



ZULULAMI
LUXURY COASTAL ESTATE

DESIGN CODE

February 2025

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1. 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.

2. SITE CONSTRAINTS

2.1 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 (Medium Density Residential)	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) ILLUSTRATING CURRENT LOCAL AUTHORITY & ESTATE BUILDING SETBACKS.

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

fig 01: Typical diagram illustrating the SR site general constraints

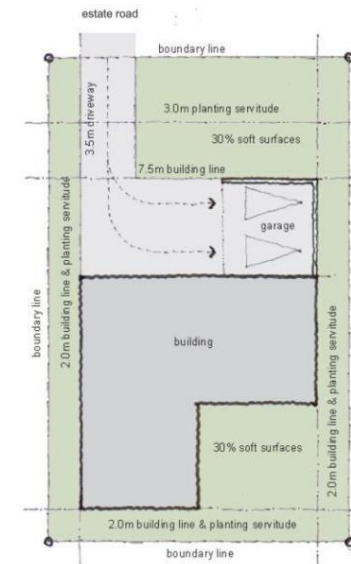


fig 02: Typical diagram illustrating the MDR site general constraints



The following minimum area per dwelling unit shall apply:
Private Open Area - 30m²
Usable Common Open Space - 50m²
Utility Area - 15m²

2.2 ADDITIONAL CONTROLS

MINIMUM AREAS

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

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

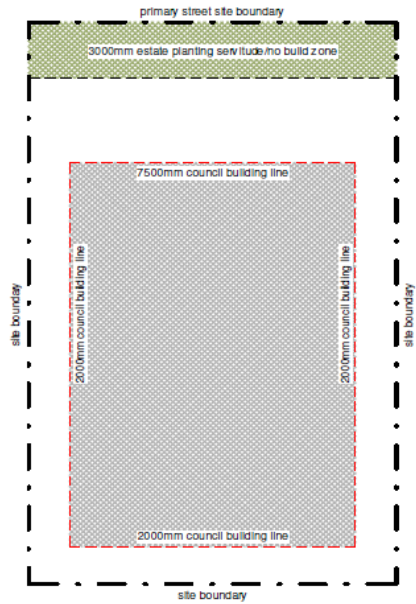
ESTATE BUILDING SETBACKS

GENERAL 5000mm security servitude around ESTATE outer perimeter

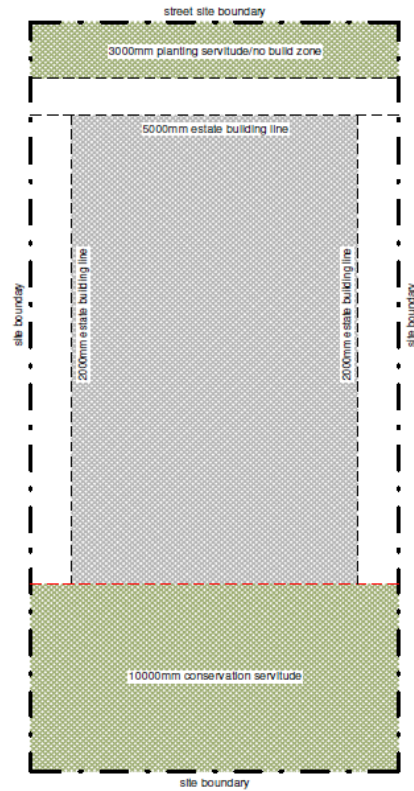
Note: If ERF not specified SR GENERAL diagram applies

Note: If other servitudes are specified on ERF SG diagrams, they are applicable (& not indicated below) i.e. services or conservation servitudes etc.

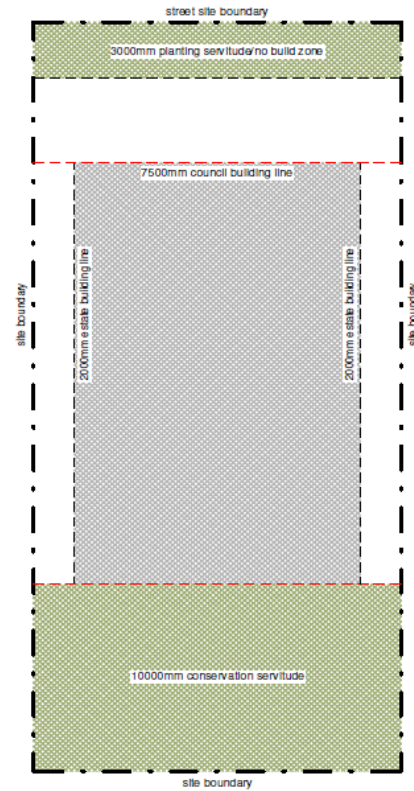
SR SITES GENERAL



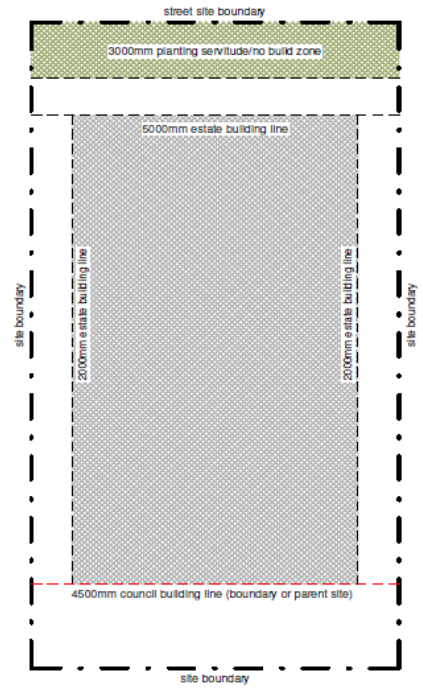
SR SITES 1311 - 1314, 1321 - 1326, 1338 - 1349



