SEATON

STANDS 1094 & 1095

DESIGN CODE

Version 3 / January 2022

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1. VISION

Seaton straddles some of the most spectacular coastline on the north coast of KwaZulu-Natal. The Design Code's objectives are to ensure;

- The preservation and enhancement of the natural environment,
- The fostering of harmonious relationships between residents,
- The promotion of an aesthetic that is of the highest architectural quality, and is relevant to this environment and to each site specifically.

In addition one should strive to embrace every reasonable aspect of sustainable design.

In order to preserve the quality of the view from the beach, only two storeys of structure may be expressed and no retaining walls higher than 1.8 meters may be visible. Any additional lower or upper storey must be set back a minimum of five meters from the primary facade line on all visible facades.

Below these structures the coastal dune vegetation must be rehabilitated in order that the overall effect is of a two-storey development that "touches the earth lightly" and is well integrated into the dune environment. This zone may require irrigation through the use of a drip system or similar.

Four to five metre side building lines will ensure visual permeability and a sense of spaciousness throughout this precinct.

Roof planes are limited to flat or five degree mono-pitch in order to minimise bulk and to preserve the views of homeowners situated uphill.

The resultant architectural style will be linear, horizontal and contemporary.

Neutral colour and natural material palettes are defined, with individuality given expression through the use of bolder colours in key contained architectural elements.

Boundary walls are not allowed, however fencing with dense planting on either side is permitted to a maximum height of 1.2m for the containment of pets. Where such fencing is used, it may not encroach the street building line and must return back to the zone of disturbance in order to preserve the streetscape.

Architectural submissions to the DRC will be rejected if the overall massing, facade element proportions, and general aesthetic are ill considered and not in the spirit of the objectives sought above.

2. SUSTAINABILITY

At Seaton we strongly endorse the reduction of energy consumption through the use of passive design, renewable energy technology, energy efficient power usage and lighting, and low carbon building materials.

Seaton actively encourages home owners to pave the way in terms of energy efficiency, and to strive to make their homes as green as they can possibly be.

2.1 PASSIVE ENERGY EFFICIENT DESIGN

Passive design principles use the sensible arrangement of building envelope elements to allow for human comfort through all seasons, without having to supply additional heating or cooling to the building. Well orientated buildings, efficient insulation, effective shading, good cross-ventilation, and sufficient thermal massing to walls and roofs are all examples of passive design elements that will reduce the reliance on external energy input.

2.1.1 ORIENTATION

Buildings should be optimally orientated to maximise natural light, natural ventilation and protection from bad weather, whilst taking advantage of conservancy views.

2.1.2 SHADING

- Large roof overhangs, horizontal and vertical timber screens and shutters will reduce direct sunlight and heat gain in summer.
- Deciduous trees strategically planted will provide shade in summer and allow filtered sunlight in winter.

2.1.3 SOLAR REFLECTANCE

Roof materials that make use of solar reflectance technology reduce the absorption of heat through the roof during summer, thus reducing cooling related energy demands.

2.1.4 INSULATION

a. Well insulated roofs, walls and floors will moderate internal temperature fluctuations.
b. Use of an appropriate type of glazing system will reduce the transfer of energy through windows and doors.

2.1.5 NATURAL CROSS VENTILATION

- Single banked rooms with large openings on opposite facades will facilitate cross ventilation.
- Openable automated or manual clerestory windows will release warm air when required.
- Passive air cooling via ponds and reflection pools will promote natural cooling from prevailing winds.
- The use of fans to facilitate airflow on still humid days is preferred over air conditioning systems.

2.1.6 NATURAL LIGHT

All habitable rooms should receive natural light. In non-habitable spaces where access to natural light is not possible, the use of solar tubes and skylights in the plane of the roof is encouraged.

2.1.7 COURTYARDS

Planted courtyards create a visual link to nature. They enhance an indoor outdoor relationship, and create a secluded living space protected from bad weather. They promote cross ventilation and natural cooling, and maximise natural light and ventilation to the interior.

2.1.8 VERANDAHS

Verandahs encourage an outdoor lifestyle. They articulate the massing of a building and provide a layered transition between the interior and exterior. They shade large glazed openings and provide filtered light to the interior.

2.2 ALTERNATIVE ENERGY SOURCES

Supplementing Eskom power with renewable energy sources is mandatory not only on Seaton, but throughout the whole of South Africa through the introduction of the South African National Standard (SANS) 10400-XA and the SANS 204 Regulations, which regulate energy use and encourage energy efficiency in buildings. It should be noted that the DRC would like to encourage owners to aim higher than these basic requirements.

We have entered a period of doubtful electricity supply with power cuts becoming common. Whilst we permit the use of diesel or petrol back-up generators subject to stringent control measures, we urge that thoughtful consideration be given to sustainable energy sources, including photovoltaic solar panels with battery backup, solar geysers, heat exchangers for hot and chilled water, and liquid petroleum gas for cooking and hot water requirements.

2.3 ENERGY EFFICIENT DEVICES

Energy efficient appliances (fridges, washing machines, etc..) are widely available within well-known brands. Huge strides have been made with the introduction of compact fluorescent and LED lighting to replace incandescent light bulbs.

2.4 RAIN WATER HARVESTING

Harvested water may be stored in a submerged reservoir, with a pump and a ring main. Grey coloured moulded plastic or corrugated iron tanks may be integrated into the design of the house as long as they have been placed in a considered manner. All other tanks are to be screened or clad in a Design Review Committee approved position and finish. The position of the tanks must take into consideration the aesthetics and the practicality of the guttering and downpipes. Please note that open water storage (e.g.. in pools or ponds) will not be approved, as these fluctuate and need to be topped up with municipal water to avoid stagnation.

