ZULULAMI

LUXURY COASTAL ESTATE

DESIGNCODE

March 2023

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INTRODUCTION

VISION

“BETWEEN NATURE - FOREST, SKY & SEA”

_To create a holistic living environment through the rehabilitation of the surrounds through indigenous landscaping, wetland & forest revival, and the promotion of sustain- able community living on the North Coast.
The use of natural materials & complimenting colour palettes enhancing the visual uniformity within the sub-tropical landscape.
A “non-architecture” that celebrates spatial experience, openness to nature, maximizing views, climate, and coastal lifestyle - ultimately developing an architectural expression that is current & local.

SITE CONSTRAINTS

TOWN PLANNING REGULATIONS CURRENT

NOTE: ENSURE TO CHECK SITE SPECIFIC CURRENT CONSTRAINTS PRIOR TO SUBMISSION TO THE ESTATE

DENSITY ZONE	MAXIMUM PERMITTED	BUILDING LINES
Residential Only High Density **(ROHD2)**	FAR **0.40 / 0.75** for hotel COVERAGE **30% / 40 %** for hotel HEIGHT 3 / 6 storeys for hotels	FRONT **9.0 metres** SIDE & REAR SPACE **4.5 metres**
Residential Only Detached **(RODE6)**	FAR **0.35** COVERAGE **30%** HEIGHT 2 storeys - **7.6 metres** *above natural ground level to eaves	FRONT **7.5 metres** SIDE & REAR SPACE **2.0 metres**
Residential Only Medium Density (**ROMD2)**	FAR **n/a** COVERAGE **35%** HEIGHT 2 storeys - **7.6 metres** *above natural ground level to eaves	FRONT **7.5 metres outer boundary** SIDE & REAR SPACE **4.5metres outer boundary**
Residential Only Medium Density (**ROMD2a)**	FAR **0.25 (for parent property)** COVERAGE **40% (for parent property)** HEIGHT 2 storeys - **7.6 metres** *above natural ground level to eaves	FRONT **7.5 metres outer boundary** SIDE & REAR SPACE **4.5metres outer boundary (for parent property)**
Intermediate Residential (**M**edium **D**ensity **R**esidential)	FAR **N/A** COVERAGE **30%** HEIGHT 2 storeys - **10.6 metres** *above natural ground level to ridge line	FRONT **7.5 metres** SIDE & REAR SPACE **4.5metres**

NOTE: SEE DIAGRAMS (SITE SPECIFIC) BELOW ILLUSTRATING CURRENT LOCAL AUTHORITY & ESTATE BUILDING SETBACKS.
NOTE: ZONING CERTIFICATES AVAILABLE FROM ZULULAMI HOA OFFICES.

**** ANY QUERIES REGARDING THE ABOVE - PLEASE CONTACT ZULULAMI ARCHITECTURAL & BUILDING CONTROL**

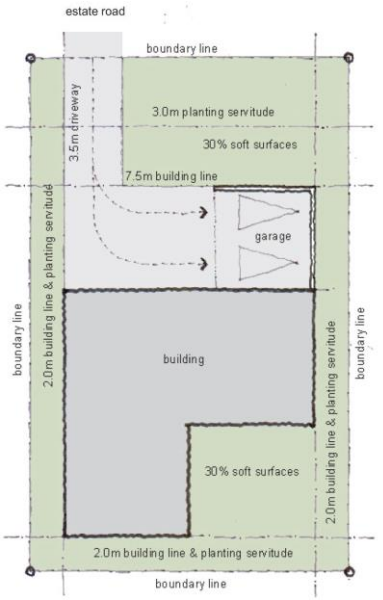

fig 01: Typical diagram illustrating the SR site general constraints

fig 02: Typical diagram illustrating the MDR general site constraints

ADDITIONAL CONTROLS

MINIMUM AREAS

PER DWELLING: minimum area for a **single dwelling** is **150sqm** excluding garages & verandahs (this applies to sites zoned **SR**)
minimum area for **MDR** sites is **80sqm** per unit excluding garage & verandahs

PARKING: **SR:** minimum single garage & one off street parking per unit
IR (MDR): minimum single garage or carport per unit & a suitable visitors parking at a rate of 1 car space for every 2 units provided that the additional car spaces are not placed on the private open area

NOTE: Relaxation of any indicated buildings lines will require consent from all the affected neighbours & the *Design Review Committee* of the Association
NOTE: The *Design Review Committee* & the Association will support the relaxation of building lines on SR sites up to 5 metres road frontage (access from bottom of site) & 3 metres road frontage (access from top of site & steep slopes) - will be assessed on a case by case basis.

SOFT SURFACES:
30% of the total area of the site must be comprised of “soft surfaces”
PLANTING SERVITUDES: as per *Landscape Code*
3.0metres on SR sites (road frontage)
3.0metres on MDR sites (road frontage)
3.0metres on MDR sites when bordering existing neighbouring forest areas
ROOF PITCH RESTRICTIONS:
sites accessed from the bottom restricted to a roof pitch of **22 degrees or less** (steeper roof pitches are subject to approval in relation to neighbouring property heights)
DESIGN PRINCIPLES:
at least one of the “design principles” stipulated in the *Design Code* to be implemented
MDR SITES: (applicable to MDR ONLY)
Massing - cluster or “village-like” massing to be implemented
Hierarchy of public spaces - integration of public & green spaces to be implemented

SITE DEVELOPMENT LAYOUT

fig 03: Site Development Layout

RECOMMENDED DESIGN PRINCIPLES

SUMMARY

of LANDSCAPE

- Rehabilitation of forest & wetlands

- Site zoned appropriate to micro-location
Forest
Wetland

- Nature is dominant over building

of BUILDING

- Relationship between space and nature is maximized
Large openings create visual + spatial connection to outdoors

- Passive design principles are emphasized
Large, deep overhangs
Courtyards
Verandahs
Green, planted roofs

- Finishes are natural
Stone
Earth
Concrete
Timber

of EXPERIENCE

- Outdoor activities for children & adults
Wetland walkways & bird hides
Running/cycling track
Open-air Amphitheatre

- Forest & Beach Pavilions

- Sporting facilities

OF BUILDING relationship between space & nature

SEAMLESS RELATIONSHIP

- Enhance spatial & visual relationship between indoors & outdoors
- Street interface layered with levels of greenery - planting servitude
- Large glazed openings onto lush landscaped gardens
- Promote outdoor coastal living
- Nature dominant over buildings
- Maximize natural light & ventilation
- Promote sustainability

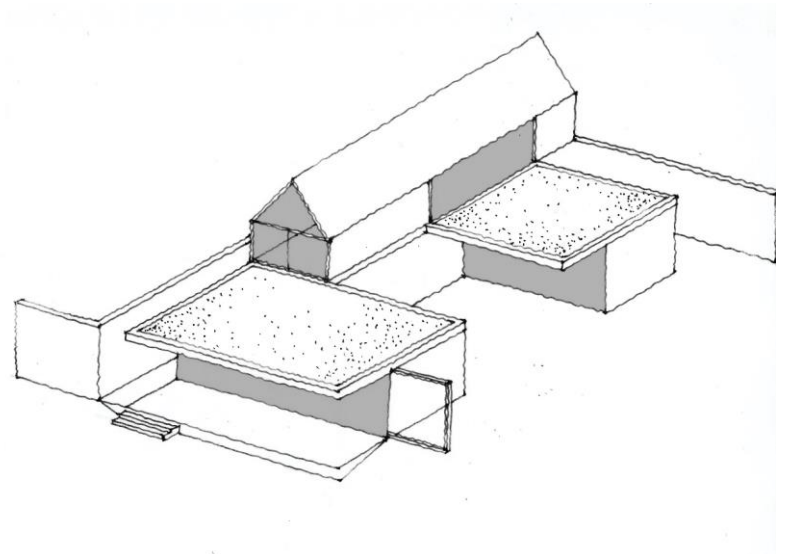

fig 04: Typical diagram illustrating the principle of a seamless relationship between space & nature through large glazed openings etc.

OF BUILDING planted “green” roofs

- Green, planted roofs allow uninterrupted views for houses above
- Increase accessible & usable space
- Natural insulation
- Promoting conservation & rehabilitation of natural surrounds
- Enhancing visually dominance of landscape

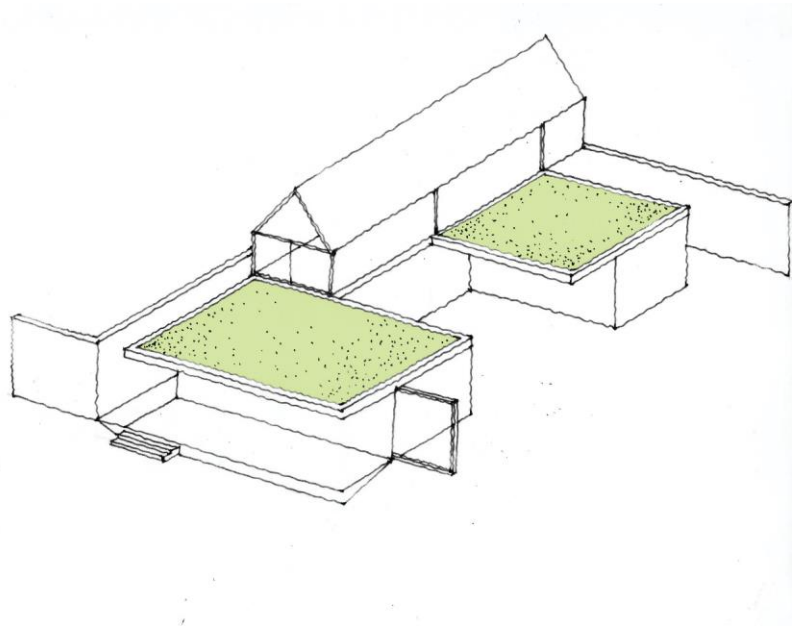

fig 05: Typical diagram illustrating the principle of planted “green” roofs

OF BUILDING continuous surfaces

MINIMAL PALETTE OF MATERIALS
- Enhances visual architectural integrity
- Creates unified aesthetic within each individual building as well as entire estate
- Promotes spatial objects within the design
- Promotes linearity within the design
- Colour palette complimentary to natural surrounds - greys & earthtones

