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FLAMINGO SHOPPING CENTRE



MEET THE TEAM

Developer: Nevada Group

Main contractor: Nevada Construction

Architect: Paragon Architects

Landscape architect: COTTONTREE

Landscape contractor: The Source
Landscaping

NEVADA GROUP
Property Management | Development

the source

PARAGON ARCHITECTS
South Africa

CO
COTTONTREE

SAPOR AWARD
FOR RETAIL
DEVELOPMENTS

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Landscaping timeline: 4 months
Landscaping Cost: 1.4 million
Size: 745m² with additional upgrades across the road verges, 458m² in the area, as well as the signature roundabout 380m²
Location: Modderfontein, Johannesburg

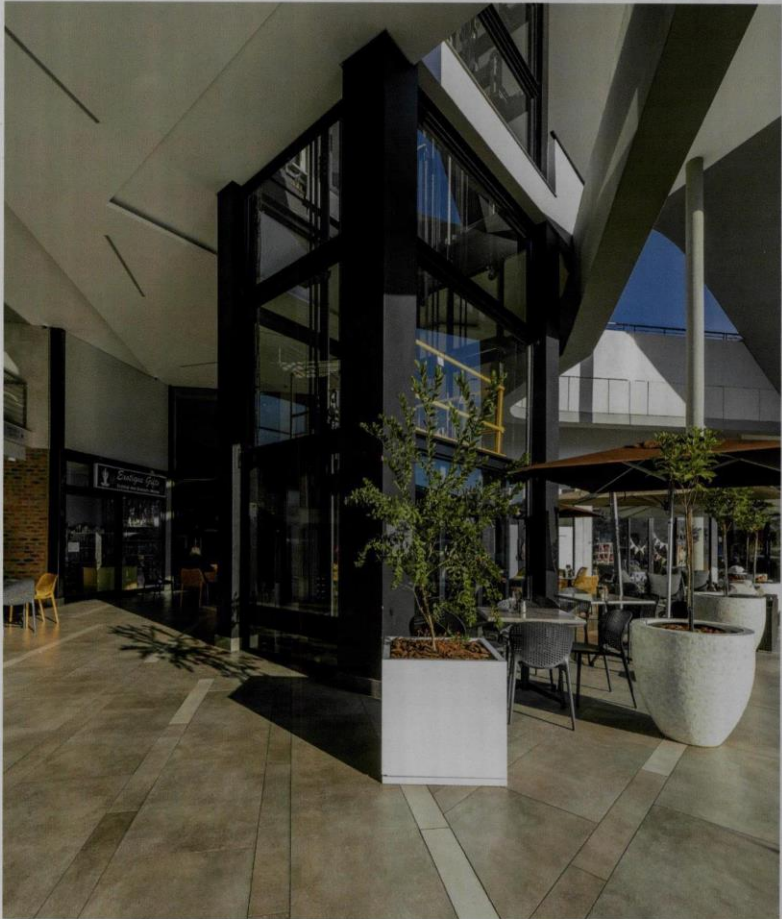
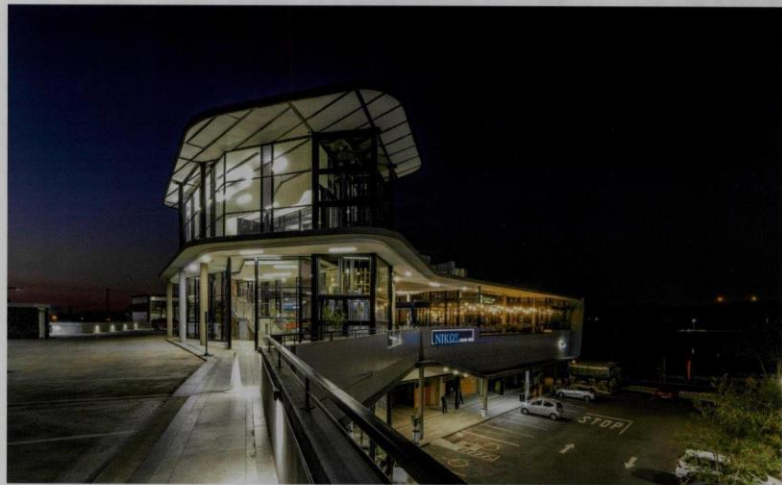
Flamingo Shopping Centre in Modderfontein, Johannesburg can be easily distinguished by its unique concrete ribbon undulating across its façade. Located at 36 Queens Street in Modderfontein, Flamingo Shopping Centre is situated adjacent to a forest, overlooking a lake and wetland. The shopping centre forms part of a larger neighbourhood development encompassing an outdoor park with new restaurants and recreational facilities. Paragon Architects were responsible for this design, being refined during the design development and construction phases, resulting in a unique and elegant solution compared to that of conventional strip-mall architecture. COTTONTREE Landscape Architecture was responsible for the Landscape design of this development. Flamingo Shopping Centre recently won the SAPOA's 2019 Property Development Award for Innovative Excellence for a Small Regional Mall.