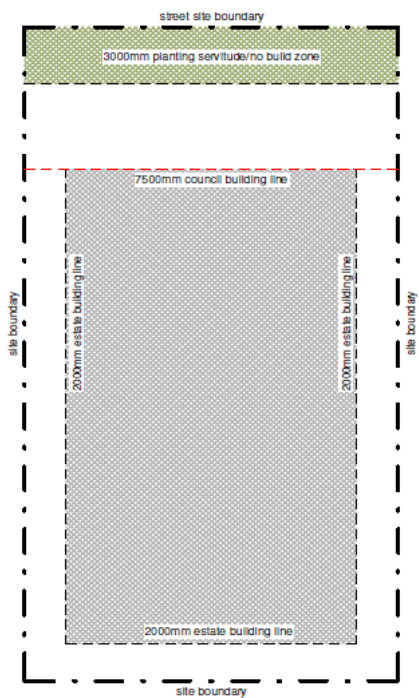
SR SITES 1315 - 1320



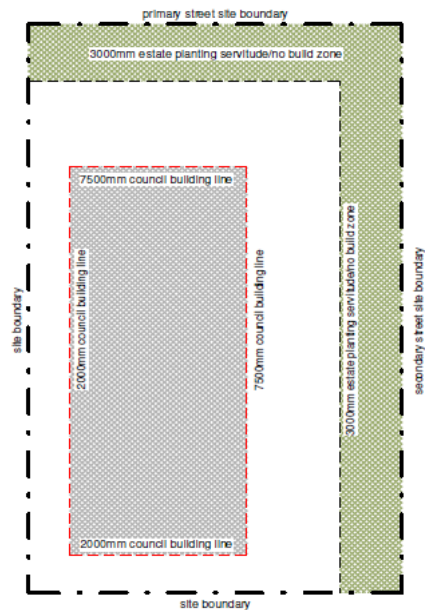
SR SITES 1327, 1330, 1351 - 1355



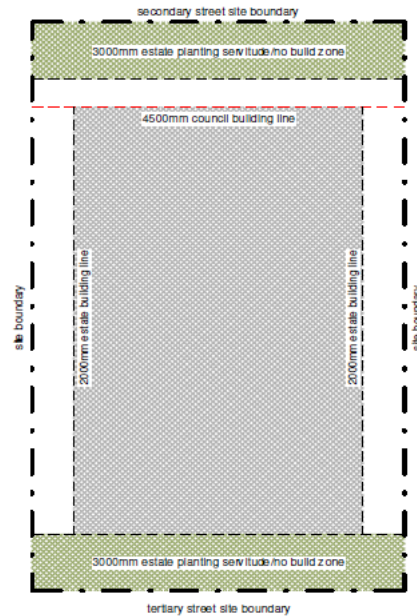
SR SITES 1328 & 1329



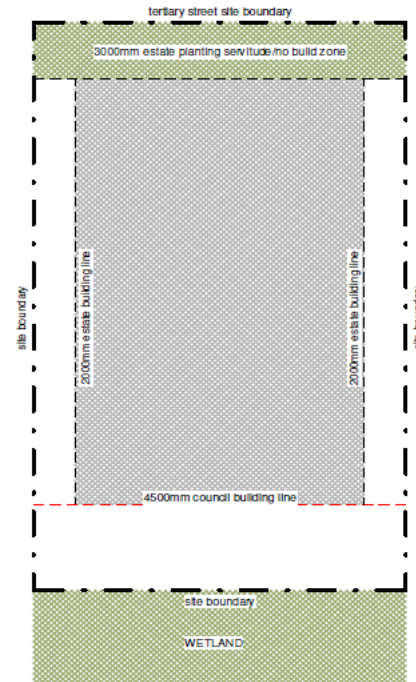
SR SITES 1127, 1142, 1149, 1150, 1190, 1157, 1202, 1207, 1212, 1214



