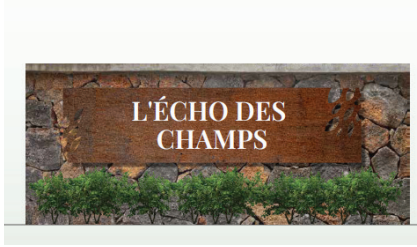
5.0 Design principles for lighting

- Lighting fixtures shall be designed to complement and enhance the architectural style of the building and should be compatible with the character of the precinct.
- Every site must have provisions for lighting that is functional while also respecting the scale and character of adjacent development.
- Lighting must not intrude upon or create a nuisance for nearby occupants, especially abutting residential areas. At the same time, lighting should provide for adequate visibility and security for customers, and those passing by.
- The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.
- Roadways, parkings and service areas lighting beyond the public environment should be achieved by relatively low-level, free standing fixtures with cut-off light sources.
- Lighting fixtures should not have exposed bulbs.
- Wall mounted lights should not extend above the height of the wall or parapet to which they are mounted.
- Parking lot lighting standards should be placed so that the illumination spread will not conflict with the growth of trees in required parking lot planters.
- The colour of the light source is to be in the '3000K' range. The proposed lighting and lamp intensity, type and colour will be subject to the Administrator's approval.
- All external lighting will need to be either LED light and/or solar powered with motion detectors and dimmers.
- Floodlighting is discouraged and all lighting should be considered in terms of the extent to which it contributes to surveillance and security, promotes the ambiance of the area, accentuates individual developments and does not cause glare onto green areas, main roads and into the sky.

05 LIGHTING AND SIGNAGE

5.1 Design principles for Signage

- A signage must appear as an integral part of the buildings' design and each building or complex of buildings must be designed with signage as a conscious aspect.
- If the signage requires power, no visible trunking should be installed on the walls.
- Individual entrances may display one identification sign positioned near the plot boundary, outside but close to the perimeter. The design, format and materials used must be fully compatible with the architecture of the building. The support structure and materials should take inspiration from Anahita Beau Champ signages (see image below). The designs, position and specifications of the signage is subject to the Administrator's approval.



- Pylon signage is prohibited.
- All other signage such as rotating, or fixed advertising billboards and banners, as well as free standing signs on poles or attached to fences are prohibited.
- Materials used in the manufacture of signs are to be high quality, matt finish and of enduring materials and colouring.
- Flags, bunting, blimps and balloons, inflatable objects and banners are not permitted.
- Signs related to security services are to be displayed discretely and should not be displayed on boundary walls.
- The format and position of signage for plot number shall follow the template provided by the Administrator.
- The installation of signposts, posters, billboards or other boards on the plots, buildings or common areas is forbidden. This does not apply to mandatory health and safety signage as required by law and to signage put up by the Administrator for the good functioning of the development.

06 LANDSCAPING

06 LANDSCAPING

6.0 Landscaping Guidelines

- The landscape should be designed with sustainability in mind and the Administrator will ensure strict adherence to the landscape guidelines ensuring that there is a balance between the individual developments and the proposed landscaping.

- The guidelines within this document are not intended to be too prescriptive, but rather to assist in creating a coherent development.

- The quality and merit of landscaping, together with the assessment of planting stock, will be subject to approval by the Administrator to ensure that it contributes to the overall quality of the environment.

- Plot owners are required to maintain a minimum of 2.5m wide planted strip within the perimeter of their plot (within the required 7m setback), along the road frontage. This planted buffer is important for enhancing the visual quality of the streetscape, reducing urban heat, providing ecological benefits, and contributing to overall environmental sustainability.

Refer to Annex B - Precinct Plot Sheets (Landscaping) for detailed guidance on recommended tree and plant species suitable for the planted strip.

Recommended plants for the hedges:
- Carmona microphylla
- Murraya hedge
- Breynia disticha
- Hibiscus sp

Recommended trees within the plots:
- Terminalia bentzoe
- Tabebuia Rosea
- Peltophorum ptcrocarpum
- Annona altilis
- Artocarpus altilis
- Coffea myrtifolia
- Thespesia populnea
- Diospyros egrettarum
- Coptosperma borbonicum
- Erythroxylum sideroxyloides
- Dictyosperma album

07 SERVICES

07 SERVICES

7.0 Ground Rules

- All equipment or mechanical installation installed on flat roofs must be concealed by a small parapet wall or screen.

