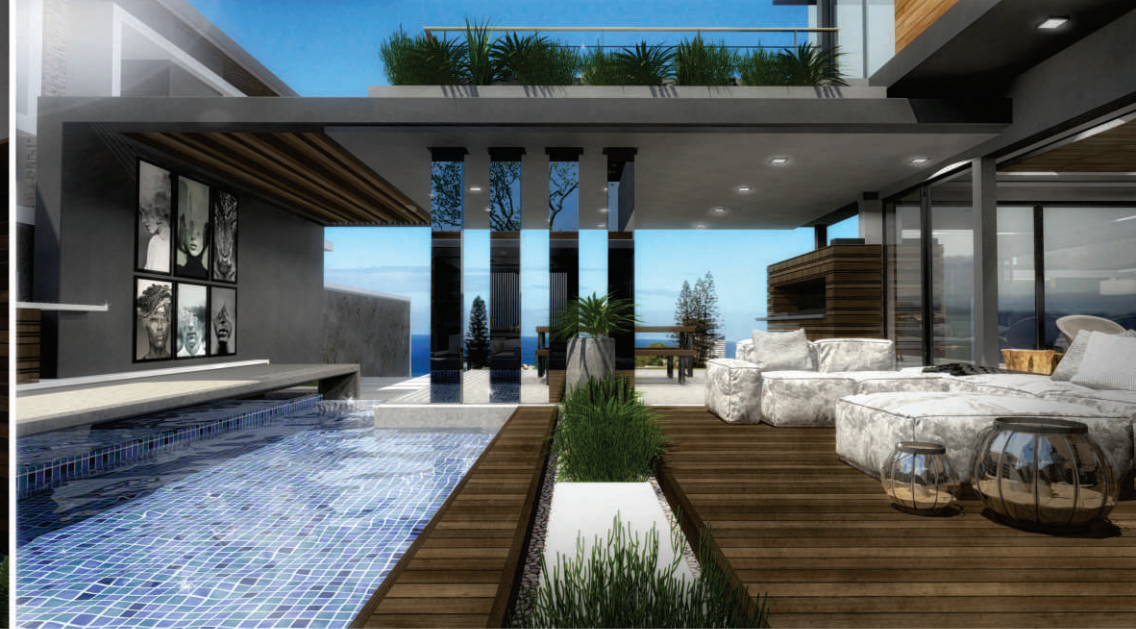
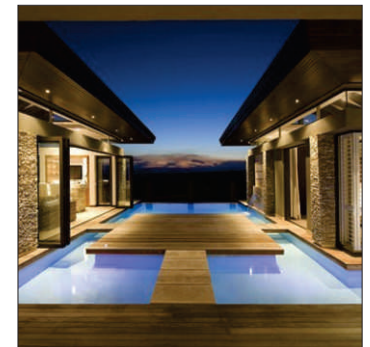
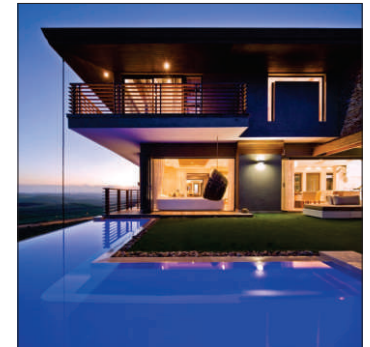