2.5 GREY WATER RECYCLING

The use of a double piped system to collect used water from baths, showers and basins is encouraged for irrigation use. A suitable filtration system would be required.

2.6 WASTE RECYCLING

Homeowners will be required to separate waste at source and sculleries must be designed to accommodate three bins which will be collected regularly by the HOA.

Bins are to be allocated for:

- Food waste;
- Recyclables (plastic, glass, metal, cardboard and paper)
- Non-recyclables (alkaline batteries, styrofoam , polystyrene)

2.7 GREEN BUILDING MATERIALS

Consideration should be made regarding the carbon footprint of building materials. The use of locally sourced, sustainable building materials is encouraged.

We encourage the use of FSC-accredited, locally-sourced timber such as Saligna, from managed forests. Hardwoods from tropical rainforests, are not appropriate, as they are not sustainable.

No creosote is allowed on Seaton due to its high level of toxicity.

www.atsdr.cdc.gov/phs/phs.asp?id=64&tid=18

3. SITE CONSTRAINTS

3.1 PLANNING PRINCIPLES

3.1.1 ZONES

Seaton is divided into several precincts labelled A-K as per Figure 1.

The following principles are applicable to Precinct B.

3.1.2 NUMBER OF DWELLINGS PER ERF

a. Per site constraints diagram

3.1.3 HEIGHT

a. The maximum building height is 12 meters above the natural ground level

b. No building is to exceed 3 storeys in height.

c. Natural Ground Level (NGL) refers to the original contours of a site upon purchase, i.e. before any construction or earthworks have taken place.

d. Architectural features such as chimneys are exempt from this restriction, however these are subject to approval from the Design Review Committee.

FIGURE. 1

3.1.4 COVERAGE

a. The maximum permissible coverage (building footprint) for all roofed structures shall be 30% of the area of the site.

3.1.5 FLOOR AREA RATIO

a. The maximum permissible floor area ratio (FAR) for each site is 0.4

b. FAR is calculated as the total floor area of the building over all levels (including basements, lofts and mezzanines and all other building footprints) divided by the total area of the site.

c. Floor area excludes garages and patios, verandahs and decks enclosed on two sides only

3.1.6 ZONE OF DISTURBANCE

a. Zones of disturbance are illustrated within the Site Constraints Diagram (Figure 3).

b. No buildings, structures, plant or equipment whatsoever may be erected outside the zone of disturbance, except for access road structures and services, which shall conform to the relevant design guidelines.

3.1.7 BUILDING LINES

a. Building lines are illustrated within the Site Constraints Diagram (Figure 3).

b. No structures may be built outside of building lines.

c. Roof overhangs may extend up to 1.2m outside of the building lines.

3.1.8 FLOODLINES AND SENSITIVE AREAS

a. No buildings may be located below the 100 year floodline.

b. No construction whatsoever may be performed within a sensitive area.

3.1.9 STORM WATER MANAGEMENT

a. All roof and surface rainwater run-off must either be channelled towards the street or into a pre-designed storm water management system on the waterway/waterfront side of the property. No water run-off may project onto a green open space but must rather be evenly spread so as to minimize erosion and sedimentation.

b. The water management system is to be designed and specified by an engineer.

3.1.10 CONSOLIDATION OF STANDS

a. No consolidations or subdivisions of erven will be permitted without the prior written consent of the developer.

3.1.11 COMPLIANCE WITH STATUTORY REGULATIONS

a. All structures are to comply with the National Building Regulations and the relevant Town Planning Scheme.

3.2 PRECINCT B

3.2.1 ERVEN

3.2.2 Erven1094 & 1095

- 4.5M HEIGHT RESTRICTION ABOVE CENTERPOINT OF STREET BUILDING LINE
- 4.5M HEIGHT RESTRICTION ABOVE CENTERPOINT OF REAR BUILDING LINE
- 8M HEIGHT RESTRICTION ABOVE HIGHEST POINT OF N.G.L.
- 12M MAXIMUM HEIGHT RESTRICTION ABOVE THE RELATIVE N.G.L. , IN ADDITION TO THE DEFINED HEIGHT DATUM OF THE STAND.

DISTURBANCE ZONE

25-30%	40-45%	55-60%
30-35%	45-50%	60-65%
35-40%	50-55%	

SECONDARY ZONE OF DISTURBANCE

PERCENTAGE OF ZONE OF DISTURBANCE TO SITE AREA

BUILDING LINES

SITE BOUNDARY LINES	
2M	25M MEASURED FROM REAR SITE BOUNDARY
3M	28M REAR
4M	30M REAR
5M	28M MEASURED FROM REAR SITE BOUNDARY
6.5M	30M MEASURED FROM REAR SITE BOUNDARY
7.5M	25-32M REAR
7.7-9M	35M MEASURED FROM REAR SITE BOUNDARY
10M	VARIES ACCORDING TO SG DIAGRAM