NATURAL MATERIAL FINISH TO RETAINING WALLS
• Retaining walls to be stone, earth or concrete - “of the earth”
OR “green” walls - vertical gardens, stepped planted retaining walls, planted loffelstein walls

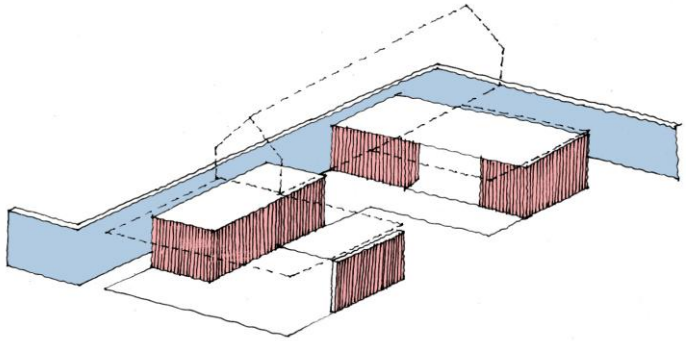

fig 06: Typical diagram illustrating the principle of continuous surfaces & use of a minimal palette of materials

OF BUILDING passive design principles

COURTYARDS
• Maximizes natural light & ventilation
• Visual link to nature through planted courtyards
• Enhances indoor outdoor relationship
• Allows for secluded living space from bad weather
• Promote cross ventilation & natural cooling

VERANDAHS
• Maximizes outdoor living
• Breaks down massing of building and softens facades
• Promotes layering of spaces through variety of materials
• Protective layer to large, glazed openings - shade & filtered light

APPROPRIATE ORIENTATION
• Buildings optimally orientated to maximize sea & forest views, natural light, natural ventilation & protection from bad weather
• Optimal orientation to promote flourishing of natural landscape

USE OF WATER ELEMENTS FOR NATURAL COOLING

HIGH-LEVEL WINDOWS FOR RELEASE OF HOT AIR

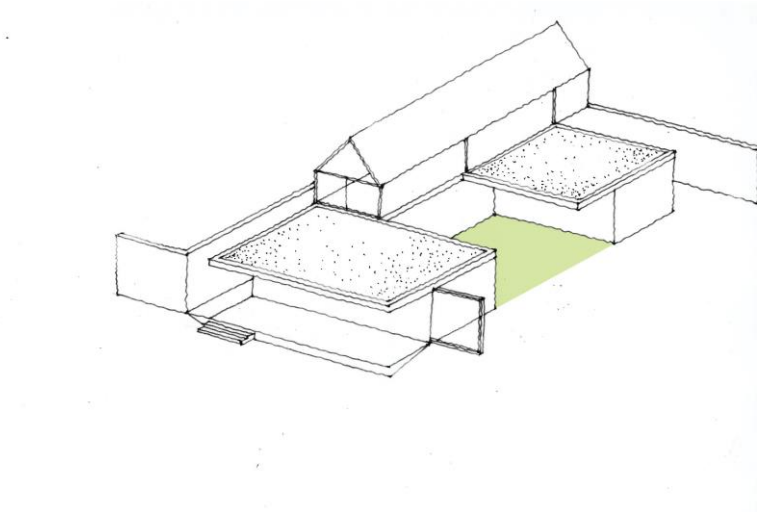

fig 07: Typical diagram illustrating the principle of a “green” courtyard space

SUSTAINABILITY

ENERGY EFFICIENT DESIGN - SANS XA

The *Design Code* is ideally suited for architects to respond positively to limit energy wastage and to reduce a generally negative impact on the environment. Notwithstanding the relevant legislative restrictions contained within the Building Contral Act and in particular **SANS 10400 XA "Environmentally Sustainability and Energy Usage in Buildings"** and "**SANS 204 Energy Efficiency in Buildings"** to which architects are required to respond, *the Association* requires that all designs offer a comprehensive design solution that embraces elements of sustainable design as much as possible.

Through the encouraged implementation of sustainable principles below:

• Nature/landscape dominant over building
• Planted courtyards
• Use of water elements ie. ponds/reflection pools to promote natural cooling from prevailing winds
• Environmental control through louvred pergolas & screens
• 80% of internal spaces to have effective cross ventilation (design to avoid use of air-conditioning) to promote natural heating & cooling
• Planted roofs - entire or portion of roof
• Large overhangs
• Highlevel windows to promote release of hot air
• Thick walls on west facades & deep recesses
• Maximize natural light - large glazed panels, skylights, dormer windows, clerestorey windows/glazed gable ends
• Alternative water heating systems - solar or heat exchangers
• Grey water systems used for garden irrigation
• Rainwater harvesting (underground water tanks preferred) - positions to be indicated on drawings
• Energy efficient appliances & LED lighting
• Solar panels - avoid being visible from the street (positioning to be flush with roof & to be approved by *Design Review Committee Consultant Craig Vogt*.

NOTE: Each application must indicate its sustainable approach in addressing the principles above. A solar design must be submitted with each appli- cation to Craig Vogt to approve at a fee (craig@vogtconsulting.co.za)

AESTHETICS

ROOF

SPECIFIC EXCLUSIONS

- Fibre cement or clay roof tiles
- Large expanse of one roof form discouraged
- Mansard or Gambrel roof forms
- Porte cochere
- Thatched roofs
- “butterfly” shaped roof types
- No unpainted or reflective materials
- Any colour other than those approved
- “gooseneck” shaped/ cranked downpipes
- “chunky” roof edge details
- dome or pyramid skylights

GENERAL INCLUSIONS

- Flat roof or planted roofs (planted roofs encouraged especially if visible from the street or above)
- Flat roofs (if not planted) to be covered with grey/charcoal stone chips/shards of slate
- Gable end roof forms (glazed or enclosed)
- Monopitched & pitched roof forms at min. pitch **2 degrees**
- Pitched roof forms at max. pitch **40 degrees**
(max. width of building 7metres & subject to approval by DRC)
- Simple roof forms encouraged
- Large overhangs where appropriate - roof plane expressed as “floating” element with equal overhangs on at least two sides
- Clipped eaves allowed
- Enclosed eaves allowed
- Covered verandahs
- Gutters - powdercoated to match roof colour (concealed gutters preferred)
- Concealed downpipes encouraged
- Rainwater goods (if exposed) to match wall colour/sympathetic to wall materials
- Kliplok/Saflok, Rheinzink or similar approved profile (preferred profiles)
- S-profile/corrugated sheeting
- clear/white based polycarbonate sheeting as skylights or verandah coverings on application
- Skylights (same pitch as roof)
- roof edge details to be considered & expressed as thin as possible
(see diagrams below)

NOTE: all sites accessed from the bottom are restricted to a roof pitch of 22 degrees or less (steeper roof pitches in relation to neighbouring property heights & views are subject to approval at the discretion of the *Design Review Committee*)

NOTE: All roofs to comply with SANS 10400_L & SANS XA

AESTHETICS

WALLS

SPECIFIC EXCLUSIONS

- Artificial stone cladding
- traditional horizontal ship-lap style cladding not preferred
- Corner quoins, crenellations & rustification
- Exterior arches
- Facebrick/exposed brickwork
- Highly reflectice surfaces
- Ornate mouldings, surrounds or bands around openings
- Plaster or paint techniques
- red or yellow naturally based HW timbers
- red or yellow based/tinted timber stains or varnish
- Stylized columns
- imitation off-shutter concrete finish
- off-shutter concrete panels
- vertically expressed massing discouraged
- “letter shaped” architectural elements (ie. C-shape, U-shape, S-shape etc.)
- Any colour other than those permitted

GENERAL INCLUSIONS

- Walls as continuous elements (application of materials) & forms encouraged
  - horizontality of elements to be expressed - ie. slabs as planes & verticals as more recessive elements
  - horizontally expressed massing encouraged (simple massing)

- **Accepted finishes include: (subject to approval by DRC)**
  - timber cladding left to weather naturally, stained or painted (vertical direction preferred)
  - fibre cement/nutec cladding smooth or textured (vertical preferred)
  - cast off-shutter concrete smooth or textured/imprinted (not entire building)
  - brick smooth plastered
  - bagwash plaster
  - painted pointed brickwork (not entire building)
  - black facebrick (not entire building)
  - “marmaran” textured paint/plaster where appropriate
  - “earthcote” textured paint where appropriate
  - “green” feature walls/planted walls
  - breeze block (specific implementation on approval of DRC)
  - subterranean locally sourced natural rock/stone walls (loose packed)
    - type & colour to be specified
  - painted stone (specific implementation on approval of DRC)
    - stone type to be specified
  - gabion retaining structures/screen walls (locally sourced stone)
    - type & colour to be specified
  - rammed-earth walls (feature wall or element ie. NOT entire building)
  - corten steel cladding (not entire building)