CONTENTS

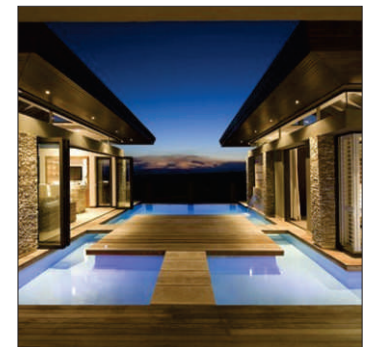
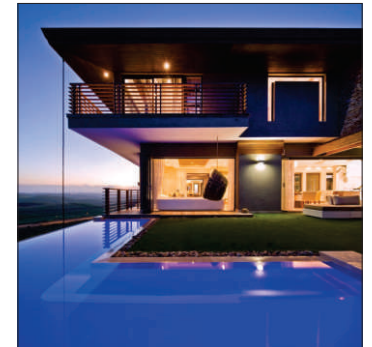
● <u>PAGE 1</u>	1 INTRODUCTION
● <u>PAGE 2</u>	2 SITE CONTROLS
● <u>PAGE 3</u>	3 ROOF
● <u>PAGE 7</u>	4 SCALE
● <u>PAGE 8</u>	5 WALLS
● <u>PAGE 9</u>	6 WINDOWS AND DOORS
● <u>PAGE 10</u>	7 VERANDAHS
● <u>PAGE 11</u>	8 BALUSTRADING
● <u>PAGE 12</u>	9 RETAINING WALLS
● <u>PAGE 12</u>	10 GARAGES, CARPORTS & DRIVEWAYS
● <u>PAGE 13</u>	11 BOUNDARIES , STREET EDGES AND COURTYARDS
● <u>PAGE 14 -17</u>	12 GENERAL: - OFF-SHUTTER CONCRETE - SIGNAGE & POSTBOXES - AERIALS, SATELLITE DISHES & A/C CONDENSERS - LIGHTING - ELECTRICAL METER BOXES - SWIMMING /SPLASH/ INFINITY POOLS - DECKING - INSTALLATION OF GENERATORS - WATER STORAGE TANKS - GEO-TECHNICAL



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● CONTENTS - CONTINUED

- PAGE 17 13 GENERAL NOTES
- PAGE 18 14 SUBMISSION PROCEDURES



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● INTRODUCTION

IZINGA

A classical expression of sub-tropical architecture clad in the tones and textures of Africa.

INTRODUCTION

The overall purpose for an architectural language and landscaping guidelines is to create a harmonious built environment which is sympathetic to the "suburb" as a whole, as well as responding to our sub-tropical coastal climate.

To develop a suburb with a character of its own there is a need for uniformity and cohesiveness in building features. These features are effectively intended to be design responses to the climatic conditions of the environment.

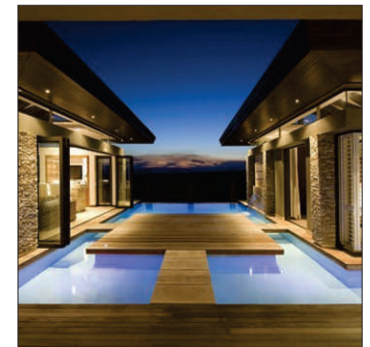
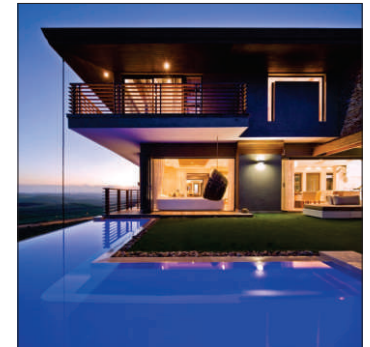
It is the intention that the airy character with visually dominating roofs, large verandahs and uniform use of colour, common to the suburbs in sub-tropical regions of the Mediterranean, blended with the textures and earthen tones of Africa will form the basis of the architectural language of **IZINGA**.

This design code focuses on the treatment of roofs, scale, walls, windows, verandahs and streetscape in order to facilitate a suburb characterised by its cohesiveness and appropriate climatic response.

Whereas it is natural and appreciated that owners often require to express themselves and demonstrate their creative flair during the construction of homes, this needs to be tempered with due regard to the Building Design Code guidelines.

It is essential, therefore, that any such expressions, for example, but not limited to, signage, religious symbols, or statues, decorative cappings on pillars / walls; balustrades, in-fill and gate designs, non-specified paint colours and use of special materials such as off shutter concrete, are conveyed to the Aesthetics Committee, in writing, with supporting drawings and / or literature, prior to work being carried out for the Committee approval.