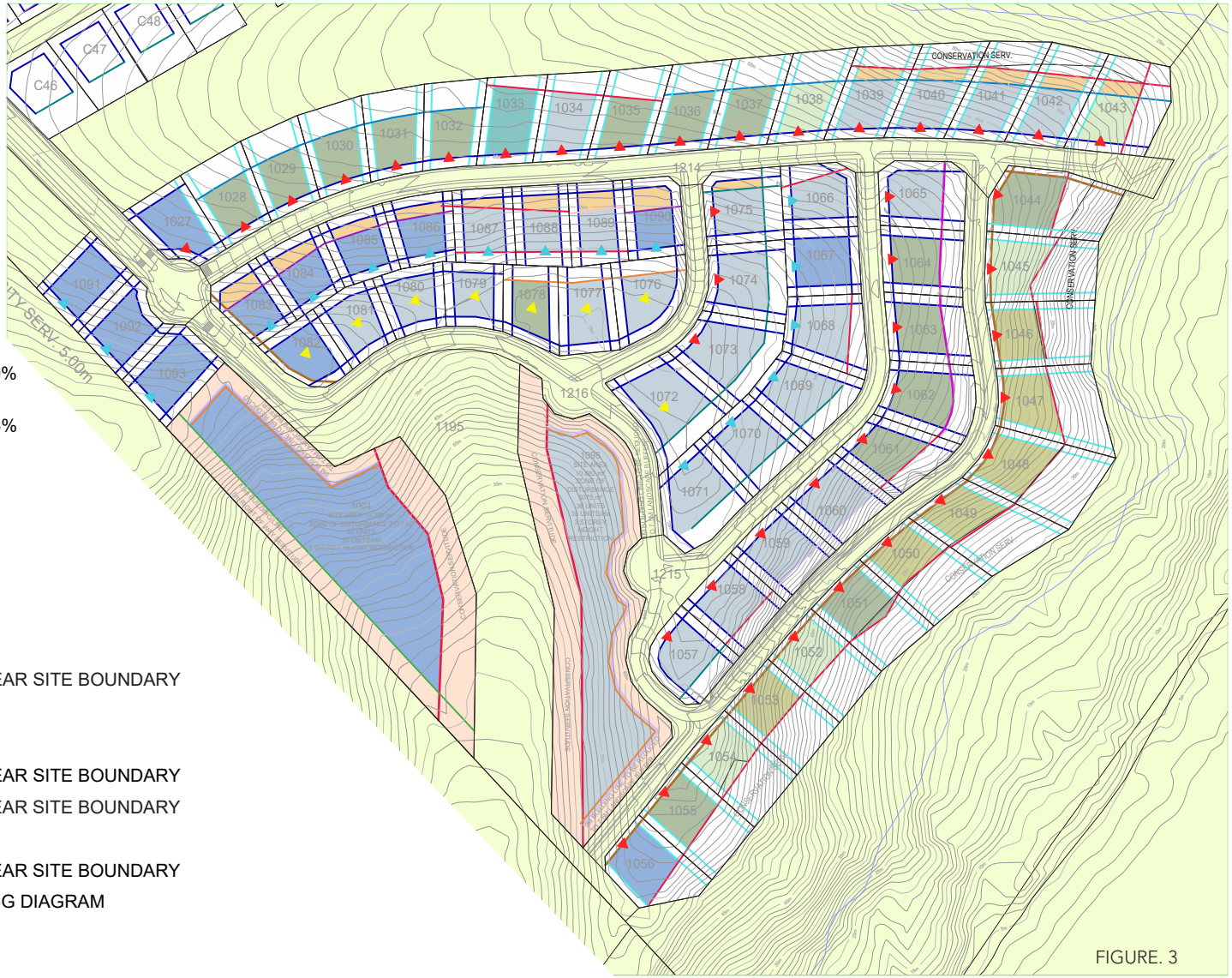


FIGURE. 3

4. ARCHITECTURAL DESIGN PRINCIPLES

Architecture and sustainable design are very important to the developers of Seaton who believe that exceptional long-term value will be achieved by controlling the look and feel of the built environment through a combination of a Design Code and an active Design Review Committee (DRC).

The overarching principles guiding the architecture of Seaton are balanced proportion and an appropriate response to both the natural and built environments.

These principals, inter alia, call for the following criteria to be met by any design:

a. Aesthetically pleasing, innovative, honest, functional and well detailed contemporary architecture.
b. Well-proportioned and scaled architectural elements and their constituent components.
c. The appropriate use of passive design principles to reduce unnecessary energy consumption.
d. The use of sustainable energy sources and building materials to reduce the overall carbon footprint of this development.
e. The use of a colour palette that is complimentary to the natural surroundings to create a unified aesthetic within the districts and the estate as a whole.
f. The use of accent colours applied to key architectural elements not exceeding 5% of the facade is encouraged to promote individual identity.

Precinct B Streetscape

Precinct B aerial

The DRC Reserves the right to make amendments to the Design Code from time to time.

4. ARCHITECTURAL ELEMENTS

4.1 ROOFS

4.1.1 FORM & PITCH

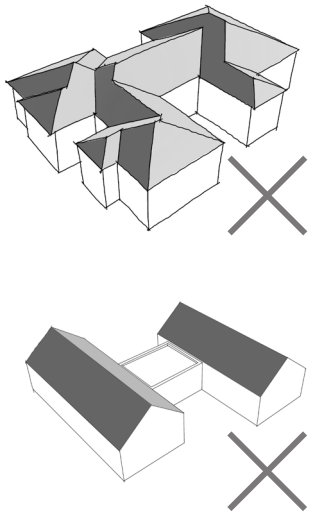
a. Flat roofs are limited to 5° pitch.

b. Mono-pitched roofs with glazed openable clerestory surrounds are encouraged.

c. Mono-pitched roofs are limited to a maximum 5° roof pitch.

d. Hipped roofs are not permitted.

e. Double pitched gable roofs are not permitted.