NOTE: All walls to comply with SANS 10400_K

AESTHETICS

DOORS & WINDOWS

SPECIFIC EXCLUSIONS

- Arched windows & doors
- Burglar bars
- Traditional cottage pane
- Triangular or unusual shaped windows (exception to gable ends)
- Glass blocks
- HW timber - yellow or red tinted stains
- Plaster surrounds/bands
- Ornate mouldings & surrounds
- Tinted, reflective or coloured glass
- Ornate arrival door (visible from road) ie. Indonesian doors etc.
- Any material or colour other than those approved

GENERAL INCLUSIONS

- Large, glazed openings encouraged
- Square or rectangular openings
  - window & door proportions to be considered & harmonious with the design
  - minimize window & door types to enhance unified aesthetic
- Concealed sliding doors encouraged
- Pivot doors (glazed or solid timber panel)
- HW timber slatted screens are encouraged - sliding preferred
- PC aluminum shutters/screens - sliding preferred
- Powdercoated aluminum. See approved colours.
- HW timber - natural or painted
- Glass louvre windows
- HW timber louvre windows

NOTE: All doors & windows to comply with SANS 10400_N & XA

VERANDAHS, DECKS & PERGOLAS

SPECIFIC EXCLUSIONS

- Decorative columns (timber or concrete)
- Precast concrete columns
- Solid enclosure (including glass) of any verandah or patio
- Awning structures, retractable or fixed
- Attached frame verandahs or balconies
- Rustic log or gumpole construction
- Shade cloth
- “Intingus” or latte
- Stained decking - yellow or red tinted stains
- “Broekie lace” or any excessive adornment

GENERAL INCLUSIONS

VERANDAHS (“NOT TO BE ENCLOSED” NOTE ON PLANS)
- verandahs or “verandah-type” spaces encouraged to promote indoor outdoor link
- Sliding or fixed timber louvred screens to protect from prevailing winds encouraged

DECKS
- Natural (left to weather naturally) balau decking preferred
- Varied deck levels encouraged - stepped balustrades, sunken firepit/seating areas, planters, cut outs in decking for trees & planting etc.

PERGOLAS
- Timber posts (lightweight) - painted or left to weather naturally
- Timber louvred pergolas encouraged - left to weather naturally preferred
- Lightweight steel structure pergolas
(painted to match or compliment the overall design)
- Planted pergolas & screens are encouraged

NOTE: pergola structure to be considered as part of overall design aesthetic & not as “clip-on” (afterthought) elements

AESTHETICS

BALUSTRADES

SPECIFIC EXCLUSIONS

• Decorative metal/wrought iron
• Polished stainless steel (entire balustrade or majority)
• Solid brick balustrades on ground level
• Resin balustrades
• Stainless steel balustrade fixings/trims
• glass balustrades fixed to external face of wall/slab not preferred

GENERAL INCLUSIONS

• Stepped balustrades encouraged
• Glass balustrades
NOTE: fixing clips to be powder coated to match aluminum colour used or concealed fixing preferred
• Planters or walls as “balustrades” where appropriate
• Visually “lightweight” balustrades encouraged - steel or HW timber or combined with stainless steel cables

NOTE: All balustrades to comply with SANS 10400_D
NOTE: All balustrade designs are subject to approval by the *Design Review*

GARAGES & CARPORTS

SPECIFIC EXCLUSIONS

• Steel framed shadeports & temporary carports
• Temporary structures of any description (i.e. Gemini Hut or Wendy House)
• Any freestanding carport, golf cart port, and gazebo, lapa, and/or shade awnings
• Meranti varnished garage doors
• HW timber - yellow or red tinted stains
• Any material or colour other than those approved

GENERAL INCLUSIONS

• Garage doors may not face the street unless treated as a continuous element (see fig.08 & fig.09) through use of cladding (continuous material)
• Horizontal or vertical slatted HW timber garage doors (left to weather naturally)
• Horizontal or vertical slatted HW timber garage doors (painted)
• Fibreglass or PC aluminum doors on approval painted as per approved colours
• Carports to be treated as a detailed pergola complimenting the overall design

NOTE: Garage doors may face the internal roads within the MDR sites but NOT the estates main roads
NOTE: Boats, caravans, camper vans, motor cycles and quad bikes, or any trailer must be screened from view

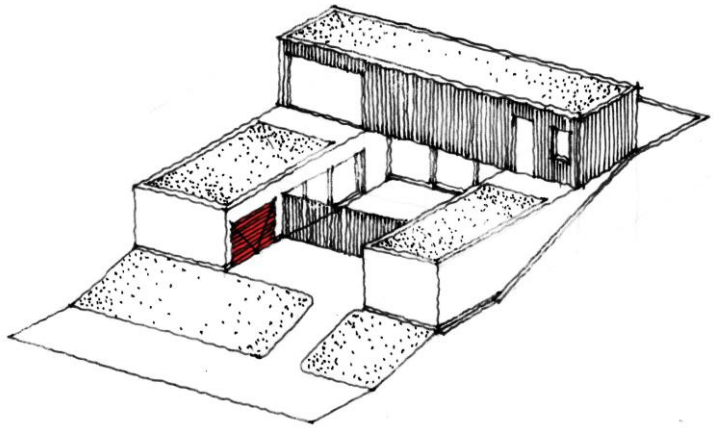

fig 08: Typical diagram illustrating garage door perpendicular to the road

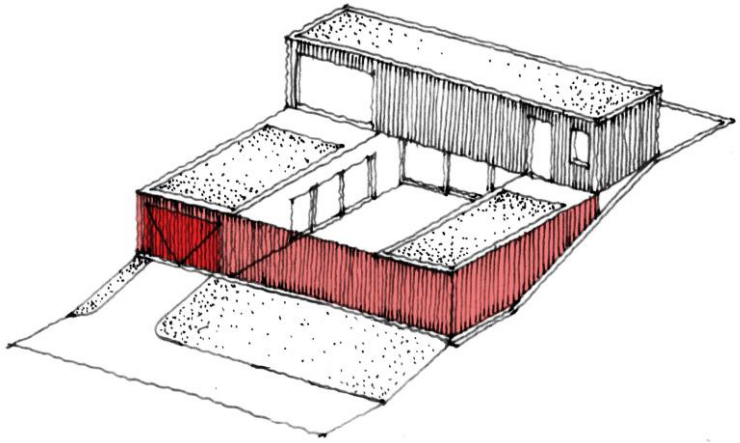

fig 09: Typical diagram illustrating garage door concealed with timber cladding as a continuous element

DRIVEWAYS

SPECIFIC EXCLUSIONS

• Tarmac (asphalt) driveways **ONLY PERMITTED WITHIN MDR DEVELOPMENTS WITH parking areas, driveways off main roads, walkways, crossings etc. expressed as paving/softer surfaces (to be approved by DRC)**
• concrete curbing (for SR sites) not preferred
• contrasting border pavers (in size & colour) not preferred

GENERAL INCLUSIONS

• Only one driveway access per site **(second access on application & subject to approval by the DRC)**
• Driveway entrance to be **90 degrees** with the road frontage. The driveway width over the verge and services must not exceed **3.5metres** on a SR site & **5.0metres** on a MDR site
• Driveway entrance gradient from the edge of the road up to the site boundary must be **1:6 gradient**
• Driveway gradient not to exceed **1:6** for the first **10metres** inside the property
• Driveways may only be paved with **SMARTSTONE** paduan pavers, **SMARTSTONE/ BOSUN** terazzo pavers, concrete grass pavers or cobblestone or other similar approved on application
  approved colour: **Charcoal, Natural Cement, Light Grey ONLY**
  (*herringbone* pattern preferred)
• Combination of paving textures & planting/landscaping encouraged
• Gravel driveways allowed (edging required) - type, size & colour to be specified
• Concrete strip driveways allowed
• Exposed aggregate driveways allowed - type, size & colour to be specified

BOUNDARIES, RETAINING WALLS, NATURAL BANKS & COURTYARDS

SPECIFIC EXCLUSIONS

• No boundary walls or fences to road frontage
• No boundary fences (only allowed if approved by DRC ie. around swimming pools & for the confinement of pets etc. must be within building lines)
• Artificial cladding or materials to retaining/screen walls
• Earthworks & landscaping encroachment over the site boundary without ZEMA written consent.