- All equipment installed on the ground must be within the building lines. Visible equipment such as the compressor, heat pump, tank, pump, etc., must be be fully concealed by appropriate screening and/or vegetation of adequate height.

7.1 Plumbing and Water Distribution System:

- All networks and installations shall not be visible and shall be covered by proper sheathing such as ducts and risers.

- Water tanks and/or solar water heater and other accessories shall not be visible from the streets, the common areas and the ground floor of surrounding plots.

- Rainwater drainage: only the gutters may be visible.

- Occupants of the plots may not obstruct, even temporarily, the pipelines or the drains of the common storm water network, nor deviate its flow.

7.2 Wastewater:

- There is no need to provide for a septic tank as the sewer infrastructure is designed to treat black and grey water directly. Effluents are directed to lifting stations distributed on site and directed to the main Anahita Beau Champ STP.

- Effluents from kitchens must be directed to an adequately sized grease trap to be provided on the plot as pre-treatment before connecting to the sewer network.

- In addition, depending on the type of activity undertaken by the plot owner, a pre-treatment of the effluents emanating from the operations may be required so that the quality of effluents connected to the sewer network does not exceed the parameters given in Table 1.3.1. Pre-treatment of effluents, in that case, would be the sole responsibility of the owner and the Administrator may request some regular periodical test reports.

7.3 Table 1.3.1

Parameter	Concentration
BOD 5	350 mg/L
COD	700 mg/L
TSS	400 mg/L
TKN	70 mg/L
FOG	30 mg/L

- Each lot will be equipped with a sewer manhole positioned at the lowest point of the plot, as indicated on the plot plan annexed to the title deed, allowing direct connection to the main sewer network located within the road. The plot owner will be responsible for connecting their internal sewer network to this manhole. No modifications will be permitted to the sewer network beyond this manhole; the owner shall not interfere with or alter the network downstream of this point. Additionally, no stormwater runoff will be allowed into the sewer network; excess rainwater must be managed through appropriate drainage systems.

07 SERVICES

7.4 Solar water heater, photovoltaic and energy-producing equipment:

- Sustainable solutions are encouraged.
- Solar heaters model and location must be approved by the Administrator.
- Photovoltaic cells or energy-producing devices must be approved by the Administrator and the relevant authorities.
- No water tank will be authorised on roofs.

7.5 Electricity:

- Only underground individual connections to the network shall be allowed. Overhead lines shall not be permitted.

- The connection between the main distribution network and the building shall be underground in compliance with the standards required by the relevant authorities (Central Electricity Board - CEB).

- A medium voltage feeder cable is deployed along the plot in a buried network in the road reserve. The owner will be responsible for application to the CEB for its lot connection to the electricity network, and expenses such as cables, ring main unit (RMU), transformer, etc required in that respect will be at his expense.

- A common cubicle, to be shared by two adjacent plots, is provided at one of the corners of each plot for installation of the required RMU. Location of same will be indicated on the plot plan to be annexed to the deed of sale.

7.6 Air Conditioning

- Window unit types shall not be allowed.

- Split unit and / or VRF – VRV air conditioning outdoor units shall be installed in such a manner that the equipment shall not be visible from the roads, the common areas and the ground floor of surrounding plots.

- The equipment can be installed on ground floor level on the condition that they are installed within the building lines and concealed behind a screen and/or by plants that are high enough to hide them.

7.7 Telecommunication

- The network and connections shall be underground.

- The network connection will be at the expense of the owner of the plot.

- Telecommunication connection shall be established from the nearest telecom manhole located along the road. A termination pit is provided at one corner of the plot and sleeves have been provided from the nearest telecom manhole to the termination pit on the plot to facilitate the connection.

7.8 Television Antenna (and more) :

- Satellite dishes and TV antennas shall not be visible from the streets, the common areas and the ground floor of surrounding plots.

07 SERVICES

7.9 Bin Area/ Waste Management:

- A bin area shall be built by the plot owner, as per details to be provided by the Administrator, for an easy access by the waste collection service. Waste to be collected include general waste, plastic, cardboard, paper, glass. Any other special waste generated by the operations must be managed by the owner.

- Plot owners must respect the waste sorting procedures imposed by the Administrator/ Authorities.