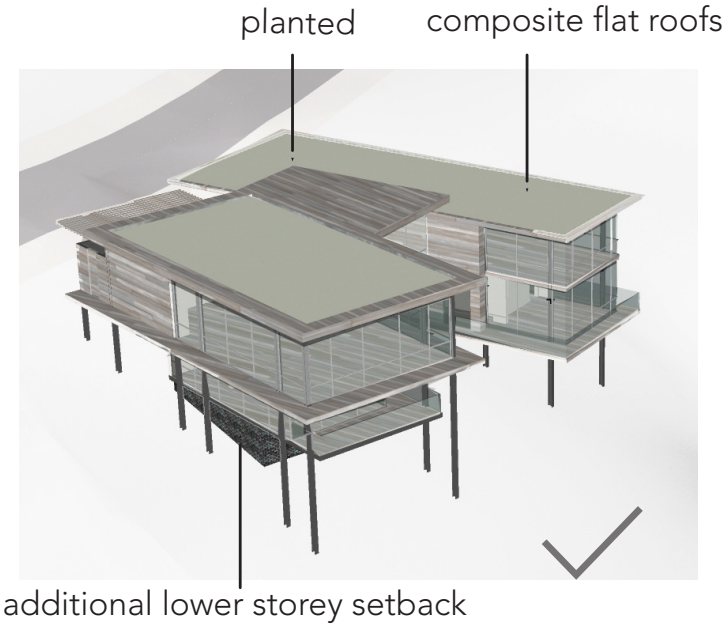


FIGURE. 4

4.1.2 ROOF MATERIALS & COLOURS

a. Major roof elements must be covered with a minimum of 70% vegetation
b. Skylights, photovoltaic or other solar panel installations may be calculated as part of the vegetation portion of roof coverings.
c. Green roof systems are to be installed, comprising of dune vegetation and grassland species, which require little maintenance and a simple drip irrigation system. Landscaped roofs reduce the visual impact of the roof for residents living uphill and contribute towards heat reduction, whilst uplifting the aesthetic character of both buildings and neighbourhoods.
d. Minor roof elements may be planted or covered with gravel or a suitable alternative.
e. Any other exposed roof elements should be finished to reduce visual impact from above, to the approval of the DRC
f. No water storage tanks, geysers, aircon units, heat pumps or similar are permitted to be visible on roofs.

EXCLUSIONS

The following are not permitted;

- Fibre cement, concrete or clay roof tiles
- Thatched roofs

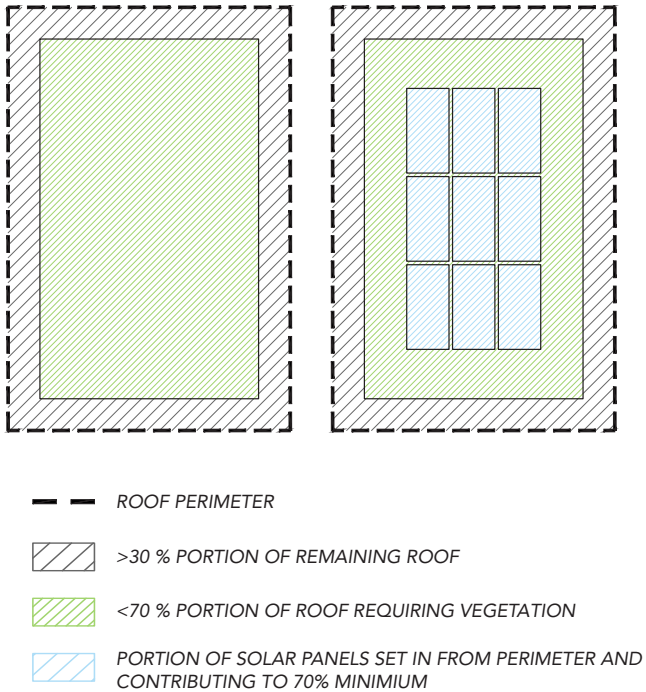
4.1.3 FACIAS AND RAINWATER GOODS

a. Gutters, Fascias and bargeboards are to match the main roof colour. No other colours will be approved.
b. Concealed gutters are preferred, however purpose made square or half round galvanised steel gutters or square and round downpipes are permitted.
c. No visible ogee or other ornately profiled gutters and downpipes will be approved.

extensive green monopitch roof with gravel surround

extensive green flat roof

FIGURE 5: EXAMPLE OF TYPICAL ROOF COVERINGS



4.1.4 EAVES

a. Eaves are to be a minimum of 900mm wide.

b. Closed eaves are encouraged

c. The following materials are permitted for closed eave soffits:
   - Off shutter or lightly skimmed concrete.
   - Natural timber slats
   - Fibre cement board, skimmed smooth and painted.

d. Details of all open eaves or those other then the ones stated above are to be submitted to the DRC for approval.

slatted timber eaves

concealed eaves low-pitched roof

4.1.5 CHIMNEYS

a. Chimneys are to be DRC-approved.

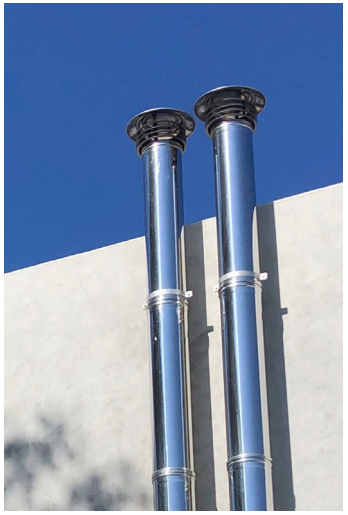
b. Simple stainless steel or matt black flues from a reputable manufacturer are preferred.

c. Masonry chimneys will be viewed in accordance with the design of the house.