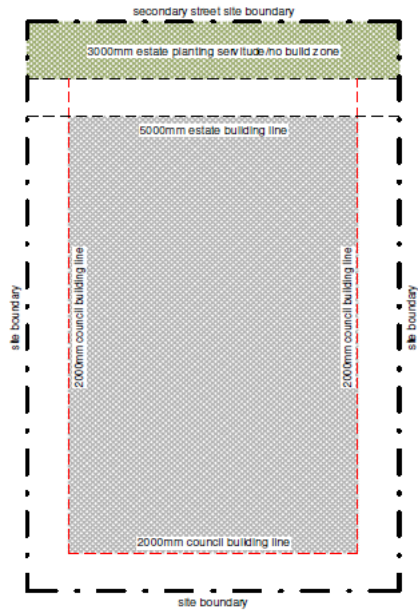
SR SITES 1277 - 1282



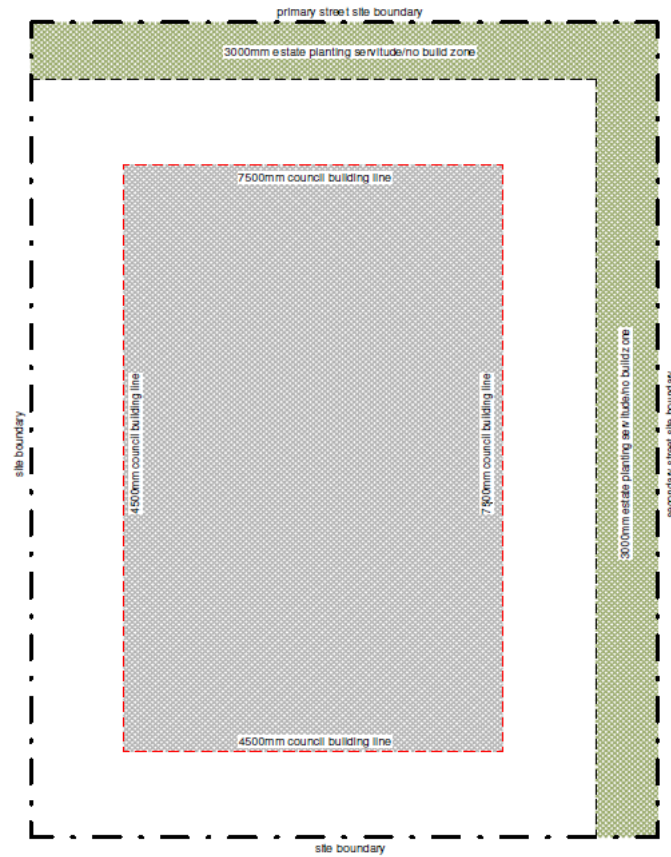
SR SITES 1283 - 1293



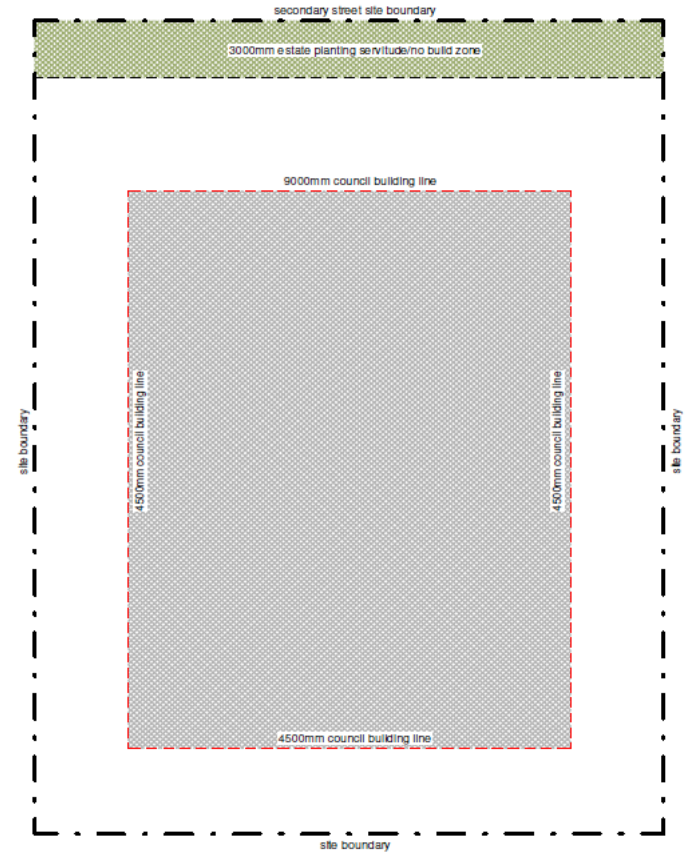
SR SITES 1135 - 1145, 1173 - 1176,
1183, 1184, 1199 - 1201, 1273 - 1276



MDR SITES 498, 501, 503, 505, 511 - 514



MDR SITES 497, 1331, 1335, 1350 & 1355



2.4 SITE DEVELOPMENT LAYOUT



3. RECOMMENDED DESIGN PRINCIPLES

SUMMARY OF

- LANDSCAPE:**
- Rehabilitation of Forest & Wetlands
 - Site zoned appropriate to micro-location Forest Wetlands
 - Nature is dominant over building
- BUILDING:**
- Relationship between space and nature is maximized
(Large Openings create visual + spatial connection to outdoors)
 - Passive design principles emphasized
(Large, deep overhangs, courtyards, verandahs, Green planted roofs)
 - Finishes are natural Stone, Earth, Concrete and Timber
- EXPERIENCE:**
- Outdoor activities for children & Adults
 - Wetland walkways & bird hides
 - Running/Cycling tracks
 - Beach & Sports Pavilion

3.1 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

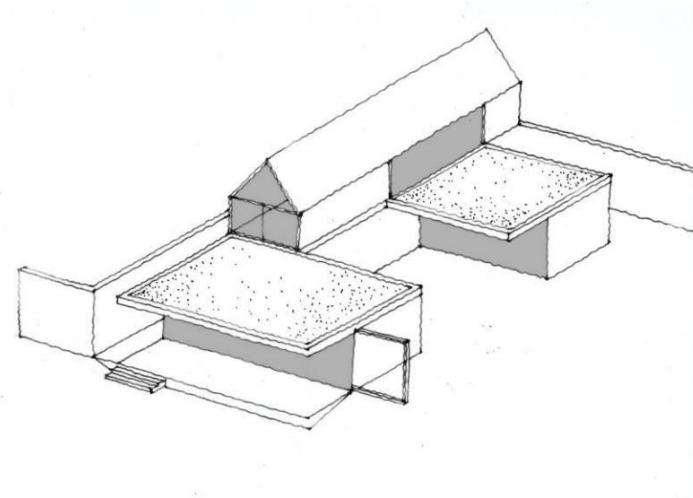


fig 04: Typical diagram illustrating the principle of a seamless relationship between space & nature through large, glazed openings etc.

3.2 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

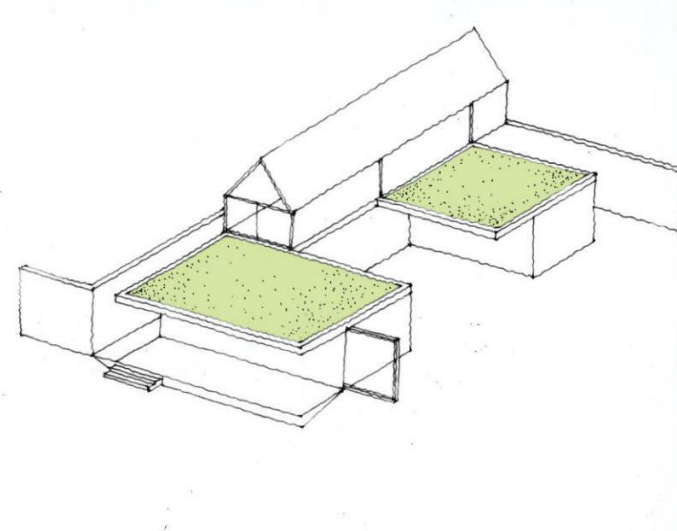


fig 05: Typical diagram illustrating the principle of planted “green” roofs

3.3 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

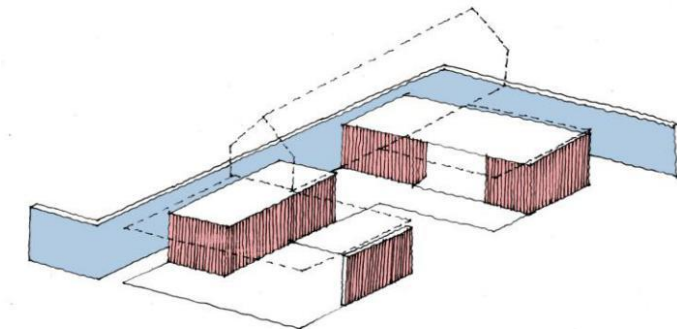


fig 06: Typical diagram illustrating the principle of continuous surfaces & use of a minimal palette of materials

3.4 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

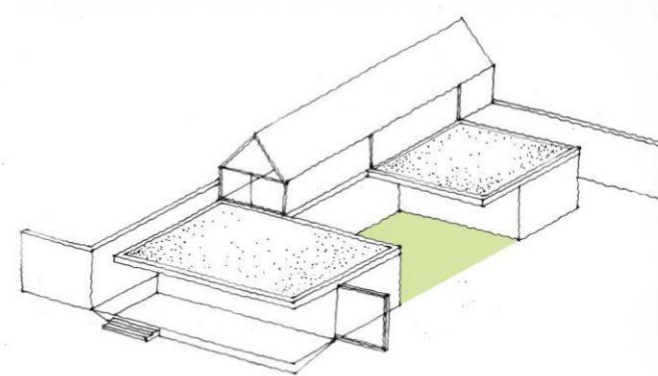


fig 07: Typical diagram illustrating the principle of a "green" courtyard space

4. 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 Control 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 i.e. 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
- High-level windows to promote release of hot air
- Thick walls on west facades & deep recesses
- Maximize natural light - large, glazed panels, skylights, dormer windows, clerestory 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*).