This may save an owner from the imposition of penalties and the frustration of not having their final deviation plans approved upon project completion.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● SITE CONTROLS

<u>DENSITY ZONE</u>	<u>MAXIMUM PERMITTED</u>	<u>BUILDING LINES</u>
SPECIAL RESIDENTIAL (SR650)	FAR : 0.35 COVERAGE : 35% HEIGHT : 2 STOREYS	FRONT BUILDING LINE SIDE AND REAR SPACE
MEDIUM DENSITY RESIDENTIAL 2 (MDR 2)	FAR : 0.35 COVERAGE : 40% HEIGHT : 2 STOREYS	FRONT BUILDING LINE SIDE AND REAR SPACE
IZINGA PARK ESTATE (IPE)	FAR : 0.35 COVERAGE : 35% HEIGHT : 3 STOREYS/7.6m HEIGHT	FRONT BUILDING LINE SIDE AND REAR SPACE
MEDIUM DENSITY RESIDENTIAL 3 (MDR 3)	FAR : 0.35 COVERAGE : 40% HEIGHT : 2 STOREYS	FRONT BUILDING LINE SIDE AND REAR SPACE
MEDIUM DENSITY RESIDENTIAL 7 (MDR 7)	FAR : 1 COVERAGE : 40% HEIGHT : 4 STOREYS	
HIGH DENSITY RESIDENTIAL	FAR : 0.5 COVERAGE : 50% HEIGHT : 3 STOREYS	
HIGH DENSITY RESIDENTIAL AND EDUCATIONAL INST.	FAR : 0.5 COVERAGE : 50% HEIGHT : 3 STOREYS	

NOTE: SR1 IS NOW CALLED SPECIAL RESIDENTIAL 650
THESE CONTROLS TO BE READ IN CONJUNCTION WITH THE TOWN PLANNING SCHEME.

MINIMUM AREAS PER DWELLING:

Minimum area for a single dwelling is 150sqm excluding garages and verandahs.
This applies to sites zoned (SR). Minimum area for (MDR) sites is 80sqm excluding garages and verandahs.
(MDR) - **Medium Density Residential** = Cluster housing development sites.
Minimum area for a **Inclusionary Housing Unit (IHU)** is 30sqm.

PARKING :

SR 650 :minimum single garage and one off-street parking per unit.
IPE :minimum double garage and one off-street parking per unit.
MDR 2,MDR3,MDR7 :minimum single garage and one off-street and half bay per unit for visitors.
IHU :minimum one off-street parking.

NOTE :

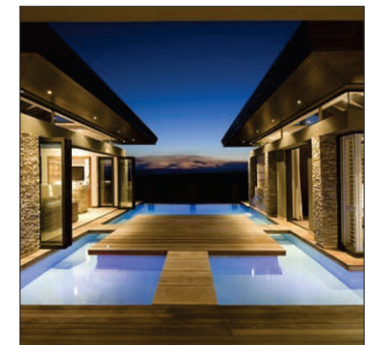
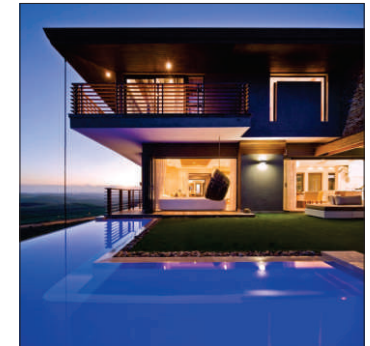
Some of the building lines and heights indicated are not the same as indicated by the Town Planning scheme for the area. The reason for this is one of security. Also note that the relaxation of the indicated building lines will require consent from all the affected neighbours and the Aesthetics Committee of the Management Association

SR 650 SITES

Special Residential sites, **one unit** permitted per site.

MAISONETTE SITES: (SUBJECT TO SALE AGREEMENT)

On sites larger than **1200sqm** in area, two dwelling units are permitted. These dwellings must be designed to have separate entrances and include at least one common dividing wall and common roof. **These dwellings must be designed to give the appearance of one house.**