4.1.6 SOLAR INSTALLATIONS AND SKYLIGHTS

a. Skylights, photovoltaic or other solar panel installations are permitted and may be calculated as part of the vegetation portion of roof coverings as outlined in 5.1.2b.

b. Skylights, photovoltaic and other solar panel installations, or similar are to be in the plane of the roof.



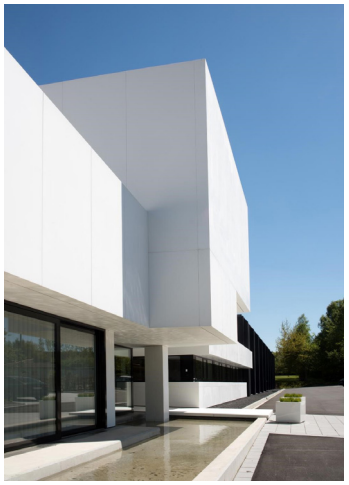
stainless steel chimneys

skylights within flat green roof plane

4.2 WALLS

4.2.1 APPROVED WALL MATERIALS

- Dressed natural stone feature walls in an approved colour range and style.
- Dry packed stone cladding in an approved colour range and style.
- Bagged, smooth plastered or painted brickwork per the approved colour palette.
- Facebrick to approved colour and coursing as a feature wall in limited format.
- Off-shutter concrete.
- "Green" feature planted walls.
- Breeze blocks subject to the approval of the DRC.
- Rammed-earth
- Corten steel or metal cladding to match the roof material and colour.
- Timber cladding and slats in an approved colour range (Natural, Dark Imbuia or Ebony, or left untreated to turn silvery grey).
- Exterior grade high pressure laminates in an approved colour range (sample to be submitted on site to the DRC for approval).
- Acrylic Solid Surface wall cladding such as Corian in an approved colour range (sample to be submitted to DRC for approval).



Corian solid surface cladding

timber & stone cladding

stone cladding

Metal cladding

HPL cladding

EXCLUSIONS

The following are not permitted;

- Rustic stonework
- Artificial cladding
- Corner quoining, crenellations & rustication
- Exterior arches
- Facebrick/exposed brickwork in large format.
- Highly reflective surfaces
- Ornate mouldings, surrounds or bands around openings
- Plaster techniques
- Stylized columns

5.2.2 APPROVED PAINT COLOURS

MIDAS EARTHCOTE

- Addo
- Arniston White
- Bra Hugh
- Cave Grey 1IEG
- Cedarberg Green
- Conclusion 4EEG
- Cosmos 3GEG
- Dell
- Dolimite 4CN
- Eclaire 4CDP
- Friday 1GCP
- Front Door 1HDP
- Fugards Tearoom
- Goat Hide 2DW
- Great Idea 3AEG
- Grey Dawn 2BW
- Hemp 4AEG
- High Noon 1IDP
- Incense Bundle 3HEG
- Jewel 2ADP
- Karma 2HCP
- Karroo Sand 1HEG
- Kettle Spout 1JDP
- Leather Head 4HDP
- Linseed 4FN
- Magic 2CDP
- Millstone
- Mouldy Granite 1HN
- My Love 2GEG
- Mystique 2EEG
- Nguni
- Pencil Lead
- Peppercorn 2JEG
- Rendezvous 4CEG
- Salt River
- Sixth Sense 1HCP
- Slate of Greys 3JEG
- Somewhere in Between 3EEG
- Stardust 3DEG
- Sugas 2ICP
- Teddy Bear Brown 1JEG
- Topple 1CEG
- Weave 1CN
- Workshop 3IEG

DULUX

- Aged Stuco 70YY 46/053
- Arrow Wood 10YY 27/060
- Chinchilla White 10YY 46/041
- Cliffside 50 YR 38/017
- Fog Grey 50RR 32/029
- Forest Black 30YY10/038
- Grey Tabby 00NN 16/000
- Grey Tweed 30YY 22/059
- Loam 50YY 12/095
- Mansard Stone 30YY 20/029
- Midnight Hour 50 YR 13/032
- Midnite Hour 50YR13/032
- Obsidium Glass 00NN 13/000
- Ominous 50YR 26/023
- Pendulum 30GY 10/048
- Plateau Grey 40YY 20/081
- Roma Haze 10YY 54/034
- Seal Grey 00NN 25/000
- Slippery Rock 90YY 28/067
- Wet Granite 30RR22/031
- Wood Smoke 40YY 41/054

PLASCON

- Addo Skin 59
- Aluminium Snow 45
- Beijing Moon 63
- Bovine 47
- Crete Shore 52
- Dark Onyx 42
- Ewa 72
- Geneva Morn 51
- Landing 67
- Light Stone 68
- Mandarin Tusk 49
- Nomadic Dream 56
- Off Shore 50
- Storms Grey 58
- Tribeca Corner 48

4.3 WINDOWS & DOORS

4.3.1 APPROVED WINDOW AND DOOR TYPES

- Large glazed square or rectangular openings are encouraged.
- Pivot doors in glazed aluminium or hardwood timber.
- Hardwood timber louvres, screens and shutters are encouraged.

4.3.2 WINDOW AND DOOR COLOURS

a. Clear, charcoal or grey glazing is encouraged.

b. All windows and doors are to be stained timber, or powder-coated aluminium as per the following colour palette or similar approved;

- Matt Dark Umber Grey
- Matt Slate Black
- Matt Stone Grey
- Matt Traffic Grey
- Matt Onyx
- Matt Slate Black
- Matt New Silver

4.3.3 ARCHITRAVES

Ornate architraves and surrounds will not be permitted

4.3.4 WINDOW CILLS

a. The following window cills are approved:

- Natural, painted or bagged brick on edge cills to approved colour.
- Natural stone cills to approved colours are encouraged.
- LGG precast concrete cill types C14, C21 or similar.