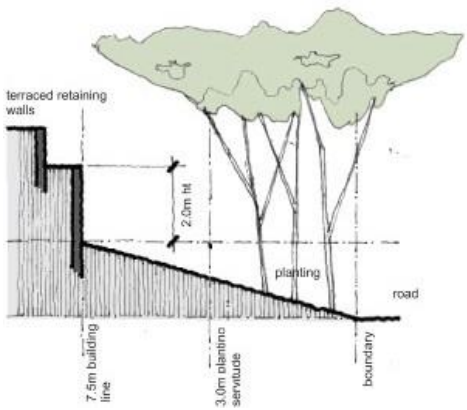

fig 10: Typical diagram illustrating stepped retaining wall & site constraint
(site access from bottom of site)

GENERAL INCLUSIONS

COURTYARDS
• Planted courtyards encouraged
• Courtyard/front wall set back & not exceeding **1.8m height** (if applicable to design)
  - exceptions on application to DRC for approval
• Timber screen walls encouraged (extension of design concept)
• Screen planting between properties encouraged
• **Clear View type fencing** or other **mesh type fencing** on approval allowed within building lines on side & rear boundaries - Colour *black*

RETAINING WALLS subject to approval by DRC
• Drystack retaining walls (natural rock)
• Terraced retaining walls with planting (see fig.10)
• Planted hollow drystack retaining wall - see approved plant list in *Landscape Code* - only when appropriate orientation & specified plant types
• Maximum retaining wall height of **2000mm**
• Gabion walls (use of locally sourced rock)
• all retaining structures to be considered in conjunction with Landscaping design
• retaining wall balustrades/barriers to be submitted for approval
• gumpole retaining structures (minimal area) - on application ONLY

NATURAL BANKS_all banks to be clearly indicated on architectural & landscaping drawings

• Landscaped natural banks (26 degrees) are preferred over built retaining structures
• All cut banks constructed are to comply with NBR & NHBRC regulations as well as good engineering practice (to be indicated on all drawings)

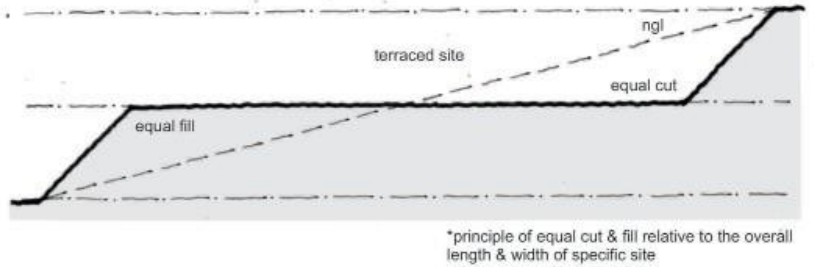

fig 11: Typical diagram illustrating cut & fill principle

EXTERNAL LIGHTING

SPECIFIC EXCLUSIONS

• Any external lighting that may cause a nuisance to any neighbouring properties, or is hazardous and blinding to any motorist in any road
• Any permanent “decorative type”, “fairy lights” or festive season lights (may only be displayed for a **period of 20 days**)
• any other lighting not listed in specific inclusions
• streetlights covered by cardboard, shade cloth, or any other materials as a deflector
• Lollipop or Victorian type lamps and high lights, or any other lights considered offensive or a danger to road traffic and pedestrians
• harsh floodlights or uplighting (unless otherwise approved by the *Design Review Committee & the Association*)
• Coloured lighting
• Excessive light pollution

GENERAL INCLUSIONS

NOTE: all external lighting to be indicated on drawings for approval

• Exterior lighting of buildings and building elements is permitted on application to the *Design Review Committee & the Association*
• Undergrowth/landscaping lighting is permitted on application to the *Design Review Committee & the Association*
• Solar powered lighting
• Ambient type downlighting encouraged
    • bollard type lighting not higher than **500mm**
    • undergrowth tree lighting on application
• **Exterior lighting to be kept to a minimum**

OTHER

SPECIFIC EXCLUSIONS

• Garden gnomes, religious statues/ornaments, flags/flagpoles and any other ornaments or statues not specified under specific inclusions

SWIMMING POOLS & WATER FEATURES

• The owner of any site which contains a swimming pool shall ensure by means of a wall or fence that no person can have access to such pool from any street or public place or any adjoining site other than through a self-closing & self-latching gate with provision for locking in such wall or fence:

• Provided that where any building forms part of such wall or fence, access may be through such building.

• Such wall or fence and any such gate shall be not less than **1.2m high** measured from ground level, and shall not contain any opening which will permit the passage of a **100mm** diameter ball

- extent of fence to be clearly indicated on all drawings
- type & colour of fence to be clearly annotated for approval (black & greys allowed)

SIGNAGE

• All sites must have a **lot/erf number** displayed during pre-construction and construction phases.

• All sites must have a **street address number** displayed which must be clearly visible and readable from the road

• The **street number** must be installed on completion of the project and prior to occupation of the building

• All **street numbers and signage** details MUST comply with the signage design of the Estate (no signage on buildings is permitted)

• In the case of a **Medium Density Residential Development (MDR)**, the approved name of the complex & street address number must be displayed at the entrance to the complex, & each individual unit must have a unit number displayed at each entrance to such unit. The entrance feature signage & street address details must be submitted together with the building plans to the *Design Review Committee* & *the Association* for approval. The design must be in line with/compliment the design of the development.

NOTE: The Estate's approved signage design & related information can be obtained from *the Association Office*.

• Swimming pools & water features are acceptable with the provisions that:

- Swimming pools are permitted if they are constructed below ground level or terrace level
- above ground pools are to be clearly described, subject to approval by the *Design Review Committee.*
- natural/eco pools are permitted
- swimming pools & filtration plants/pumps to be housed within building lines & clearly indicated on drawings
- discharge pipes from swimming pools must discharge water directly, via a piped system, into the regulated stormwater system

NOTE: All swimming pool enclosures to comply with SANS 10400-D
NOTE: All swimming pool designs are subject to approval by the *Design Review Committee*

SERVICES

All services are to be concealed (from view from the main road), including:

• **Air conditioning units/HP condenser units & piping** - wall mounted units should be screened from neighbours/general view & to be positioned so as not to cause noise for neighbours.
• **Gas bottles** to be housed in suitably **ventilated enclosures**
• **Geysers & heat pumps** must be **concealed** within the roof space or behind screens
•Stand-by **generators** will not be permitted.

NOTE: ALL services to be clearly indicated & annotated on ALL drawings

STORM WATER CONTROL_on site SW Policy

The **stormwater drainage system** in the Estate has been designed to the requirements of the Kwadukuza Municipality. The developers and residents of the Estate must ensure that all runoff from hardened areas is properly directed to this system.

• The soils within the Estate are **highly erodible sandy soils** and this must be considered when addressing on site Stormwater control.
It is a requirement of the development that **each site** must prepare its own **Stormwater Management Plan** and have its own **Stormwater Attenuation Tank (SAT)**. The **Stormwater Management Plan** must be submitted along with the Architects submission drawings in the form of a drawing prepared by a Registered Professional Engineer identifying Stormwater Control during and after construction. All concentrated flow from the site is to be detained in the **SAT.** The **SAT** will form part of the Stormwater Management plan for each site.

• all **runoff from grassed areas** which may concentrate against a boundary fence or similar obstruction must also be **directed to the municipal system**, via the SAT or must be spread such that the discharge does not create erosion downstream from the point of discharge.

• The **SAT** that will accept the stormwater runoff from the site and attenuate the flow of a 1 in 50-year storm to that expected during a 1 in 10 year storm.

• **Solar heating panels/photovoltaic panels** should be flush mounted against roof structures, position & colour shown on drawings (for approval by the *Design Review Committee & the Association*) - frameless & black/grey in colour
• **Satellite dishes** are to be **positioned discreetly & not to be visible** from the road
    • may not be mounted on chimneys or masts
    • may be concealed in roof spaces
    • No Tv aerials may project above the ridge line of the roof
• **Swimming pool & water feature filtration plants** (to be housed & placed to minimise disturbance to neighbours)
• All **waste pipes** are to be **concealed** within/behind walls or screens, ducts or service yards **OR if exposed to be carefully considered (subject to approval)**
• **Washing lines, kitchen yard areas** are to be **concealed** behind a screen wall
• **Waste bins** are to be **concealed** in animal-proof enclosures (“wheelie” type waste bins are encouraged) - position to be clearly indicated.

BOREHOLES ARE PROHIBITED

• The **SAT** is also intended to function as a silt trap and must be in place prior to any other construction work taking place on the site.

• The stormwater entering into the **SAT** should discharge into the chamber furthest from the stormwater manhole that the discharge pipe will tie into. Particular care must be taken to ensure that silt is cleaned from the chambers as often as is necessary to keep the system functioning. In this regard it will be the property owner’s responsibility to ensure that this occurs to the satisfaction of the Local Authority and the Estate Manager.

• It is the **Owners/Developers** responsibility to employ a competent **Professional Engineer** to design the **stormwater management plan and SAT** appropriate for the construction activities to be undertaken on the site. Such system must however be able to function in the manner that the above principles provide for and must be certified as such by the Engineer.

NOTE: No development will be permitted on any site unless such a system has been designed for and constructed in accordance with the above guidelines and in accordance with the SWMP.