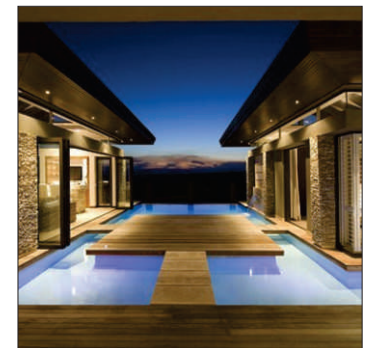
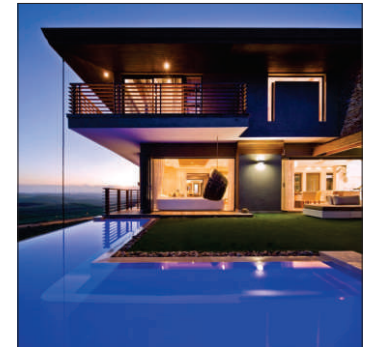
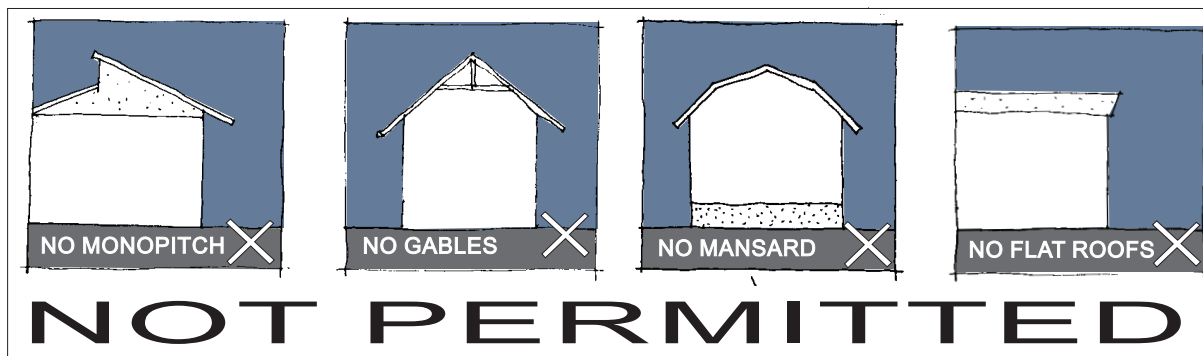
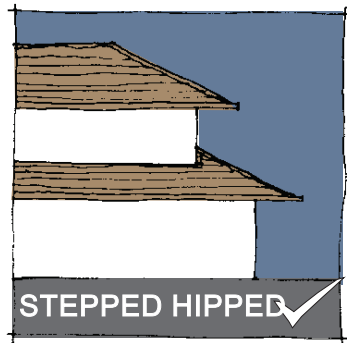
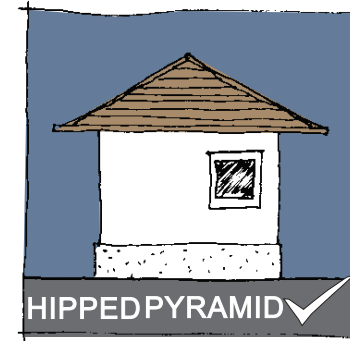
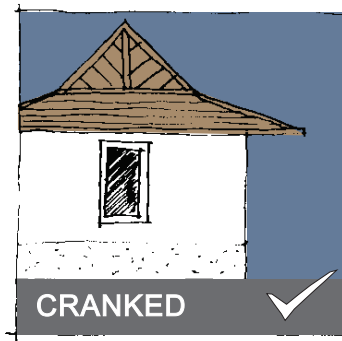
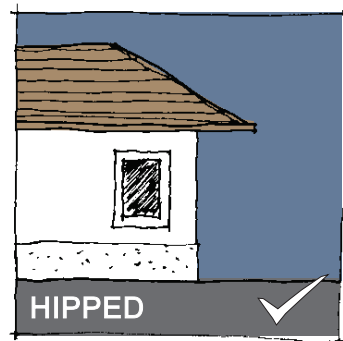
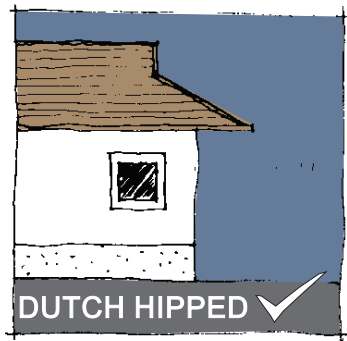
IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● ROOF

The most visually dominating element of a house or village is the overall roofscape. It is the developers intent to create a harmonious roofscape which will ensure a cohesive whole in the landscape. There are a number of roof elements which are controlled as set out below.