**NOTE: SOLAR PANELS AT MAXIMUM 12 DEGREE PITCH ON FLAT ROOF.
PANELS MUST BE SAME PITCH AS PITCHED ROOF.**

5. AESTHETICS

5.1 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 verandas
- Gutters - powder coated to match roof colour (concealed gutters preferred)
- Concealed downpipes encouraged.
- Exposed rwdp's return 90 degrees and directly under eaves overhang.
- 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 veranda coverings on application
- Skylights (same pitch as roof)
- Roof edge details to be considered & expressed as thin as possible

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

5. AESTHETICS

5.2 WALLS

SPECIFIC EXCLUSIONS

- Artificial stone cladding
- Traditional horizontal ship-lap style cladding not preferred
- Corner quoins, crenelations & justification
- Exterior arches
- Face brick/exposed brickwork
- Highly reflective 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
- Cement look skim plaster finishes.
- Vertically expressed massing discouraged
- "Letter shaped" architectural elements (i.e. C-shape, U-shape, S-shape etc.)
- Any colour other than those permitted.
- Natural unfinished pine is not permitted.

GENERAL INCLUSIONS

- Walls as continuous elements (application of materials) & forms encouraged
 - horizontality of elements to be expressed - i.e. 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 face brick (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 i.e. NOT entire building)
 - Corten steel cladding (not entire building)

NOTE: All walls to comply with SANS 10400_K

5. AESTHETICS

5.3 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) i.e. Indonesian doors etc.
- Any material or colour other than those approved

5.4 VERANDAHS, DECKS & PERGOLAS

SPECIFIC EXCLUSIONS

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

VERANDAHS ("NOT TO BE ENCLOSED" NOTE ON PLANS)

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

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 aluminium shutters/screens - sliding preferred
- Powder coated aluminium. 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

GENERAL INCLUSIONS

VERANDAHS

- Verandas or "veranda-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

5. AESTHETICS

5.5 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

5.6 GARAGES & CARPORTS

SPECIFIC EXCLUSIONS

- Steel framed shade ports & 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

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

GENERAL INCLUSIONS

- Stepped balustrades encouraged
- Glass balustrades
- Planters or walls as "balustrades" where appropriate
- Visually "lightweight" balustrades encouraged - steel or HW timber or combined with stainless steel cables

NOTE: - Fixing clips to be powder coated to match aluminium colour used or concealed fixing preferred

- All balustrades to comply with SANS 10400_D

- All balustrade designs are subject to approval by the *Design Review*

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 aluminium 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, motorcycles and quad bikes, or any trail-er must be screened from view

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

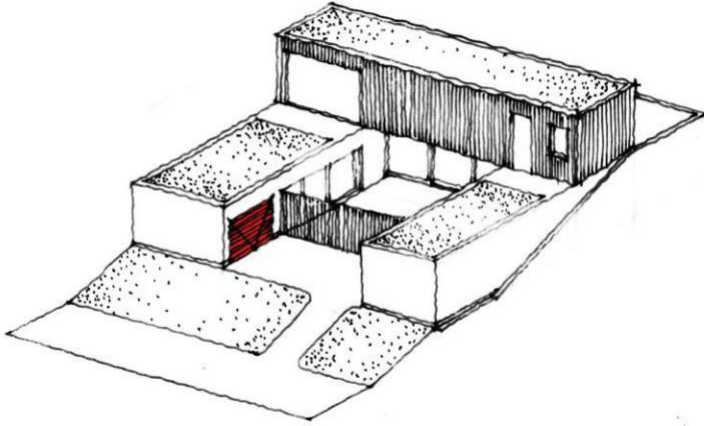
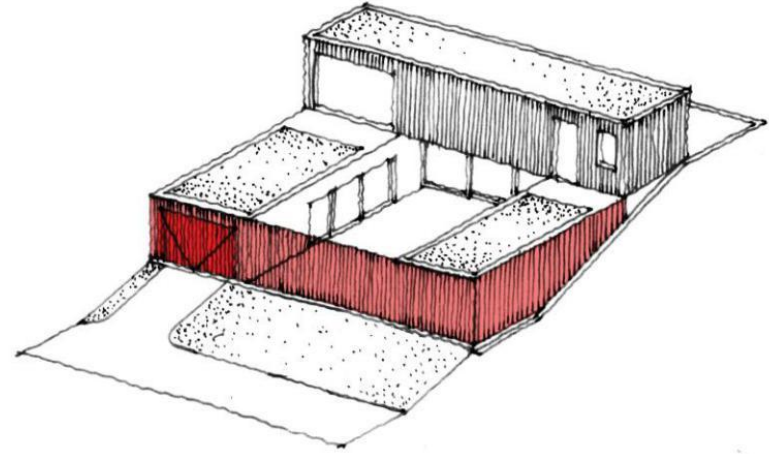


fig 09: Typical diagram illustrating garage door concealed with timber cladding as a continuous element



5.7 DRIVEWAYS

SPECIFIC EXCLUSIONS

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

5.8 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 i.e. around swimming pools & for the confinement of pets etc. must be within building lines)
- Position of retaining walls will be at the discretion of the DRC and will be assessed on the site conditions and adjoining properties.
- Artificial cladding or materials to retaining/screen walls
- Earthworks & landscaping encroachment over the site boundary without ZEMA writ-ten consent.