COLOUR PALETTE

SPECIFIC INCLUSIONS

• Roof covering to be shades of medium grey to dark charcoal grey. **Roof colour samples must be submitted to the *Design Review Committee* for approval prior to placing orders and installation**
• Fascias & bargeboards to match the main roof colour. White fascias & bargeboards without a roof colour trim will not be approved
• Gutters to match or compliment the main roof colour
• RWDP's (if exposed) are to be place discreetly upon the facade & match the colour of the wall or sympathetic to wall material
• Exposed roof structure to be **painted** any of the specified roof covering colours to match or compliment the colour of the roof.
• Verandah structure & pergolas to be **natural HW timber**, or **galvanized steel (**painted any of the specified roof colours to match or compliment the roof).
• External walls to be any of the approved colours as per the colour palette specified or on display at the Association Office.
• All colours to be "brand" specified on all drawings submitted for approval to the *Design Review Committee & the Association*.
• HW windows & doors can be **painted** or **natural.**
All aluminum windows & doors as per the colour palette specified.
• Shutters & screens to be **natural HW timber** (left to weather naturally preferred) or painted any of the approved colours as per the colour palette specified
• Timber cladding to be **natural HW timber** (left to weather naturally preferred) or painted/stained as per the colour palette specified.
• Painted **Nutec (fibre cement) cladding** (vertical cladding preferred)

APPROVED COLOURS

ROOF

• COLORPLUS *Raincloud or Slate*
• COLORBOND *Cape Charcoal, Armour Grey or Volcanic Grey*
• CHROMADEK *Dove Grey or Dark Dolphin*
• HULAMIN *Hazy Grey, Corporate Grey or Storm Grey*

NOTE: SAMPLES OF METAL ROOF SHEETS MUST BE SUBMITTED TO DESIGN REVIEW COMMITTEE FOR COLOUR APPROVAL PRIOR TO PLACING ORDER AND INSTALLATION. METAL ROOF COLOUR VARIES FROM MANUFACTURER TO MANUFACTURER

WINDOWS AND DOORS (Aluminum)

• *Matt Dark Umber Grey*
• *Matt Slate Black*
• *Matt Stone Grey*
• *Matt N.M Bronze*
• *Matt Onyx*
• *Matt Slate Black*
• *Matt New Silver*
• *Matt Charcoal (not preferred)*

SPECIFIC EXCLUSIONS

• ANY COLOUR NOT SPECIFIED UNDER SPECIFIC INCLUSIONS & APPROVED COLOURS (colours of a similar hue not included in the approved list can be submitted to the *Design Review Committee* for approval)

GARAGE DOORS

• Colour to match the colour of the walls (from approved list)
OR entire garage facade clad as continuous element (as illustrated in fig.09) PERGOLAS

• natural HW timber left to weather naturally preferred
• Colour to match or compliment colour of the walls (from approved list)

SHUTTERS & SCREENS

• natural HW timber (left weather naturally preferred)
• PC aluminum screens (slats or lasercut patterns on application)
• Colours to match or compliment colour of the walls (from approved list)

PAINT COLOURS

MIDAS EARTHCOTE

- Rendezvous WCEG
- Cave Grey 1IEG
- Mystique 2EEG
- Conclusion 4EEG
- Hemp 4AEG
- Topple 1CEG
- Jewel 2ADP
- Kettle Spout 1JDP
- Weave 1CN
- My Love 2GEG
- Peppercorn 2JEG
- Eclaire 4CDP
- Slate of Greys 3JEG
- Cosmos 3GEG
- Karroo Sand 1HEG
- Somewhere in Between 3EEG
- Incense Bundle 3HEG
- Workshop 3IEG
- Teddy Bear Brown 1JEG
- Front Door 1HDP
- High Noon 1IDP
- Stardust 3DEG
- Great Idea 3AEG
- Karma 2HCP
- Sugas 2ICP
- Linseed 4FN
- Mouldy Granite 1HN
- Friday 1GCP
- Sixth Sense 1HCP
- Grey Dawn 2BW
- Dolimite 4CN
- Arniston White DTE70

PLASCON

- Dark Onyx 42
- Aluminium Snow 45
- Mandarin Tusk 49
- Off Shore 50
- Geneva Morn 51
- Crete Shore 52
- Nomadic Dream 56
- Storms Grey 58
- Addo Skin 59
- Beijing Moon 63
- Light Stone 68
- Ewa 72

DULUX

- Forest Black 30YY10/038
- Mansard Stone 30YY 20/029
- Grey Tweed 30YY 22/059
- Ominous 50YR 26/023
- Midnight Hour 50 YR 13/032
- Cliffside 50 YR 38/017
- Roma Haze 10YY 54/034
- Arrow Wood 10YY 27/060
- Plateau Grey 40YY 20/081
- Wood Smoke 40YY 41/054
- Loam 50YY 12/095
- Aged Stuco 70YY 46/053
- Pendulum 30GY 10/048
- Grey Tabby 00NN 16/000
- Seal Grey 00NN 25/000
- Obsidium Glass 00NN 13/000
- Slippery Rock 90YY 28/067
- Midnite Hour 50YR 13/032
- Wet Granite 30RR 22/031
- Fog Grey 50RR 32/029

NOTE: ALL COLOURS TO BE CLEARLY ANOTATED ON DRAWINGS AS BRAND & CODE SPECIFIC

LANDSCAPING RECOMMENDATIONS

OUR AIM IS TO REHABILITATE THE INDIGENOUS VEGETATION & PROMOTE ITS USE WITHIN THE PRIVATE ERVEN, SO AS TO ENHANCE THE NATURAL BEAUTY OF THE AREA & PROVIDE HABITAT FOR LOCAL BIRDS & OTHER FAUNA ON THE ESTATE

• All architectural plan review submissions must be accompanied by a detailed landscape plan.
• All landscape plans must comply with the *Zululami Environmental Management Plan & Landscape Code* available from *the Association Office*.
• No landscaping may proceed without the written consent & approval from *the Association*.
• All landscaping must be installed by an Association approved landscaping contractor.

NOTE: SEE *LANDSCAPE CODE* FOR SPECIFIC GUIDELINES & APPROVED PLANT SPECIES LIST

REVIEW SUBMISSION PROCEDURE

ZULULAMI PREFERRED LIST OF ARCHITECTS

Only approved architects may submit plans to the *De- sign Review Committee.*

IT IS ENCOURAGED TO MAKE USE OF THE PREFERRED ARCHITECTS AS TO ENSURE THE ENVISIONED ARCHITECTURAL AESTHETIC & MAINTAIN A HIGH LEVEL OF EXCELLENCE IN DESIGN ON THE ESTATE.

- Architects will be charged a once off *Review Fee* of **R5 700.**

The architect must produce the following:

- A copy of their SACAP registration
- Portfolio of work along with references
- Have a minimum of R5mil Professional Indemnity cover
- Have a minimum of 5 years work experience within luxury residential projects

RULES APPLICABLE TO ALL ARCHITECTS WORKING ON THE ESTATE

• It is **solely the responsibility of the Owner** to enquire as to the status of the practitioner prior to commissioning them. They MUST be qualified architects registered with the **Institute of Architects of South Africa (SACAP)**.

• The *Design Review Committee* will NOT be responsible for monies wasted on "professionals" who are not authorized/qualified to work on the estate.

• The architect MUST be engaged for a minimum service of design, Local Authority submission drawings and construction drawings (**Stages 1 - 4.2** as classified by SACAP). **NOTE: However, it is recommended that Architects be commissioned for a full service.**

• should the architect be **appointed for a limited service** - the Owner will not deviate from the approved plans without prior input from his architect, and that deviation plans will be submitted to the *Design Review Committee* for approval before the work is implemented on site. **The Owner takes full responsibility for the changes undertaken during construction.**

• **ZEMA** requires the Architect appointed by the Owner also be appointed as Principal Agent for the duration of the project, OR alternatively the Owner appoints an independent Principal Agent acceptable to the Zululami Homeowners Association.

• All architects accepting a commission on the Estate will be required to sign a document with *the Association* prior to the commencement of the commission. **The conditions will require acceptance of the following:**
• the architect accepts the current rules pertaining to all architects on the Estate;
• the architect accepts that the Estate's review submission procedures and documentation requirements will be strictly adhered to, failing which the architect will pay a financial penalty, the amount of which will be determined by the *Design Review Committee*;
• the architect accepts that should plans be submitted more than **three times** for review, that a re-submission fee of **R3000 per submission** will be charged;

• Architects not producing buildings of consistently high calibre may at the sole discretion of *the Association* be removed from the "Approved Panel" or if not on the panel - will not be permitted to undergo further work on the Estate.

• **The Estate** MUST be notified of the intention to deviate from the approved design & such deviations to be submitted for approval by the DRC prior to implementation.

• ***The Association*** will inspect progress on site & sign off the buildings upon completion, thereby certifying that they have been built in accordance with the approved plans

• **Minor deviations** to the approved plan (ie. moving a single window or changing a paint colour) to be approved by *the Association* **prior to the change** with stipulated fee (see page 27)

• **Major deviations** made to homes during construction need to be submitted as deviation plans for approval by the *Design Review Committee* at the fee stipulated (see page 27). Plans submitted after the construction of deviations, and without the approval of the *Design Review Committee*, will be charged a **penalty fine** and may not be approved.

NOTE: ONCE THE DEVIATION HAS BEEN BROUGHT TO THE ATTENTION OF THE ASSOCIATION, IT IS AT HIS/HER DISCRETION WHETHER A CHANGE IS CLASSIFIED AS "MINOR" OR "MAJOR"

NOTE: THE ESTATE HAS THE RIGHT TO STOP WORK WITH IMMEDIATE EFFECT IF DEVIATIONS HAVE NOT BEEN CLEARLY IDENTIFIED PRIOR TO IMPLEMENTATION/CONSTRUCTION OF SAID DEVIATION/S

NOTE: FINES ARE APPLICABLE FOR DEVIATIONS WITHOUT PRIOR APPROVAL BY THE ESTATE AS STATED IN THE DEVELOPERS & CONTRACTORS PROTOCOL

NOTE: THE ESTATE IS NOT RESPONSIBLE FOR ANY TIME DELAYS INCURRED BY WORK STOP ORDER OR DUE TO RECTIFYING SUCH DEVIATION

NOTE: THE ESTATE IS NOT RESPONSIBLE FOR ANY EXTRA COSTS INCURRED TO THE DEVELOPER IN RECTIFYING SUCH DEVIATIONS (AS PER ORIGINAL APPROVED DESIGN BY THE ESTATE)

NOTE: This document is to be attached to the "DESIGN REVIEW COMMITTEE – PLAN SUBMISSION CHECKLIST", and is to be signed by the architect & Owner

ROLE OF THE PRINCIPAL AGENT

• All building work shall be **supervised** on site by an Architect / Principal Agent, who shall be entitled and obliged to condemn any work which is not in accordance with the approved building plans or which, in his opinion, is sub-standard, in which event the Building contractor / Owner shall make good such condemned work to a standard acceptable to the **Principal Agent** and **ZEMA.**

• **ZEMA** accepts no responsibility whatsoever for any defective workmanship or materials.