- Green waste resulting from maintenance/ clearing works on the plot itself must be sent to the Anahita compost station by the plot owner himself.

7.10 Water Meter:

- The water network runs along the road reserve of the main road serving the plots. A connection pipe ended with a control valve will be provided by the promoter on the plot boundary. A smart water meter system will be implemented by the Administrator. The cost of installation and supply in respect of the water meter will be claimed to the owner upon installation. Billing in respect of the water consumption will be done monthly by the Administrator or its agent and payment of such claims shall be settled by the owner within a period of 30 days after the date of the claim, failing which the supply will be disconnected.

7.11 Water load restrictions:

- No potable water shall be used for irrigation.
- Irrigation water is provided through a network running along the road with a tapping available for each plot.
- Rainwater harvesting solutions are encouraged.

7.12 Stormwater Management:

Each plot owner is responsible for managing stormwater within their lot in accordance with the site-wide drainage strategy. Direct connections from individual plots to roadside drains are generally not permitted. Stormwater must be managed locally using sustainable solutions such as infiltration drainage, rain gardens, naturalized retention areas, or rainwater harvesting systems. Importantly, only a maximum of 45% of the total runoff generated within the plot will be allowed to enter the roadside drain through overland flow.

- Plot owners must not obstruct or interfere with any part of the common stormwater drainage network, even temporarily. All stormwater runoff must be kept separate from the sewer network; no stormwater is allowed to enter the sewer system under any circumstances.

- Maintenance of on-plot stormwater management systems is the responsibility of the owner. Regular inspection and cleaning are required to prevent accumulation of debris and sediment, and to ensure the proper functioning of infiltration and drainage features. As a minimum, maintenance should be performed monthly and after each storm event, and before the start of the rainy season.

- Plot owners must also ensure that the natural drainage paths and existing watercourses integrated into the site are preserved and not altered, unless permission obtained from relevant authorities. Any modifications to the drainage regime or hydraulic characteristics of existing drains are strictly prohibited.

08 ANNEXES

08 ANNEX A: MATERIALS

RECOMMENDED MATERIALS

Aluminium metal sheeting roof

- Tarpaulin grey RAL 7010
- Olive grey RAL 7002
- Silk grey RAL 7044

Metal Cladding

- Tarpaulin grey RAL 7010
- Olive grey RAL 7002
- Silk grey RAL 7044
- Corten Steel

Concrete wall colors

- NCS S 1000-N
- NCS S 1500-N
- NCS S 2500-N
- NCS S 5000-N
- NCS S 3502-Y

Aluminium or metal openings

- Jet black RAL 9005
- Iron grey RAL 7011
- Graphite black RAL 9011
- Dusty grey RAL 7037
- Grey aluminium RAL 9007
- Pure white RAL 9010
- Graphite grey RAL 7024

Timber

Stone

Note: On screen and printed colors may differ from acutal paint colors

08 ANNEX B: PRECINCT PLOT SHEETS

SUBDIVISIONAL+MOVEMENT

- The Mill Hub Boundary
- Subdivisions
- Open Space
- Road Corridor
- Main Access Corridor
- Primary Access
- Water Body
- Water Tank
- Existing Stone Walls
- Existing Mature Trees
- Existing Building

Note: Subdivisional Amendments (subdivisions/ or consolidations) will not require an amendment to the precinct plan

08 ANNEX B: PRECINCT PLOT SHEETS

LAND USE

- The Mill Hub Boundary
- Office/ Light Industrial Units
- Public Space
- Road Corridor
- Mixed-Use/ Office
- Parkings/ PV Farm
- Technical Yards

08 ANNEX B: PRECINCT PLOT SHEETS

HEIGHT AND FAR

- The Mill Hub Boundary
- Plot Setback : 5m from Side & Rear Plot Boundary
- Plot Setback : 7m from Street Plot Boundary
- G+2 (12m Max)
- Floor Area Ratio (FAR) : 1.2