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
- Where a 2nd driveway is required, it may not exceed 3.5m and is to be divide by means of a panted "island" minimum 1.8m wide and the full depth of the planting servitude it cross's
- 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** terrazzo 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

GENERAL INCLUSIONS

COURTYARDS

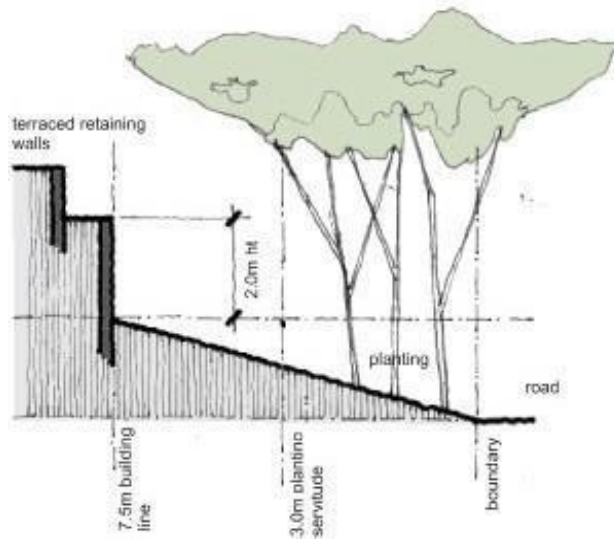
- Planted courtyards encouraged
- Courtyard/front wall set back & not exceeding **1.8m height** (if applicable to design)
 - exceptions on application to DRC for approval
- Timber screen walls encouraged (extension of design concept)
- Screen planting between properties encouraged
- **Clear View type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

NOTE: NO ARTIFICIAL GRASS / ASTRO TURF PERMITTED.

RETAINING WALLS subject to approval by DRC

- Dry stack retaining walls (natural rock)
- Terraced retaining walls with planting (see fig.10)

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

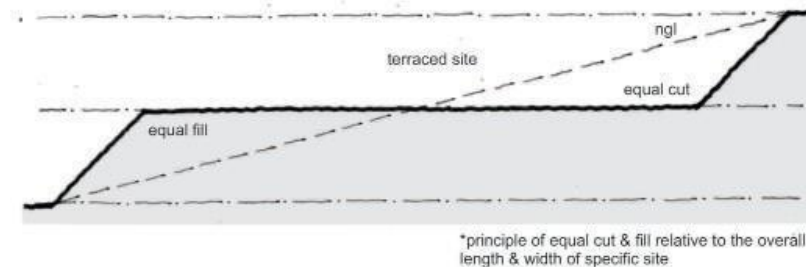


- Planted hollow dry stack retaining wall - see approved plant list in *Landscape Code* - only when appropriate orientation & specified plant types
- Maximum retaining wall height of **2000mm**
- Gabion walls (use of locally sourced rock)
- All retaining structures to be considered in conjunction with Landscaping design
- Retaining wall balustrades/barriers to be submitted for approval
- Gum pole retaining structures (minimal area) - on application ONLY
- Gum pole retainers may not be used as a primary form of retaining and may not exceed 900mm in height.

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 & NHBC regulations as well as good engineering practice (to be indicated on all drawings)

fig 11: Typical diagram illustrating cut & fill principle



5.9 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
- No LED strip lighting permitted externally.
- No nonfunctional eave lighting or lighting to slab overhangs permitted.
- 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

- 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**
- LED strip lighting may be used at the discretion of the DRC to the underside of garden or entrance stairs and may not extend more than 500mm above finished ground level.

NOTE: - External lighting to be submitted as a separate drawing to the DRC. All fittings and fixture types to be shown and specified including all landscape.

5.10 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)**

• **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
- Pool lights will be subject to the same conditions listed under general lighting.
- Pool lights may not be left on all night.

NOTE: - All swimming pool enclosures to comply with SANS 10400-D
 - All swimming pool designs are subject to approval by the *Design Review Committee*
 - All swimming pool overflows to be connected to STORMWATER as per SIZA mandate.

5.11 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*.

5.12 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.
- **AC units may not be set at high level and must be grouped together.**
- **Surface mounted trunking will not be permitted. Rectification cost at the homeowner's expense.**
- **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

No unapproved services will be permitted on roof scapes. These will be repositioned at the homeowners' costs before any sign off from the Estate.

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

5.13 SOLAR INSTALLATION (SSEG)

• OBJECTIVE

- To establish a transparent and equitable process enabling Homeowners to apply for the installation of solar panels within their Single Residential properties or designated Exclusive Use Areas within a Sectional Title Development.
- To ensure that any grid-tied solar installation or Small-Scale Embedded Generation (SSEG) is applied for and approved within the Estate's requirements.

• APPLICATION FOR APPROVAL

- HOA Approval | Pre-Installation

All requests for solar grid-tied installation and SSEGs must be submitted to **Zululami Estate Management Association**, which the **Design Review Committee (DRC)** will then evaluate. Each application must include:

- Panel Layout and Design (Appendix B).
- Inverter and Battery Specifications (make, model, capacity).
- Panel Specification Sheet (make, brand, design).
- Routing of cabling to and from panels

- HOA Approval | Post-Installation

The following documentation must be submitted to **Zululami Estate Management Association**, once the installation has been installed:

- Electrical Certificate of Compliance (COC) confirming compliance with SANS regulations.
- Installer Completion and Test Report
- Registration: The system must be registered with The Utility Management Company.

• AESTHETICS

- Installation Configurations

- **Elevation Restrictions:** Maximum two contiguous roof pitches per residence.
- **Panel Arrangement:** Uniform square or rectangular configuration.
- **Flat Roofs:** Flat roof installation - Max 12-degree pitch; pitched roofs must match the roof pitch.

- Mounting and Visibility

- Mounting brackets flush with roofing (75–150 mm height).
- Electrical cabling must be concealed. (Any form of surface mounted trunking not permitted.)
- Units to flat roof must be set below parapet heights where possible.

- **Colour and Material Specifications**
 - Only black-faced (Mono Crystalline) panels with black frames allowed.
 - Solar Geyser Panels must comply with these specifications.
- **SAFETY AND REGULATORY COMPLIANCE**
 - **SANS and SABS Compliance**

Installations must comply with:

 - **SANS 10142-1:** Wiring of Premises - Low Voltage Installations.
 - **SANS 60364-7-712:** Solar Photovoltaic (PV) Power Supply Systems.
 - **SANS 474 / SANS 10313:** Protection Against Lightning.
 - **SABS IEC 62109-1/2:** Safety for Power Converters.
 - **Electrical Safety and Earthing Requirements**

Earthing:

 - PV panels and inverters must be bonded to the main earth.
 - Compliance with SANS 10142-1 Clause 7.12 for earth leakage protection.
 - Dedicated DC isolators must be installed between panels and inverters.
 - Surge protection in compliance with SANS 62305.

Battery Safety:

 - Install in well-ventilated areas to prevent overheating.
 - Lithium-Ion batteries must meet SANS 62619 standards.
 - Fire protection: Comply with SANS 10400-T (Fire Protection Regulations).

Inverter Requirements:

 - Compliant with NRS 097-2-1 for embedded generation.