• All correspondence relating to the site and building project will be directed to the **Principal Agent** throughout the project.

• The **Principal Agent** shall act for and on behalf of the Owner in all matters pertaining to the plans, site establishment and construction work of the project on the site on Zululami. This will be for the entire duration of the project from inception to final completion, which will include the issue of a completion certificate from the **Local Authority.** This position carries the responsibility of acting with due diligence in all management matters concerning the site, the contracting parties, and **ZEMA.** Of particular importance are the following:

a) Arranging an orientation meeting for the architect, as soon as possible after the brief has been accepted, to meet the Estate Manager and Building Control Manager at the Homeowner Association Offices.
b) Arranging and facilitating the site handover meeting with **ZEMA** and submitting all relevant documentation for the site handover.
c) The day-to-day condition of the site during construction, ensuring the site is aesthetically acceptable, secured after working hours in a safe condition and cleaned regularly at least once per week.
d) Ensuring street and verge areas directly in front of the building project are kept clean, neat and free of obstruction to pedestrians and road users.
e) Ensuring building materials are not stored on verges without **ZEMA** approval
f) Ensuring the Contractor information Board is correctly made and worded.
g) The liaison between ZEMA, the Owner, contractor, sub-contractors, and any other persons involved with work or services related to the site.
h) The building is being erected in accordance with the plans approved by the Zululami Design Review Committee and the Local Authority.
i) All materials and work are to specified standards.
j) Submitting drawings for approval to the Zululami DRC and the Local Authority prior to any deviations from the approved plan being carried out, and to ensure no deviations take place prior to the written approvals being obtained.
k) The accuracy of the As-built drawings.
l) Arranging the completion inspection with ZEMA, and the issue of the Completion Certificate for the project by ZEMA.
m) Obtaining the Occupation Certificate from the Local Authority.
n) Ensuring the completed building is not occupied prior to the Occupation Certificate or Beneficial Occupation Certificate being issued. Note, in terms of the National Building Regulations and Building Standards Act 103 of 1977, section 14(4)(a), any person occupying any building without an Occupation Certificate shall be guilty of an offence.
o) Ensuring no encroachment on neighbouring SITES OR Estate property occurs without the prior permission of the Owner of such sites, and ZEMA.
p) Ensuring that all conditions and requirements set down in the Environment Management Plan is complied with on the sites under their control.

FORMAT OF REVIEW SUBMISSION (applicable to SR & MDR sites)

The review procedure consists of TWO FORMAL STAGES. The preliminary plans & models will be examined at the *Design Review Committee* meeting for an "approval in principle":

STAGE ONE - CONCEPTUAL REVIEW SUBMISSION)

• A digital version of the submission to be emailed 7 days prior to the scheduled meeting date

• A3 format bound review submission document (format template to be obtained from *the Association Office*)

• 2 hardcopies copies of each for records

• Locality plan - google earth image with SDP overlay showing Erf location & site access from municipal road as well as all relevant cadastral, owner & architect information

• Mood board/precedent - inspiration, colours & materials

• Sustainable approach/es - a brief analysis stating approach etc.

• Site layout/analysis (specific survey drawing from a registered Land Surveyor reflecting the contours of the site, boundary pegs & levels) - illustrating design principles implemented, site contraints, relationship to adjacent sites, buildings (if built) & road, building footprint, 30% soft surfaces, hard surfaces, driveway, retaining walls, earthworks/banks, orientation & prevailing weather etc.

• a 3D site massing computer model - illustrating extent of cut & fill, all retaining walls (possition & type of retaining system), platform levels, natural embankments etc.

NOTE: a 3D computer massing model of development compulsory for MDR sites

• minimum of two 3D renders - illustrating true colours,materials & massing of adjoining sites (include existing buildings if present)

• 1:100 Freehand (accurate) or formal drawings illustrating at least the following:

- **Floorplan** (include neighbouring building plans)
- **Elevations** (streetscape elevation crucial including neighbouring buildings)
- **Sections (basic)** through both directions of the site

• UNDERTAKING: The architect is to list any deviations from the guidelines. If such a list is not given and the plans are approved, with deviations being later discovered, the author is responsible for rectifying the deviations and any cost incurred by the *Design Review Committee*. The *Design Review Committee* has the right to revoke approval if deviations are discovered.

STAGE TWO - FINAL REVIEW SUBMISSION

• Local Authority submission plans (A1/A0 Format)

• May NOT deviate from Stage One approved submission

Your final comprehensive plans for the Estate shall include the following:

• A site development plan 1:200/1:100

The site plan is to record amongst the normal details any servitudes,LA & Estate constraints including Estate road names. The site plan is to also show the proposed contractor yards, storage facilities & access proposal to the site etc.

• One set of comprehensive building plans of all levels, sections & elevations (min.1:100) as required for Local Authority Submission. Elevations are to be in full colour, indicative of the colours selected and the materials to be used. Sections are to indicate ceiling & roof levels as well as window and door descriptions etc.

• All drawings are to indicate/annotate all materials used (TYPE & FINISH) & colours (BRAND & CODE SPECIFIC) must be selected from the Estate's Colour Pallette.

• Plans are to be in detail rather than being marked "as to client/architect approval". Plans CANNOT be approved where detail is not provided.

• A landscaping plan 1:100

The landscaping design MUST include a complete list of suggested plants divided into categories of indigenous trees, shrubs, ground covers, grasses and lawn types, all of which must compliment the site and comply with list of approved plants and guidelines within the *Landscape Code* provided. Please note that the Environmental Management Plan (EMP) for the Estate is to be adhered to in it's entirety. A copy of the EMP is available from the Association Office. (The plan will be checked by a landscaper on the *Design Review Committee*).

• Storm Water Management Plan (SWMP), to be approved by the consulting engineers to *the Association* and the Local Authority prior to any construction activity occurring on site. Each SWMP must be in accordance with the estate's *SW Policy.*

• Existing Estate Engineering Services running midblock and on roads must be clearly indicated & annotated on drawings submitted for review

NOTE: Attached to the end of this *Design Code* manual are the relevant checklists that are to accompany the two stage plans review submission made to the *Design Review Committee.*

REVIEW SUBMISSION FEES

****PLEASE NOTE ALL FEES ARE SUBJECT TO ANNUAL REVIEW**

SINGLE RESIDENTIAL UNITS:

STAGE ONE Submission fee **R5 000** *includes 2 referrals
STAGE TWO Submission fee **R7 500**

MEDIUM DENSITY RESIDENTIAL (MDR) SITES:

STAGE ONE Submission fee **R9 500** *includes 2 referrals
SDP APPLICATION Submission fee **R8000**
STAGE TWO Submission fee **R16 000**
PLUS **R2 000** per unit type

OTHER FEES PAYABLE

SPECIAL RESIDENTIAL UNITS:
Refundable Construction Deposit **R12 000**

MEDIUM DENSITY RESIDENTIAL (MDR) SITES:
Refundable Construction Deposit **R25 000**

ALTERATION FEE & ADDITIONS (AFTER COMPLETION)
R2000 – R5000

SR LANDSCAPING Submission review fee **R4 000**

MDR LANDSCAPING Submission review fee **R6 000 + R500** per unit type

SR CONSTRUCTION LEVY R1 000 per month

MDR CONSTRUCTION LEVY of R2000 per month

AMMENDMENTS & DEVIATIONS FROM APPROVED PLANS:

MINOR DEVIATION Submission fee **R1000 - R2000**

MAJOR DEVIATION Submission fee **R3 000 - R5 000**

SR LANDSCAPING DEVIATION Submission fee **R2000**

MDR LANDSCAPING DEVIATION Submission fee **R2000**

SR FINAL ASBUILT PLANS Submission fee **R3 000**
Includes completion inspection

MDR FINAL ASBUILT PLANS Submission fee **R3 000**
PLUS **R500** per unit per inspection
Includes completion inspection

NOTE: refer to the "Developers & Contractors Protocol" for list of penalties & fines

NOTE: Fees are to be paid in full prior to the first meeting into the below account:

Account Name: TRAFALGAR PROPERTY MANAGEMENT
Account Number: 270 739 335
Held at: STANDARD BANK
Branch Code: 020 909 ***Trafalgar must be mailed for an account reference***

Kindly email a copy of the Proof of Payment to or email to:
maril@zululamiestate.co.za

REVIEW SUBMISSION DATES

The plans must be submitted to *the Association* **7 days** prior to the scheduled meeting date and will be reviewed the day thereafter for admittance onto the Agenda of the *Design Review Committee*. Plans not complying with the requirements will be given notification hereof and will be allowed **48 hours** in which to make the necessary amendments or additions thereto, failing which they will not be admitted onto the Agenda and will have to wait until the following meeting for admittance and scrutiny. Please note a timeslot will be approved **ONLY** if payment has been received prior to the **7 day** period.

The *Design Review Committee* will meet at least once a month and such dates will be published by *the Association.* Dates may be slightly flexible to accommodate members of the *Design Review Committee*.

The Association shall have up to **10 working days** from the date of the review submission meeting to provide you with comments and/or the status of your plan approval etc.

All communications regarding the submission and approval of plans is to be done through **Architectural & Building Control Maril Subban** at the Estate's Association Office and NOT with the *Design Review Committee* members.