EXCLUSIONS

The following are not permitted;

- Arched windows
- Burglar bars
- Cottage pane
- Circular or triangular windows
- Highly reflective or coloured glass
- Any material or colour other than those approved

glazed timber sliding door

4.4 PLINTHS

4.4.1 APPROVED PLINTH MATERIALS

- Dressed or dry-stack natural stone.
- Natural, painted or bagged brickwork to approved colour.
- Bagged brickwork with a cementitious water repellent finish.

4.5 VERANDAHS, PERGOLAS, SHUTTERS & SCREENS

4.5.1 MATERIALS

Verandah structures & pergolas to be natural hardwood timber in an approved colour range (Dark Imbuia or Ebony, or left untreated to turn silvery grey),

Galvanised steel, painted any of the specified roof colours to match or compliment the roof colour from the approved colour list.

Aluminium, powder-coated any of the specified roof colours to match or compliment the roof colour from the approved colour list.

4.5.2 PERGOLAS, SHUTTERS AND SCREENS

a. Lightweight timber pergolas are encouraged - natural hardwood timber left to weather naturally is preferred.

b. Lightweight steel structure pergolas coloured to match or compliment the wall or roof colour from the approved colour list.

c. Perforated blinds made of Serge Ferrari Soltis or similar fabric to approved colours.

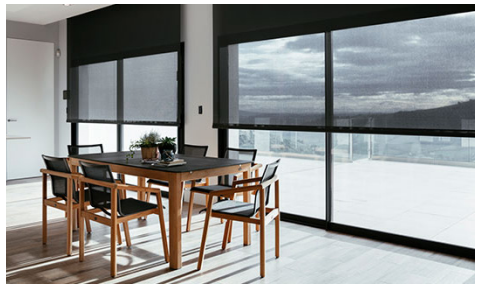
EXCLUSIONS

The following are not permitted;

- Decorative columns
- Proprietary awning structures, retractable or fixed
- Rustic log or gum-pole construction
- Shade cloth
- "Intingus" or latte
- Stained decking - yellow or red tinted stains
- "Victorian lace" screens or any excessive adornment
- Polished Stainless Steel Screens

4.6 DECKS

- Varied deck levels are encouraged - with stepped balustrades, sunken fire-pit/seating areas, planters, cut outs in decking for trees & planting
- Natural timber left to weather naturally is preferred.
- Recycled uPVC decking to approved colour is permitted.



perforated blinds

natural timber deck

4.7 BALUSTRADES

4.7.1 PERMITTED BALUSTRADES

- Timber balustrades.
- Frameless Glass balustrades.
- Planters as “balustrades”.
- “Visually lightweight” balustrades are encouraged.

EXCLUSIONS

The following are not permitted;

- Decorative metal/wrought iron
- Polished stainless steel
- Resin balustrades

gates

4.8 GARAGES & CARPORTS

4.8.1 GENERAL REQUIREMENTS

a. Horizontal slatted hardwood natural timber is preferred.

b. Slatted powder-coated aluminium to an approved colour.

c. Carports and garages to be treated as integral elements of the architectural composition and facade modulation.

d. All colours are to match or compliment the wall or roof colour from the approved colour list.

carports

EXCLUSIONS

The following are not permitted;

- Metal garage doors (only allowed subject to DRC approval)
- Fibreglass garage doors (only allowed subject to DRC approval)
- Glass garage doors will not be approved
- Steel framed shade-ports & temporary carports will not be approved

carport attached to main dwelling

carport attached to main dwelling

4.9 DRIVEWAYS

4.9.1 GENERAL REQUIREMENTS

- Only one driveway access per site
- Driveway entrance to be 90 degrees with the road frontage.
- Uninterrupted driveway widths over the verge and services must not exceed 8 metres
- Driveways must be a maximum of 1:6 gradient with suitable rollover transition at the site boundary.
- Driveways must tonally match the adjacent road surface and may only be paved with;
  - Granite Cobble to approved colour
  - Wilson Stone exposed aggregate pavers or similiar to approved colour.

Granite cobble

Wilson stone Pavers

4.10 COURTYARD WALLS

a. Contemporary timber fences per approved samples with timber or steel gates.

b. Dressed natural or dry-packed stone boundary walls in an approved colour range and style.

c. Face and semi-face brick to approved palette.

d. Off shutter concrete wall

EXCLUSIONS

The following are not permitted;

- Plastered and painted boundary walls will not be permitted.

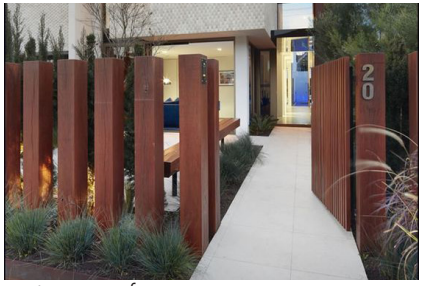
4.11 BOUNDARY FENCES

a. Screen Planting between properties encouraged.

b. 1.2m high Clear-vu or mesh type fencing within building lines on side and rear boundaries - Colour Black or Charcoal with planting either side to form an adequete screen over time.

c. Boundary Fences must return on the street boundary on either side of the property to the zone of disturbance in order to maintain visual permeability and a sense of spaciousness throughout this precinct.