Circulation and the location of different types of shops is a critical factor in strip-mall design, both for shoppers and tenants. Foot traffic between the anchor tenants, restaurants, and the circulation cores provides opportunities for smaller shops. Therefore, strip-mall design has to strike a careful balance between the need for different-sized shops.

Architecture and interior architecture company Paragon was able to achieve this at the Flamingo Shopping Centre. "The challenging nature of this project has allowed us to showcase our ability to be highly flexible and to accommodate different client requirements, which applies across our entire range of projects," Paragon Architect's Preetya Bhikha comments.

"The Flamingo Shopping Centre has been an interesting experience due to its constantly-changing design. By making use of the different skills our team members have brought to the project, we rose to this challenge. Through close collaboration with our client and contractor, we have been able to develop unique design solutions to problems encountered onsite," Bhikha highlights.

The Paragon team included partner Henning Rasmuss, together with Architect Preetya Bhikha.



PORTFOLIO

The developer, Nevada Group, included directors Peter and Vasili Manelis, who also represented the main constructor contractor for this project. The design brief called for a three-storey convenience centre with onsite parking, with the shopping centre servicing the neighbouring suburbs.

The project was architecturally challenging because of the different design changes initiated throughout the three-year construction period. During the initial construction phase, the client increased the scope to accommodate offices, restaurants, and a medical centre. However, as Paragon had planned to future-proof the building to accommodate possible additions, these new building elements were absorbed easily within the main design.

In addition, Paragon refined the different elements of the design together with the client, both for aesthetic and efficiency purposes.

The landscape architect's role

The manicured soft landscaped areas for the Flamingo shopping centre included the walkway planters, interior planting, parking area, retaining walls and the climbers. The brief for the Flamingo Shopping Centre landscape was to develop a manicured, evergreen palette with year-round

interest and colour for Nevada Group. The developer was committed and had a lot of input, having also invested quite a bit in the neighbouring precinct to set the tone for the Flamingo Shopping Centre.

With the beautiful setting and views towards Modderfontein lake, it was planned to make the most of the views, especially towards sunset. The area has quite a bit of established Oak, Pine and London Plane trees.

The trees planted in the parking lot were all large, indigenous Combretum that were planted with layers of evergreen, mostly indigenous shrubs and groundcovers around them – all playing their part in setting the tone for this development.

The team also decided to plant fruit trees closer to the shops, so the beautiful lemon and lime trees were planted in custom-made traditional pots with a vintage finish.

For colour, the team added *Gaura lindheimeri* 'pink butterfly bush', *Polygala myrtifolia* 'September bush' and begonias in the pots around the fruit trees. There are also *Hemerocallis* 'daylilies' at the entrances. For the restaurant dividers, they planted *Sansevieria* in custom-build large, white framed pots.

For the evergreens, the structure of the planting included *Duranta*, *Viburnum*, *Freylinia* and asparagus to form an evergreen backdrop, as well as *Portelucaria* in the retaining blocks. The bulk of the landscape was immaculately implemented by The Source Landscapes, a local landscape contractor. As with any retail development, there is a lot of pressure around opening day, and team needed to meet strict deadlines to complete the project on time.

As the developers were building and contracting directly, the project management on site was very hands on, and challenges could be addressed quickly which allowed changes to be implemented without delays.

The team decided to blend silk climbers with the natural plants for an instant effect. These plant beds were interplanted with some smaller hedges and colour to blend it really well.

Overall, the unique and innovative design, coupled with the landscape, has resulted in a remarkable project, worthy of its many design and engineering accolades.



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SUPPLIERS

Implementation

The Source Landscaping - 076 490 9284

Large tree supplier:

Suntrees - 011 462 1872

Decorative plants:

Distinctive Design - 066 220 6819

Furniture and planters:

Allsorted Designs - 011 462 1131

Irrigation:

Hunter Controllers - 021 975 5578

Rain Bird Nozzles - 011 608 0767

Cement:

Metier Mixed Concrete - 031 716 3600

Compost:

Viewpoint farming - 011 917 0493

Shrubbery:

Kazimngi Nursery - 079 871 8829

Hillcrest Nursery - 011 458 6016

Plantworld - 082 805 0910

Pots and bins:

Allsorted Designs - 011 462 1131

ABOUT COTTONTREE



COTTONTREE is a land and playscape design firm that started in 2012, with a focus on sustainable value and quality. It is focused on effective and simple aesthetical solutions to create responsible landscape projects. Its project scale ranges from urban design to detail planting plans. Our clients include private and public trades, with recreational, commercial and residential design work. Balancing aesthetics, environmental and practical aspects to achieve the best feasible value is its goal. The team has over 20 years' experience (national and international) in the design and build industry, and has also won an international design award and local ILSASA awards. Its motto is 'playing outside' and they love to collaborate with talented designers and contractors to shape their environments.