Contact details are as follows:

Building Control:
Maril Subban
Cell: 073 343 1092
Email: maril@zululamiestate.co.za

LOCAL AUTHORITY SUBMISSION

Following final approval by the *Design Review Committee*, a full set of plans & documentation (as per standard LA submissions requirements) must be submitted to ZEMA for stamping & signing prior to submission to the Local Authority.

NOTE: The Local Authority will not scrutinize any drawings without the ESTATE'S original approved stamp on ALL copies being submitted.

Please note two full sets (hardcopies) in a Croxley lever arch file are required to be obtained by the Estate for records. These copies are to be delivered to the HOA prior to commencement of construction.

NOTE: The Estate requires a final "ASBUILT" drawing in digital format (PDF & DWG) to be emailed to the Estate Manager & a digital copy delivered to the HOA on USB/flash drive for records.

NOTE: The controls of this Design Code DO NOT override those of the Local Authority. Both the drawings approved by the *Design Review Committee,* or *the Association* and the Local Authority are to be reflected on the working drawings/ construction drawings. A compulsory site handover meeting must take place with a representative of the Association prior to any site work commencing.

COMMENCEMENT OF CONSTRUCTION

BUILDING PERIOD

In terms of the Contract of Sale and Title Deed on freehold sites (SR):

• The Purchaser shall within a period of **36 (thirty-six) months** from the Date of Transfer have commenced the construction of the Dwelling on the Property with a minimum floor area of 1**50 (one hundred and fifty) m²** (excluding garages and verandahs).

• The Purchaser shall within a period of **54 (fifty four) months** from the Date of Transfer have completed the construction of the Dwelling on the Property with a minimum floor area of **150 (one hundred and fifty) m²** (excluding garages and verandahs). Thereafter a monthly fine will be levied until completion.

In terms of the Contract of Sale and Title Deed on Medium Density Residential sites (MDR):

• The Purchaser shall within a period of **6 (six) years** from the Date of Transfer have completed the construction all the Dwelling Units on the Property with a minimum floor area of **80 (eighty) m² PER UNIT** (excluding garages and verandahs).

• Should all the Dwelling Units not have been constructed on the Property within a period of **6 (six) years** of Date of Transfer of the Property to the Purchaser, the Purchaser shall pay to the Association the sum of **R1 000,00 (one thousand rand)** per month, per undeveloped Dwelling Unit until the Dwelling Units are completed.

The Contractor is to be NHBRC registered.

It is the duty of the owner and or the architect to ensure that they have the most

updated **Design Code** prior to the commencing of any plans / drawings.

BUILDING CONSTRUCTION - GENERAL

Prior to the commencement of construction, the following conditions are to have been fulfilled:

• Prior to commencement of construction a fully refundable deposit shall be payable as stipulated within the fees payable listed on page 22. The *Design Review Committee, ZEMA personel* are entitled to access the site for the full duration of the contract period.

• **The building deposit will be retained until the building is complete and an inspection has been undertaken by the Association Office to confirm the following:**

- That the building has been built in accordance with the approved plan and/or that the deviation plans have been approved and the house built in accordance with these;
- That the roads, verges, services, kiosks etc have not been damaged during the construction process. If they have been then these monies will be used for the rectification thereof.
- That there are no outstanding fines due by the contractor. If these have not been paid then they will be deducted off the building deposit.

NOTE: Should the above found to be in order then the building deposit will be returned to the Owner.

• Prior to construction activity occurring on site, a **Storm Water Management Plan (SWMP)** must have been approved by *the Association*/consulting engineers and the Local Authority.

• Please note that an **On-Site Storm Water Attenuation System** must be an integral component of the site's **Storm Water Management System** and must be constructed as one of the **first construction activities** in accordance with the Estate's *SW Policy*.

• Construction on site may only commence once you are in receipt of a letter from the Local Authority granting you permission for early commencement in accordance with the stipulated rules & regulations by the Local Authority. Alternatively (& preferably) your plans are to have been approved by the Local Authority and a letter is to be provided to this effect.

A copy of either of these letters is to be provided to *the Association* prior to the commencement of construction.

• The landscaping plan MUST be approved prior to construction commencing.

• The Contractor is to have been briefed and have accepted the terms and conditions of this document.

Once approval has been obtained, site camp is to be set up as follows:

• The site is to be totally **enclosed with an 80% factor dark green shade cloth**, **1.8m high with a single access and egress gate at a single point entry** to be determined and agreed between the Association and the builder / architect / owner. **The external battons are to be painted dark green. This is to be maintained to a high standard at all times.**

By way of shadecloth, Bulk Fence provide a *"Shademesh Fencing"*, a weld mesh fence incorporating 80% green shadecloth fencing. It provides a neat finish to the site and is maintenance free. New fencing must be used when starting a site.

A **site board** is to be erected within **7 days** of the site handover date.

• Containers used on site are to be green or grey in colour.

• *The Association* will remove all plants from the verge prior to site establishment to permit a single access point.

• Suitable on-site toilet facilities are to be provided and maintained in a hygienic condition.

• Prior to construction, it is required that a detailed Geotechnical Investigation be carried out on each individual site to more accurately determine the method of founding suited to the proposed structure to be developed.

• all formed banks/final shaped earthworks are to be signed off by the Estate prior to commencement of planting (as per approved landscape design).

• The contractor is responsible to identify and peg the position of the site and to ensure that the screening off takes place within the site area. All boundary pegs to be **clearly identified** at site handover.

• BOREHOLES ARE PROHIBITED

• Co-ordinates of peg numbers can be obtained from the Estate Land Surveyor

Chris Krause – chris@ckls.co.za

DURING CONSTRUCTION

NOTE: Refer to the *Estate's Developers and Contractors Protocol.*

SITE DEVELOPMENT PLAN (compulsory for ALL MDR sites)

Notwithstanding the provision of the relevant Town Planning Scheme, the owner or developer of any land shall not develop any Lot, Erf, Site, or Curtilage within the area of the scheme, whether in part or in whole, without the written approval of a Site Development Plan, which plan shall be submitted where it is in the opinion of the Local Authority that it is necessary to do so as a consequence of unique characteristics or circumstances which may pertain to the land concerned, or where the development proposed is of a medium density housing, sectional title, share block or multi-unit nature.

FOR THE PURPOSES OF SECURING THE APPROVAL OF A SDP IN TERMS OF THE PROVISIONS OF THE KWADUKUZA TOWN PLANNING SCHEME IN COURSE OF PREPARATION, THE APPLICANT SHALL SUBMIT THE FOLLOWING:

1)

i. A layout plan or plans showing, where applicable:

a) The position, dimensions and materials to be used in the construction of all roads, drive-ways, parking areas, squares and pedestrian access ways, if any;

b) The boundaries of all dwelling unit cartilages, private open areas and common open spaces;
c) The position, nature, extent and levels of all proposed and existing buildings on the site and ad joining sites;
d) The proposed landscaping of the site;
e) The proposed public open space;
f) The position and nature of recreation facilities, if any;
g) The position and extent of all utility areas.

ii. A set of sketch drawings prepared by an architect at a scale of 1 : 100 showing the plans, sections and elevation of each type of structure within the proposed development and particulars of the materials and colours to be used for the exterior wall finishes and roof or roofs; together with both front and rear elevations of each typical group of dwelling units at a scale of 1 : 100 or 1 : 200;

iii. A table indicating:
a) The total area of the site;
b) The total number of dwelling units;
c) The total floor area;
d) The total number of car parking spaces provided for visitors and for residents;
e) The extent of the usable common land, the smallest private open area, the smallest dwelling unit cartilage and the smallest utility area;

f) **The areas of public open space and other public uses where applicable**; and

iv. Any other documents which the Local Authority may reasonably require.

2) (i) The following minimum areas per dwelling unit shall apply to a **Medium Density Housing** site:
a) Private Open Area – 30 m²
b) Usable Common Open Space – 50m²
c) Utility Area – 15 m²

ii The minimum floor area of a garage or carport shall be 21 m², with a minimum width of 3,5m².

3)
i. Where in the opinion of the Local Authority a road within a **Medium Density Housing site** should serve the public, the Local Authority may require the road to be registered as a public road, provided that for the purpose of bulk and coverage calculation, the area of the public road shall be included in the gross site area.

ii. The **minimum width** of a road carriageway within a **Medium Density Housing site** shall be **3metres** where the carriageway is one-way and **5,5 metres** where the carriageway is two-way.

iii. Situated at he end of every cul-de-sac there shall be provided turning space to the satisfaction of the Local Authority.

4)In the event of the different dwelling unit cartilages being transferred in freehold or registered leasehold title, the Local Authority shall require that:-

i.(a)the common land shall be owned exclusively by the freehold or registered leasehold owners of the dwelling units in co-ownership; and

(b)no co-owners shall be entitled to require the partition of the common land according to the proportion of his share;

ii. A Homeowners' Association shall be established. Such Association shall administer and maintain the common land, control the external appearance of buildings within the Medium Density Housing site and deal with any other matter pertaining to the Medium Density Housing site which is of common interest to its members. The affairs of the Association shall be regulated by a memorandum and Articles of Association. The Memorandum and Articles of Association shall have been submitted to the Local Authority who shall have certified that it has no objection to these documents;

iii. No dwelling unit cartilage within the Medium Density Housing site or within any portion of the site specified by the Local Authority shall be transferred or separately registered before the whole Medium Density Housing site or the specified portion of the Medium Density Housing site within which the cartilage is situated has been developed to the satisfaction of the Local Authority.