08 ANNEX B: PRECINCT PLOT SHEETS

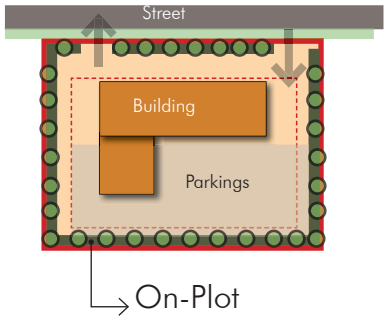
LANDSCAPING

The Mill Hub Boundary

Plot Setback : 5m from Side & Rear Plot Boundary

Plot Setback : 7m from Street Plot Boundary

Landscaping Planter of 2.5m minimum



Recommended On-Plot Landscape Planter

- Terminalia bentzoe
- Tabebuia Rosea
- Peltophorum ptcrocarpum
- Annona altilis
- Artocarpus altilis
- Coffea myrtifolia
- Thespesia populnea
- Diospyros egrettarum
- Coptosperma borbonicum
- Erythroxylum sideroxyloides
- Dictyosperma album

08 ANNEX B: PRECINCT PLOT SHEETS

URBAN DESIGN DIRECTIVES

- The Mill Hub Boundary
- Subdivisions
- Recommended Building Footprint
- Design response to the Green Space
- Focal Point/ Architectural Accentuation
- Desired Access Points

Building Footprint:
Indicates the recommended building position on the plot so as to create a positive street frontage.

Design Response to the Green Space:
The buildings will have to consider the relationship to the green space. Thus the treatment of the facade, positioning of services such as air exhaust, outdoor aircon units etc need to be properly screened, so as to preserve the character and sense of place of the green space.

Architectural Accentuation:
These denote a portion of the building, such as a prominent corner, where specific architectural accentuation is required. This may vary in form, including individual detailing; a change in the building form at that position; or through a vertical accentuation, such as a tower element or an increase in height for this accentuation (while remaining within the max height imposed). The primary purpose of this is to enhance the landmark quality of particular positions.

Desired Access Points:
Individual driveway access to buildings should be localised within the demarcated desired access points. The exact position is to be established during the architectural design process.

08 ANNEX B: PRECINCT PLOT SHEETS

PRECINCT NOTES

Plot Setback:
7m from front road boundary
5m from side and rear boundaries

Coverage:
Site Coverage - Up to 40%

Parking Requirements:
Exceed the PPG requirements.
A minimum of 2 accessible parking spaces per plot.

PRECINCT CONTROLS

1. All areas and calculations are approximate and subject to final survey.
2. This plan is subject to change and the plot owner should consult the Administrator to obtain the latest version of the precinct plan when initiating the design / development of a specific plot.
3. A final version of the plot sheets will be annexed to the deed of sale of each plot (upon completion of the infrastructure works).

LAND USE TABLE

Site No.	Land Use	Area (sqm)	Area (Ha)	FAR	Bulk (sqm)	Max Height (Storey)
1	Office/ Light Industrial Units	2,346	0.23	1.2	2,815	3
2	Office/ Light Industrial Units	2,275	0.22	1.2	2,730	3
3	Office/ Light Industrial Units	2,153	0.21	1.2	2,583	3
4	Office/ Light Industrial Units	2,933	0.29	1.2	3,520	3
5	Office/ Light Industrial Units	3,373	0.34	1.2	4,048	3
6	Office/ Light Industrial Units	1,991	0.20	1.2	2,390	3
7	Office/ Light Industrial Units	1,691	0.17	1.2	2,029	3
8	Office/ Light Industrial Units	2,063	0.20	1.2	2,476	3
9	Office/ Light Industrial Units	1,909	0.19	1.2	2,290	3
10	Office/ Light Industrial Units	1,682	0.16	1.2	2,018	3
11	Office/ Light Industrial Units	2,021	0.20	1.2	2,426	3
12	Office/ Light Industrial Units	2,161	0.21	1.2	2,594	3
13	Office/ Light Industrial Units	6,440	0.64	1.2	7,728	3
	Total	**33,038**	**3.26**		**39,647**	

08 ANNEX C: SUSTAINABILITY AND WELL CERTIFICATION

Sustainability & WELL Certification

The The Mill Hub is part of a WELL Certified Community, designed to support health and well-being across all aspects and areas of Anahita Beau Champ. Individual buildings within the The Mill Hub are highly recommended to pursue a WELL or green building certification. In case a WELL or green building certification are not being pursued, it is highly recommended to adopt the WELL design principles in the section below to create a healthy and low-carbon building design within the The Mill Hub.