contemporary fence



contemporary fence

silver granite stone boundary wall

travertine stone boundary wall

4.12 RETAINING WALLS

a. Dry-stack natural rock retaining walls in a horizontal format.
b. Dressed natural stone retaining walls.
c. Rammed earth retaining walls.
d. Gabion walls using locally sourced rock.
e. Face and semi-face brick to approved palette
f. The maximum exposed retaining wall height is 1.8 meters

EXCLUSIONS

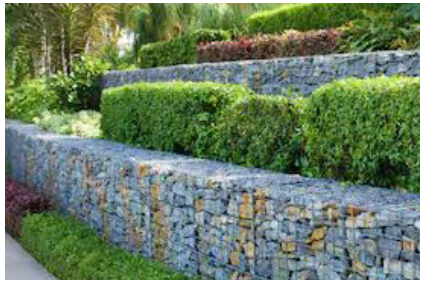
The following are not permitted;

- Planted interlocking retaining system walls that are exposed to view will not be permitted (e.g. Loffelstein)

rammed earth walls

rammed earth walls

Drystack stone wall



Gabion retaining wall

4.13 EXTERNAL LIGHTING

4.13.1 GENERAL REQUIREMENTS

a. Exterior lighting of buildings and building elements will be permitted on application to DRC.
b. Undergrowth/landscaping lighting is permitted on application to the DRC.
c. Solar powered lighting is encouraged.
d. Ambient type downlighting encouraged.
    - Bollard type lighting not higher than 500mm.
    - Undergrowth tree lighting on application.

EXCLUSIONS

The following are not permitted;

- No direct light source may be visible without some sort of diffusion
- Any external lighting that may cause a nuisance to any neighbouring properties, or is hazardous and blinding to any motorist in any road
- Any temporary "decorative type" lighting, tivoli lighting or festive season lighting (may only be displayed for a period of 30 days)
- Any other lighting not listed in specific inclusions
- Street lights covered by cardboard, shade cloth, or any other material 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
- Coloured lighting
- Excessive light pollution

- 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 :

5.14 SWIMMING POOLS & WATER FEATURES

- 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 provided that 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 sewer 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

- 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

6. SIGNAGE

- 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 an apartment development, 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.

7. 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 be permitted in response to the electrical outages being experienced without prior warning on the following basis:
    - Generators must be situated in a sound proofed basement, which must also provide for access to supply the fuel for the generator within the zone of disturbance applicable to the site.
    - Noise levels may not exceed 60 dB, measured at a distance of 7 metres from the generator. 60 decibels is evaluated and equivalent to quiet conversation. The required sound level shall be recorded both in the basement and externally immediately adjacent to the basement where the generator is housed.

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

- 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

The stormwater drainage system in the Estate has been designed to the

8. STORMWATER CONTROL ON SITE SW POLICY

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
- 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.

9. 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 Seaton 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

10. REVIEW SUBMISSION PROCEDURE

SEATON PANEL OF ARCHITECTS

Only pre-approved architects on the Seaton panel may submit plans to the Design Review Committee for review following the specified procedures & format as set out in the clauses below.

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

USE OF ARCHITECTS NOT ON THE PANEL

- Should an Owner wish to use an Architect not on the Seaton panel of Architects - they are required to submit their architect's CV/portfolio (in the form of a link to their website) to the Design Review Committee for review. The relevant CV/portfolio will then be assessed, and if considered acceptable, the architect will be permitted to proceed with the design of the project applicable. Future submissions will be examined case by case with the applicable submission fees as stated. The architect will be given a comprehensive briefing on the Design Code.
- Should the architect NOT be accepted at this stage, they will not be allowed to accept the commission.
- Should an Owner/s submit a CV/portfolio of an architect they wish to use - a Review Fee of R5 700 will be charged to the Owner/s for the CV/ portfolio to be considered.
- Should the architect be approved, the architect will be required to attend an orientation meeting on site for briefing by the Design Review Committee

NOTE: ALL ARCHITECTS TO BE REGISTERED WITH SACAP as a "PROFESSIONAL ARCHITECT"

NO TECHNICIANS OR DRAUGHTSPERSONS PERMITTED TO WORK ON THE ESTATE (even if SACAP registered)

11. LIST OF APPROVED ARCHITECTS

Below are listed the approved architects for the Estate. This panel has been chosen on account of the calibre of work that they produce and their suitability to carry out the envisioned aesthetic of the Estate.

The architects who make up our panel at present are:

BLOC Architects
brandon@bloc.archi
031 566 3320

Coote Clarkson Architects Inc.
ballito@cooteclarkson.co.za
andrew@cooteclarkson.co.za
082 893 7633

Craft of Architecture
John@coasite.com
082 498 8106

Ferguson Architects
helen@fergusonarchitects.co.za
031 564 7984

Gerhard Breedt Architect
gerhard@gerhardbreedtarchitect.co.za
082 652 3889

H2 Architects
adrian@h2architects.co.za
031 261 4729

Lisa Rorich Architects
lisa@lrarchitect.co.za
031 312 0411

MAP Architects
jarryd@mapgroup.co.za
032 946 3853

Nsika Architecture & Design
brent@nsika.com
011 463 0151

Paul Nel Architects
studio@paulnelarchitects.com
031 313 1230

Ries-Shaw Architects
michael@ries-shaw.co.za
031 566 2499

Rutherfoord Architects
julia@rutherfoordarchitect.co.za
073 217 3141

TC Design Group (Pty) Ltd
philip@tcdesign.co.za
031 502 3625

Walker Smith Architects
pats@walkersmith.co.za
031 764 5515

Wyatt and Baker
derry@wyattbaker.co.za;
mike@wyattbaker.co.za
082 378 2278

ZAARC
office@zaarc.co.za
vageli@zaarc.co.za
031 569 2041

12. 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 currently registered with the Institute of Architects of South Africa (SACAP). Technicians/draughtsmen will not be allowed to work on the estate (even if SACAP registered)
- The Design Review Committee will NOT be responsible for monies wasted on "professionals" who are not authorized 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 to 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 their 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.
- SMA 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 Seaton 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 R3500 per submission will be charged;
    - Architects not producing buildings of a 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 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