5)
i) Notwithstanding the requirements in 4.7 (1) and 4.7 (2) wherever it is intended to develop a site for Medium Density Housing in a Special Residential zone, the special consent of the Local Authority shall first be obtained.

ii.In the Special Residential zone the maximum number of dwelling units which my be established on a Medium Density Housing site shall be obtained by dividing the registered surveyed area of the property concerned by the appropriate minimum lot area per dwelling house as specified in Clause 5.2 and rounded off to the nearest whole number. Provided further that on lots of greater than 3 000m², the Board may authorize a maximum permissible density of 15 units per hectare rounded off to the nearest whole number.

6)
i) Notwithstanding (5) (ii) above, with regard to physically difficult residential sites, the maximum number of dwelling units which may be established on a Medium Density Housing site shall be calculated in accordance with the provisions of Annexure H of this Scheme.

NOTE: *The Association* does not submit any plans to the Local Authority on behalf of Developers or Owners. The submission of plans to the Local Authority for approval is entirely the responsibility of the appointed professional Architect and/or Principal Agent.

ZULULAMI DESIGN CODE
CHECKLIST - SR SITES

DEVELOPMENT NAME:
Portion No:

REVIEW SUBMISSION CHECKLIST	1	2
LIST OF REQUIRED DRAWINGS - **See template for Stage 1 submission**		
Locality plan		
Site layout/analysis (survey drawing showing contours, boundary pegs & levels)		
3D site massing model - extent of cut & fill & retaining walls		
3D views - min. of two images illustrating true colours & materials		
Floorplan 1:100 on site plan (showing extent of site & adjoining properties)		
Streetscape elevation		
Sustainable approach - a brief analysis		
Mood board - inspiration, colours & materials		
Site Plan		
Floorplan/s		
Electrical Layout (external lighting)		
Elevations		
Sections		
Pool details - plan & sections including fence extent & design		
Water reticulation		
Glazing Schedule		
Landscaping plan		
Storm Water Management Plan (SWMP)		
Driveway section/details		
SITE CONSTRAINTS		
FAR - **0.35** - schedule of areas annotated (as per zoning)		
COVERAGE - **30%** - schedule of areas annotated (as per zoning)		
FRONT BUILDING LINE **7.5metres / 5 metres** - annotated		
SIDE BUILDING LINES **2.0metres** - annotated		
REAR BUILDING LINE **2.0metres** - annotated		
Height - not exceeding **7.6metres** (above natural ground level to eaves) - must be annotated		
Neighbours consent for encroachment of building lines attached (if applicable)		
Single dwelling min. area of **150sqm**		
Parking - minimum requirements achieved - single garage & one off street		
30% of the total area of the site must be “soft surfaces”		
Estate planting servitude - **3.0metres** - annotated		
Driveway width, gradient & finish		
Roof pitch of **22 degrees or less** (access from bottom of site) if applicable		
At least one design principle implemented		
ROOF		
Form - pitched, gable ends, flat, mono-pitch, hipped etc.		
Roof overhangs dimensioned (if applicable)		
Finish - all exposed roof members to be natural or painted		
Roof covering - full annotation		
Roof covering - sample provided if not on approved list		
Pitch/es to be annotated		
Skylights - following the same pitch as roof		
Gutters - powder coated aluminium to match roof colour & concealed rwdps		
WALLS		
Wall finish/materials to be clearly annotated		
Colours to be annotated - BRAND specific		
DOORS & WINDOWS		
Door material, colour & finish to be annotated		

ZULULAMI DESIGN CODE
CHECKLIST - SR SITES

DEVELOPMENT NAME:
Portion No:

REVIEW SUBMISSION CHECKLIST	1	2
VERANDAHS, DECKS & PERGOLAS		
Columns & pergolas - natural timber or steel to be annoated		
Verandah NOT TO BE ENCLOSED NOTE		
BALUSTRADES (material type & colour)		
Ballustrades - stepped ballustrade, glass or approved design		
GARAGES, CARPORTS		
Garage facing road - must be concealed as continous element (cladding)		
Door material, colour & texture to be annotated		
Garages attached to main structure		
Garage perpindicular to road		
Carports attached to main structure		
Carports treated as detailed pergola		
DRIVEWAYS		
Only one driveway access per site & 90 degrees with road frontage		
Multiple driveways on application - treatment indicated		
Driveway must not exceed **3.5 metres** in width (wider on application)		
Driveway extended to road edge		
Driveway gradient not to exceed **1:6** for the first **10metres** inside property		
Services on verge indicated on plan		
Paving design layout - colour & pattern indicated		

BOUNDARIES, RETAINING WALLS & COURTYARDS		
No boundary walls or fences on road frontage boundary		
Courtyard/front wall set back & not exceeding **1.8m height**		
Screen walls to be annotated & not exceeding **1.8m height**		
Retaining walls to be annotated in detail - **max. 2.0m height**		
All retaining walls exeeding **1.0m height** to be approved & specified by Engineer		
Clear View type fencing or other mesh type fencing on approval allowed within building lines on side & rear boundaries - extent & heights annotated. Colour *black or greys on application*		
EXTERNAL LIGHTING		
All external lighting to be indicated		
Landscape lighting to be indicated on landscape plan		
SWIMMING POOLS		
Swimming pools & water features to be annotated including extent of fence		
Pool/water feature filtration plants to be housed & placed to minimize distubance		
SIGNAGE		
Signage - position indicated & annotated		
SERVICES		
All waste pipes to be concealed		
AC/HP units to be concealed from neighbours & general views		
Geysers & heatpumps to be concealed within roof space		
Gas bottles to be concealed & in ventilated enclosures		
Gas bottles to be concealed & in ventilated enclosures		
Solar heating/photovolataic panels to be flush mounted against roof structure		

ZULULAMI DESIGN CODE
CHECKLIST - SR SITES

DEVELOPMENT NAME:
Portion No:

REVIEW SUBMISSION CHECKLIST	1	2
Solar heating/photovolataic panels to be flush mounted against roof structure		
Washing lines, kitchen & yard areas are to be concealed		
Waste bins to be concealed		
STORM WATER CONTROL		
SWMP prepared by an engineer		
Underground/concealed water tanks - annotated		
Storm water channel/cut-off drain required at driveway (for site where garage is the same level or above the road level)		
ADDITIONAL NOTES		

ZULULAMI DESIGN CODE

DEVELOPMENT NAME:

REVIEW SUBMISSION CHECKLIST	1	2
LIST OF REQUIRED DRAWINGS - **See template for Stage 1 submission**		
Locality plan		
Site layout/analysis (survey drawing showing contours, boundary pegs & levels)		
3D site massing model - extent of cut & fill & retaining walls		
3D views - min. of two images illustrating true colours & materials		
3D massing model of development - cluster or “village-like” massing to be implemented & hierarchy of public spaces		
Floorplan 1:100 on site plan (showing extent of site & adjoining properties)		
Streetscape elevation - estate road/entrance to development		
Sustainable approach - a brief analysis		
Mood board - inspiration, colours & materials		
Site Development Plan		
Floorplan/s		
Electrical Layout		
Elevations		
Sections		
Pool details - plan & sections including fence extent & design		
Water reticulation		
Glazing Schedule		
Landscaping plan		
Storm Water Management Plan (SWMP)		
Driveway section/details		
Storm Water Management Plan		
Driveway section/details		

SITE CONSTRAINTS		
FAR - **n/a** - schedule of areas annotated		
COVERAGE - **30%** - schedule of areas annotated		
FRONT BUILDING LINE **7.5metres** or **9.0metres** - annotated (as per zoning)		
SIDE BUILDING LINES **4.5metres** - annotated (as per zoning)		
REAR BUILDING LINE **4.5metres** - annotated (as per zoning)		
Height - not exceeding **10.6metres** (above natural ground level to ridge line) - must be annotated		
min. area of **80sqm PER UNIT dwelling**		
Parking - minimum single garage/carport per unit & suitable visitors parking at a rate of 1 car space for every 2 units provided		
30% of the total area of the site must be “soft surfaces”		
3.0metres planting servitude (road frontage)		
3.0metres planting servitude (bordering existing forest areas)		
Roof pitch of **22 degrees or less** (access from bottom of site) if applicable		
At least **one** design principle implemented		
Massing - **cluster or “village-like”** massing to be implemented		
Hierarchy of public spaces - **intergration of public & green spaces** to be implemented		
ROOF		
Form - pitched, gable ends, flat, mono-pitch, NO hipped or cranked		
Roof overhangs dimensioned (if applicable)		
Finish - all exposed roof members to be natural or painted		
Roof covering - full annotation		
Roof covering - sample provided if not on approved list		
Pitch/es to be annotated		
Skylights - following the same pitch as roof		
Gutters - powder coated aluminium to match roof colour & concealed rwdps		

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Wall finish/materials to be annotated		
Colours to be annotated		
DOORS & WINDOWS		
Door material, colour & texture to be annotated		
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Columns & pergolas - natural timber or steel to be annoated		
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Carports attached to main structure		
Carports treated as detailed pergola		
DRIVEWAYS		
Only one driveway access per unit & **90 degrees** with road frontage		
Driveway must not exceed **5.0 metres** in width (main entry)		
Driveway extended to road edge		

Driveway gradient not to exceed **1:6** for the first **10metres** inside property		
Services on verge indicated on plan		
Paving design layout - colour & pattern indicated		
BOUNDARIES, RETAINING WALLS & COURTYARDS		
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ADDITIONAL NOTES		