- Anti-islanding protection must be installed for grid-tied systems.

- **MAINTENANCE**

- **Objective**

Ensure operational efficiency, safety, and aesthetic integrity.

- **Panel Maintenance and Replacement**

- **Replacement Panels:** Must conform to the original installation configuration.

NOTE: Refer to the ZULULAMI SSEG POLICY V2.

5.14 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 down-stream 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 mini-mise 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.
- 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 the **SAT** should discharge into the chamber furthest from the stormwater manhole that the discharge pipe will tie into. 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.

BOREHOLES ARE PROHIBITED

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.

5.15 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 fascia & 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 placed 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.
- Veranda 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 aluminium 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)

SPECIFIC EXCLUSIONS

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

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 (Aluminium)

- *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)*

GARAGE DOORS

- Colour to match the colour of the walls (from approved list)
OR entire garage facade clads 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 aluminium screens (slats or laser cut patterns on application)
- Colours to match or compliment colour of the walls (from approved list)

NOTE: REFER TO ANNEXURE A FOR EXTERNAL PAINT COLOURS

6. 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 land-scape 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

7. REVIEW SUBMISSION PROCEDURE

ZULULAMI PREFERRED LIST OF ARCHITECTS

- **Only approved architects may submit plans to the *Design Review Committee*.**
- **An architect will only be added to the list once they have successfully completed a project within Zululami Estate**

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 *Accreditation Levy* 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

7.1 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 SA-CAP). **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 re-view, that a re-submission levy 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 (i.e. moving a single window or changing a paint colour) to be approved by *the Association* **prior to the change** with stipulated levy (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 levy 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)

7.2 ROLE OF THE PRINCIPAL AGENT

- All building work shall be **overseen** by the 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**. The minimum role of the Authoring architect should be to ensure design integrity of the home and that the relevant statutory requirements are met with no unauthorised deviations.
- **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.

7.3 FORMAT OF REVIEW SUBMISSION

The review procedure consists of TWO FORMAL STAGES.

7.3.1 STAGE ONE SUBMISSION

- **A3 format bound review submission document** (format template to be obtained from *the Association Office*)
 - **1 hardcopy for records (final copy)**
 - **Locality plan**
 - google earth image with SDP overlay showing Erf location & storage facilities & access proposal to the site etc.
 - 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 constraints, 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 (position & type of retaining system), platform levels, natural embankments etc.
- **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 project architect is to notify the DRC with a list of 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.**
- NOTE: Any omissions or errors by the DRC do not in themselves constitute approval where these clearly contravene the guidelines or any other statutory requirements. The submitting architect is responsible to ensure all information as submitted is correct.**

7.3.2 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 also to show the proposed contractor's yard.
- **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 Pallett.**
- **Plans are to be in details 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.

NOTE: The Environmental Management Plan (EMP) for the estate is to be adhered to in its entirety. A copy of the EMP is available from the HOA office. (The plan will be checked by a landscaping architect on the *Design Review Committee*).

- **Stormwater Management Plan (SWMP)** to be approved by consulting engineer 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 checklist that are to accompany the two stage plans review submission made to the *Design Review Committee*.

7.4 REVIEW SUBMISSION LEVY

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

7.4.1 STAGE ONE & TWO

SINGLE RESIDENTIAL UNITS:

STAGE ONE Submission levy **R5 500** *includes 2 referrals

STAGE TWO Submission levy **R8 000**

MEDIUM DENSITY RESIDENTIAL (MDR) SITES:

STAGE ONE Submission levy **R10 000** *includes 2 referrals

SDP APPLICATION Submission levy **R8500**

STAGE TWO Submission levy **R16 000** PLUS **R2 000** per unit type

SR LANDSCAPING Submission review levy **R4 000**

MDR LANDSCAPING Submission review levy **R7 000 + R500** per unit type

SR CONSTRUCTION LEVY **R1 500** per month

MDR CONSTRUCTION LEVY of **R3000** per month

7.4.2 AMMENDMENTS & DEVIATIONS FROM APPROVED PLANS:

MINOR DEVIATION Submission levy **R1000 - R2000**

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

SR LANDSCAPING DEVIATION Submission levy **R2000**

MDR LANDSCAPING DEVIATION Submission levy **R2000**

SR FINAL ASBUILT PLANS Submission levy **R3 000**
(includes completion inspection)

MDR FINAL ASBUILT PLANS Submission levy **R3 000** PLUS **R500** per unit per inspection (Includes completion inspection)

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

NOTE: Levies are to be paid in full prior to the first meeting into the account stipulated on the Invoice. CORRECT REFERENCE TO BE USED

Kindly email a copy of the Proof of Payment to:

reception@zululamiestate.co.za

7.4.3 OTHER FEES PAYABLE

SPECIAL RESIDENTIAL UNITS:

Refundable Construction Deposit **R15 000**

MEDIUM DENSITY RESIDENTIAL (MDR) SITES:

Refundable Construction Deposit **R30 000**

ALTERATION LEVY & ADDITIONS (AFTER COMPLETION)
R2000 – R5000

7.5 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.

Note: Timeslot will be approved ONLY if payment has been received prior to the review date.

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 are to be done through the Estate's Association Office and NOT with the *Design Review Committee* members.

NOTE: All submission to be sent to reception@zululamiestate.co.za and building control copied in.

7.6 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. **(ZEMA ELECTRONIC STAMP MUST BE ON ALL DRAWINGS)**

NOTE:

- **The Local Authority will not scrutinize any drawings without the ESTATE'S original approved stamp on ALL copies being submitted.**
- **A full set (hardcopy and digital copy) approved by the LA are required to be obtained by the Estate for records. To be submitted the HOA prior to commencement of construction.**
- **The Estate requires a final "ASBUILT" drawing in digital format (PDF & DWG) to be emailed to the Estate Building Control & a hard copy delivered to the HOA for records.**
- **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.**
- **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.**

7.7 COMMENCEMENT OF CONSTRUCTION

A) 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 first Transfer have commenced the construction of the Dwelling on the Property with a minimum floor area of **150 (one hundred and fifty) m²** (excluding garages and verandas).
- The Purchaser shall within a period of **24 (twenty-four) months** from the Date of Transfer of resale have commenced & **COMPLETED** construction of the Dwelling on the Property with a minimum floor area of **150 (one hundred and fifty) m²** (excluding garages and verandas).
- The Purchaser shall within a period of **18 (eighteen) months** from the Date of site handover 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 verandas). 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 mini-mum floor area of **80 (eighty) m² PER UNIT** (excluding garages and verandas).
- 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.