More details are to be found on the links below.
WELL Standards: https://v2.wellcertified.com/en/wellv2/concepts

Air
- A02 Smoke Free Environment (Indoor and Outdoor)
- A03 Ventilation Design
- A04 Construction Pollution Management
- A07 Operable Windows
- A09 Pollution Infiltration Management
- A10 Combustion Minimisation

Water
- W09 Onsite Non-Potable Water Reuse

Light
- L05 Daylight Design Strategies

Movement
- V01 Active Buildings and Communities
- V04 Facilities for Active Occupants
- V05 Site Planning and Selection
- V06 Physical Activity Opportunities
- V08 Physical Activity Spaces and Equipment

Thermal Comfort
- T08 Enhanced Operable Windows
- T09 Outdoor Thermal Comfort

Sound
- S02 Maximum Noise Levels

Materials
- X01 Materials Restrictions
- X02 Interior Hazardous Materials Management
- X03 CCA and Lead Management

Mind
- M02 Nature and Place
- M06 Restorative Opportunities
- M07 Restorative Spaces
- M09 Enhanced Access to Nature

Community
- C02 Integrative Design
- C13 Accessibility and Universal Design

08 ANNEX C: SUSTAINABILITY AND WELL CERTIFICATION

Managing Sound, Light, and Air Pollution for Wellness

In the design and development of the The Mill Hub, it is crucial to prioritize the well-being and health of its occupants, visitors, and the surrounding environment. This section outlines the guidelines and strategies to manage sound, light, and air pollution in accordance with the WELL criteria, contributing to a healthier and more sustainable community.

1.0 Sound Pollution

1.1 Noise Sources and Mitigation

Identify potential noise sources within the hub and its surroundings, such as roads, construction, and industrial activities.
Implement measures to mitigate noise pollution:

- Green Buffer Zones: Incorporate vegetation and green spaces to act as natural sound barriers.
- Acoustic Design: Utilize architectural features and landscaping to deflect and absorb sound.
- Zoning and Hours of Operation: Designate zones with specific noise restrictions and consider limitations on noisy activities during certain hours.
- Sound-Reducing Materials: Encourage the use of sound-absorbing building materials.

1.2 Acoustic Comfort

Prioritize the well-being of the Mill Hub occupants by ensuring that the indoor and outdoor spaces promote acoustic comfort:

- Soundproofing: Incorporate soundproofing measures in building design, especially in areas sensitive to noise.
- Quiet Zones: Designate quiet areas within the hub for relaxation and focused work.

2.0 Light Pollution

2.1 Minimizing Light Pollution

Limit light pollution to enhance the quality of the night environment:

- Outdoor Lighting Design: Use fully shielded fixtures that direct light downward and minimize light spill.
- Lighting Control Systems: Implement smart lighting systems with motion sensors and dimming capabilities to reduce energy usage and light pollution during off-peak hours.
- Preservation of Night Sky: Encourage building designs that preserve views of the night sky, minimizing artificial skyglow.

2.2 Promoting Natural Daylight

Prioritize access to natural daylight to enhance the health and well-being of the Mill Hub occupants:

- Window Design: Maximize window-to-wall ratios for buildings to allow for abundant natural light.
- Daylighting Controls: Integrate automated shading and lighting controls to optimize the use of natural light.

08 ANNEX C: SUSTAINABILITY AND WELL CERTIFICATION

3.0 Air Pollution

3.1 Outdoor Air Quality

Improve outdoor air quality to create a healthier and more sustainable environment:

- Vehicle Restrictions: Encourage low-emission and electric vehicles and limit the use of internal combustion engine vehicles.
- Green Transportation: Promote alternative transportation methods, such as biking and walking, by providing infrastructure and incentives.
- Green Spaces: Maximize green spaces and vegetation to improve air quality through natural air filtration.

3.2 Indoor Air Quality

Prioritize indoor air quality for occupant health and comfort:

- HVAC Systems: Design HVAC systems with high-efficiency air filtration and ventilation to ensure the circulation of clean, fresh air.
- Low-VOC Materials: Encourage the use of low-VOC (Volatile Organic Compounds) materials in construction and furnishing.
- Monitoring and Maintenance: Establish regular monitoring and maintenance programs to ensure optimal indoor air quality.

4.0 Compliance with WELL Criteria

Anahita Beau Champ Smart City is committed to achieving the WELL Community Certification and its criteria for sound, light, air quality and others. Regular assessments and reporting will be conducted to measure compliance and ensure continuous improvement.

ANAHITA

BEAU CHAMP

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