13. ROLE OF THE PRINCIPLE 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 SMA(Seaton Management Association).

- SMA 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 Seaton. 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 SMA. 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 SMA 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 SMA approval

f) Ensuring the Contractor information Board is correctly made and worded.

g) The liaison between SMA, 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 Seaton Design Review Committee and the Local Authority.

i) All materials and work are to specified standards.

j) Submitting drawings for approval to the Seaton 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 SMA, and the issue of the Completion Certificate for the project by SMA.

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 SMA.

p) Ensuring that all conditions and requirements set down in the Environment Management Plan is complied with on the sites under their control.

14. FORMAT OF REVIEW SUBMISSION

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
- 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 (position & type of retaining system), platform levels, natural embankments etc.

NOTE: a 3D computer massing model of the development compulsory for all apartment developments

- A 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.

15. REVIEW SUBMISSION FEES

**PLEASE NOTE ALL FEES ARE SUBJECT TO ANNUAL REVIEW SPECIAL RESIDENTIAL UNITS:
Architects on the panel:

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

Architects not on the panel:

Pre-submission review fee R5 700
STAGE ONE Submission fee R5 000 *includes 2 referrals
STAGE TWO Submission fee R7 000

HIGH DENSITY RESIDENTIAL (ROHD) SITES:

Architects on the panel:

STAGE ONE Submission fee R9 500 *includes 2 referrals
SDP APPLICATION Submission fee R8 000 STAGE TWO Submission fee R16 000 PLUS R2 000 per unit type

Architects not on the panel:

Pre-submission review fee R5 700
STAGE ONE Submission fee R9 500 *includes 2 referrals
SDP APPLICATION Submission fee R8 000 STAGE TWO Submission fee R16 000 PLUS R2 000 per unit type

OTHER FEES PAYABLE

SPECIAL RESIDENTIAL UNITS:
Refundable Construction Deposit R12 000

HIGH DENSITY RESIDENTIAL (ROHD) SITES:
Refundable Construction Deposit R25 000

SR LANDSCAPING Submission review fee R4 000

ROHD LANDSCAPING Submission review fee R6 000 + R500 per unit type

SR CONSTRUCTION LEVY R1 000 per month

ROHD CONSTRUCTION LEVY of R4 000 Flat rate of R4 000 and no per unit under construction

AMMENDMENTS & DEVIATIONS FROM APPROVED PLANS:

MINOR DEVIATION Submission fee R2 000

MINOR DEVIATION Submission fee of R1500 for e-mail sign offs (These are normally sent to one architect for small deviations)

MAJOR DEVIATION Submission fee R3 000 - R5 000 SR LANDSCAPING DEVIATION Submission fee R1000
ROHD LANDSCAPING DEVIATION Submission fee R2000

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

ROHD 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 REF: _____

Kindly email a copy of the Proof of Payment to or email to: paul@seatonestate.co.za

16.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 Paul Smith at the Estate's Association Office and NOT with the Design Review Committee members. All final decisions will be made by the Association.

Contact details are as follows:

Building Control:
Paul Smith
Cell: 083 703 5211
Email: paul@seatonestate.co.za

Estate Manager:
Paul Smith
Email: paul@seatonestate.co.za

17. 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 SMA 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 "AS-BUILT" 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 overide 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.

18. 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 6 (six) years from the Date of Transfer have completed the construction of the Dwellings on the Property with a minimum floor area of 80 (eighty) m² (excluding garages and verandahs).

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 29. The Design Review Committee, SMA 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.

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.

- Co-ordinates of peg numbers can be obtained from the Estate Land Surveyor during construction:

  Chris Krause

  Contact tel: 031 764 6481

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

19. SITE DEVELOPMENT PLAN

Not withstanding 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 high 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 High 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 High 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 High 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 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 High Density Housing site and deal with any other matter pertaining to the High 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 High Density Housing site or within any portion of the site specified by the Local Authority shall be transferred or separately registered before the whole High Density Housing site or the specified portion of the High 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 High 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 High 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 3000m², 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 High 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.

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 - schedule of areas annotated		
COVERAGE - schedule of areas annotated		
FRONT BUILDING LINE - annotated		
SIDE BUILDING LINES - annotated		
REAR BUILDING LINE - annotated		
Height (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”		
Planting servitude (road frontage)		
3.0metres planting servitude (bordering existing forest areas)		
Roof pitch		
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		

REVIEW SUBMISSION CHECKLIST	1	2
WALLS		
Wall finish/materials to be annotated		
Colours to be annotated		
DOORS & WINDOWS		
Door material, colour & texture to be annotated		
VERANDAHS, DECKS & PERGOLAS		
Columns & pergolas - natural timber or steel to be annoated		
BALUSTRADES		
Ballustrades - stepped ballustrade, 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		
Driveway must not exceed **5.5 metres** in width		
Driveway extended to road edge		
Driveway gradient not to exceed **1:6**		
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**		
boundary fences to be annotated & not exceeding **1.2m height**		
Retaining walls to be annotated in detail - max. **1.8m 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		

REVIEW SUBMISSION CHECKLIST	1	2
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		
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		