NOTE: 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.

B) 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 levies payable listed on page 31 (7.4.3). The *Design Review Committee, ZEMA personal* 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.
- **A site handover must be scheduled before any construction commences in accordance with the following requirements:**
 - Site handover checklist submitted with relevant documentation.
 - Set of approved drawings have been submitted to the HOA.
 - Contractor must be NHBRC registered.

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

C) SITE HANDOVER REQUIREMENTS

- **A Contract signed between the homeowner and Contractor** must be submitted to *the Association*.
- **A copy of the Builder's CURRENT NHBRC registration.**
- **A copy of the NHBRC dwelling Certificate**
- **A letter from the Local Authority** granting you permission for early commencement in accordance with the stipulated rules & regulations by the Local Authority. Alternatively (& prefer-ably) your plans are to have been approved by the Local Authority and a letter is to be provided to this effect.
- **A Stormwater Management Plan (SWMP)** must have been approved by *the Association/consulting engineers* and the Local Authority.

NOTE: 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*.

- **A copy of the CAR policy with Bayunion**
- **A copy of the land surveyor's certificate (not older than 3 months)**
- **Copy of the Title Deed**
- **Copy of the GEOTECH report**
- **Copy of the completed site contact information**
- **Proof of payment (Voltano)**
- **Proof of payment (Verge Deposit)**
- **Proof of payment for contractor's board**
- **Proof of payment for the H&S file**

NOTE:

- The Contractor is to have been briefed and have accepted the terms and conditions of this document.
- The Principal Agent and contractor **MUST** be present for site handover.

D) SITE ESTABLISHMENT

- 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 batons are to be painted dark green. This is to be always maintained to a high standard.**

- **Water & Electrical** builder's temporary connection to be completed.
- **Bin Area** to be demarcated and screened.
- **Driveway prepared** with G5 and compacted.
- **H&S file** to be completed and on site.
- **Contractor's Board** installed within 7 days of site handover.
- **Green Chemical Toilet** to be installed on site and screened from public view.
- **Annual Staff access** to be completed and cards collected.

NOTE:

- By way of shade cloth, Bulk Fence provide a "*Shade mesh Fencing*", a weld mesh fence incorporating 80% green shade cloth fencing. It provides a neat finish to the site and is maintenance free. New fencing must be used when starting a site.
- *The Association's* appointed landscape contractor should be contacted to remove all plants from the verge prior to site establishment to permit a single access point.
- 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 the site handover.

E) DURING CONSTRUCTION

- All formed banks/final shaped earthworks are to be signed off by the Estate prior to commencement of planting (as per approved landscape design).
- Any proposed deviations **MUST** be submitted to the DRC by the project Architect / Principal Agent and not left to the end. Approval of such deviations is to be obtained before implementation may occur. **FAILURE TO DO SO WILL RESULT IN THE HOMEOWNER BEING FINED ON A MONTHLY BASIS UNTIL RECTIFICATION IS ACHIEVED.**

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

F) COMPLETION

Note not withstanding items contained in the *Estate's Developers and Contractors Protocol*.

In terms of freehold sites (SR):

- Prior to occupation the Architect / Principal agent is to arrange a site inspection with the ZEMA building control officer.
- Completion Checklist and all relevant documentation to be submitted prior to inspection as follows:
 - Electrical Compliance Certificate
 - Solar Compliance Certificate (if applicable)
 - Plumbing Compliance Certificate
 - Glazing Compliance Certificate
 - Engineers Completion Certificate (including FORM 4)
 - Practical Completion Certificate (Architect)
 - Soil Poisoning Certificate
 - Gas Compliance Certificate
 - As-Built Survey Certificate (including Level Certificate)
 - Roof Loading Certificate (If applicable)
 - NHBRC Dwelling Certificate
 - Photos of services connections (including sleeves)
 - Voltano permanent connection fee proof of payment
 - Confirmation of homeowners insurance coverage

In terms of Sectional Title Sites (MDR):

- Prior to occupation the Architect / Principal agent is to arrange a site inspection with the ZEMA building control officer.
- Completion Checklist and all relevant documentation to be submitted prior to inspection as follows:

PER UNIT

 - Electrical Compliance Certificate
 - Solar Compliance Certificate (if applicable)
 - Plumbing Compliance Certificate
 - Glazing Compliance Certificate
 - Engineers Completion Certificate (including FORM 4)
 - Practical Completion Certificate (Architect)
 - Soil Poisoning Certificate
 - Gas Compliance Certificate

- Roof Loading Certificate (If applicable)
- NHBRC Dwelling Certificate
- Voltano permanent connection proof of payment
- Confirmation of homeowners insurance coverage

PER MDR

- As-Built Survey Certificate (including Level Certificate)
 - Photos of services connections (including sleeves)
 - Engineers Fire Protection Certificate
 - Infrastructure as-built drawings
- The site inspection is to be lodged **min 10 days** prior to the required date.
 - As built / deviation drawings (FINAL) must be submitted **min 3 days** prior to any site inspection taking place.
 - A set of structural as-built (for LA submission) may be submitted 2 months prior to completion with and undertaking from the homeowner and architect to comply with all aesthetic requirements thereafter. (The "Happy Letter" will not be issued until the final submission drawings have been approved)

NOTE:

- If no as built / deviations drawings (FINAL) are submitted the inspection will be cancelled.
- **Homeowners may not occupy the premises prior to the inspection taking place.**
- **The HOA DOES NOT grant occupancy.**
- **The Local Authority Occupational Certificate MUST be submitted to the HOA once received.**

7.8 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 AN SDP IN TERMS OF THE PRO-VISIONS 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, driveways, parking areas, squares and pedestrian access ways, if any;
- b) The boundaries of all dwelling unit curtilages, private open areas and common open spaces;
- c) The position, nature, extent and levels of all proposed and existing buildings on the site and adjoining 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 curtilage 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 **3 metres** where the carriageway is one-way and **5,5 metres** where the carriageway is two-way.

iii. Situated at the 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 curtilages 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 curtilage 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 curtilage 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 may 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 round-ed 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, regarding 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

CHECKLISTS

8. SINGLE RESIDENTIAL SITES

REVIEW SUBMISSION CHECKLIST	1	2
Locality Plan		
Site layout/analysis (survey drawing showing contours, boundary pegs & levels)		
3D site massing model - extent of cut & fill and 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		
Electrical Layout - External & Gardening		
Elevations		
Sections		
Pool Details - plan & sections including fence extent & design		
Water reticulation		
Glazing Schedule		
Landscaping Plan		
Stormwater Management Plan		
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 - 7.5m / 5m - annotated		
SIDE BUILDING LINE - 2m - annotated		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
REAR BUILDING LINES - 2m - annotated		
HEIGHT not exceeding 7.6m (NGL to Eaves) - must be annotated		
Neighbours consent of encroachment of building lines (if applicable)		
Single dwelling min area of 150sqm		
Parking - minimum requirements achieved (single garage & one off-street)		
30% of the total area of site must be "Soft Surfaces"		
Estate planting servitude - 3m - annotated		
Driveway width, gradient & finish		
Roof pitch of 22 degrees or less (access from the bottom of site - if applicable)		
At least one design principle implemented		
Tachey Survey		
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 to be 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 rdwps		
WALLS		
Wall finish/materials to be clearly annotated		
Colours to be annotated		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
DOORS & WINDOWS		
Door material, colour & finish to be annotated		
VERANDAHS, DECKS & PERGOLAS		
Columns & Pergolas - natural timber or steel to be annotated		
Veranda NOT TO BE ENCLOSED NOTE to be added		
BALUSTRADES		
Stepped balustrade, glass or approved design (material type & colour)		
GARAGE / CARPORTS		
Garage facing road - must be concealed as continuous element (cladding)		
Door material colour & texture to be annotated		
Garages to be attached to main structure		
Garage perpendicular 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 3.5m in width (wider on application)		
Driveway extended to road edge		
Driveway gradient not to exceed 1:6 for the first 10m inside property		
Services on verge indicated on plan		
Paving design layout - colour and pattern indicated		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
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 2m height		
Retaining walls exceeding 1m height to be approved & specified by Engineer		
Clearview/Betterview fencing on approval - extent & height to be annotated		
EXTERNAL LIGHTING		
All external lighting to be indicated		
Landscape lighting to be indicated on landscape design		
Additional external & gardening layout		
SWIMMING POOLS		
Swimming pools & water features to be annotated (including fence)		
Pool/water feature filtration to be housed & placed to minimize disturbance		
SIGNAGE		
Signage - position indicated & annotated		
SERVICES		
All waste pipes to be concealed		
AC/HP units to be concealed from neighbours & general views		
Geysers & heat pumps to be concealed within roof space		
Gas bottles to be concealed & in ventilated enclosures		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
Solar heating/photovoltaic panels to be flush mounted against roof structure		
Washing Lines, kitchen & yard areas to be concealed		
Waste bins to be concealed		
SOLAR PANELS		
Solar panels to be all black (frame and panel)		
Solar panels to be max 12-degree pitch on flat roofs		
Solar panels must be same pitch as the roof on pitched roofs		
Solar panels must be clustered		
Solar panels to be indicated on roof plan		
No trunking allowed		
STORMWATER CONTROL		
SWMP prepared by engineer		
Underground/concealed water tanks annotated		
SW channel/cut-off drain required at driveway		
ADDITIONAL NOTES		

9. MDR SITES

REVIEW SUBMISSION CHECKLIST	1	2
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 & data layout		
Elevations		
Sections		
Pool details - plan & sections (including fence extent & design)		
Water Reticulation layout		
Glazing Schedule		
Landscaping design		
Stormwater Management Plan (SWMP)		
Driveway sections/details		
SITE CONSTRAINTS		
FAR - N/A - schedules of areas annotated		
COVERAGE - 30% - schedule of areas annotated		
FRONT BUILDING LINES - 7.5m or 9m - annotated (as per zoning)		
SIDE BUILDING LINES - 4.5m - annotated (as per zoning)		
REAR BUILDING LINES - 4.5m - annotated (as per zoning)		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
HEIGHT - not exceeding 10.6m (NGL to Ridge line) must be annotated		
Min area of 80sqm PER UNIT		
Parking - min single garage/carport per unit & suitable visitors parking at a rate of 1 car space for every 2 units		
30% of the total area of the site must be "Soft Surface"		
3m planting servitude (road frontage)		
3m planting servitude (bordering existing forest area)		
Roof pitch of 22 degree or less (access from bottom of site - if applicable)		
At least ONE design principle implemented		
Massing - clustering or "Village-like" massing to be implemented		
Hierarchy - integration 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 to be provided if not on approved list		
Pitch/es to be annotated		
Skylights - following the same as roof pitch		
Gutters - powder coated aluminium to match roof colour & concealed rwdps		
WALLS		
Wall finish/materials to be annotated		
Colours to be annotated		
DOORS & WINDOWS		
Door material, colour & texture to be annotated		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
VERANDAHS, DECKS & PERGOLAS		
Columns & Pergolas - natural timber or steel to be annotated		
BALUSTRADES		
Balustrades - stepped balustrades, glass or approved design		
GARAGES & CARPORTS		
Door material, colour & texture to be annotated		
Garages attached to main structure		
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 5m in width (main entrance)		
Driveway extended to road edge		
Driveway gradient to not exceed 1:6 for the first 10m inside the 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 2m height		
Retaining walls exceeding 1m height to be approved & specified by Engineer		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
EXTERNAL LIGHTING		
All external lighting to be indicated		
Landscape lighting to be indicated on landscape design		
Additional external & gardening layout		
SWIMMING POOLS		
Swimming pools & water features to be annotated (including fence)		
Pool/water feature filtration to be housed & placed to minimize disturbance		
SIGNAGE		
Signage - position indicated & annotated		
SERVICES		
All waste pipes to be concealed		
AC/HP units to be concealed from neighbours & general views		
Geysers & heat pumps to be concealed within roof space		
Gas bottles to be concealed & in ventilated enclosures		
Solar heating/photovoltaic panels must be flush mounted against roof structure		
Washing lines, kitchen & yard areas are to be concealed		
Waste bins are to be concealed		
SOLAR PANELS		
Solar panels to be all black (frame and panel)		
Solar panels to be max 12-degree pitch on flat roofs		
Solar panels must be same pitch as the roof on pitched roofs		
Solar panels must be clustered		

REVIEW SUBMISSION CHECKLIST - CONTINUES	1	2
Solar panels to be indicated on roof plan		
No trunking allowed		
STORMWATER CONTROL		
SWMP prepared by engineer		
Underground/concealed water tanks -annotated		
SW channel/cut-off drain required at driveway		
ADDITONAL NOTES		