● FORM

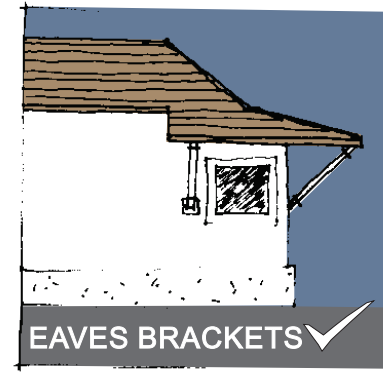
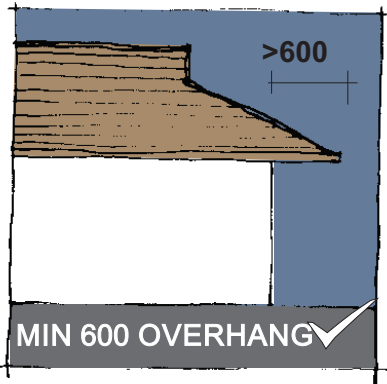
All roofs are to be pitched and hipped with no gable walls, monopitches, flat roofs, or mansard roofs permitted.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● OVERHANG

Large overhangs are encouraged as an appropriate response to our sub - tropical climate providing shade from sun and shelter from rain to openings and walls.
No overhangs of less than 600mm will be permitted. The use of eave brackets is encouraged.



● FINISH

All roofs are to be tiled with tiles approved by the developer as listed below.
All exposed roof members are to be varnished or stained, not painted.

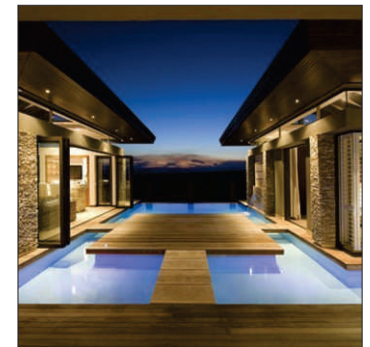
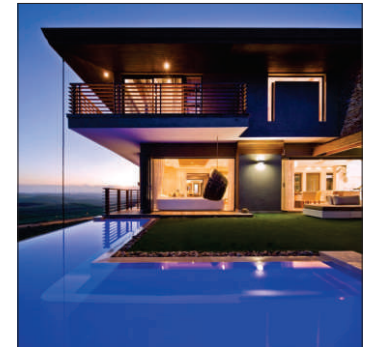
EAVES - Exposed roof timbers are encouraged .
- Eave brackets are encouraged.
- Facias are discouraged.

GUTTERS - Optional
- Brown powder coated Aluminium or PVC rainwater goods only
- Exposed vertical drainpipes to be painted to match colour of the surface on which they are mounted in order to soften the impact.

TILES - Roof tiles to be from the following list only. Should an owner wish to use an alternative product, written approval must be obtained from the aesthetics committee of the Management association.

MARLEY - "MONARCH" - ANTIQUE TERRACOTTA / "DOUBLE ROMAN" - ANTIQUE TERRACOTTA
COVERLAND - "TAUNUS" - FARMHOUSE TERRACOTTA / "DOUBLE ROMAN" - FARMHOUSE TERRACOTTA
COVERLAND - "CUPOLA" - FARMHOUSE TERRACOTTA / "DOUBLE ROMAN" - FARMHOUSE TERRACOTTA
RIDGE TILES ARE MANDATORY.

NOTE: ROOF TILES AND RIDGE TILES TO BE CLEARLY ANNOTATED ON PLANS



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● PITCH

Minimum pitch to general areas to be 26° .

Roof pitches to overhangs, covered verandahs or lower part of cranked roofs may be 17.5°

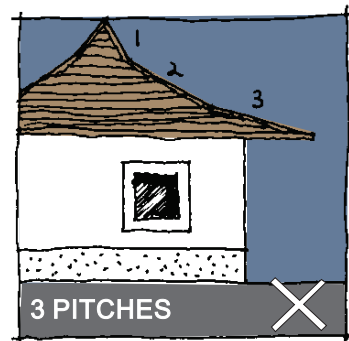
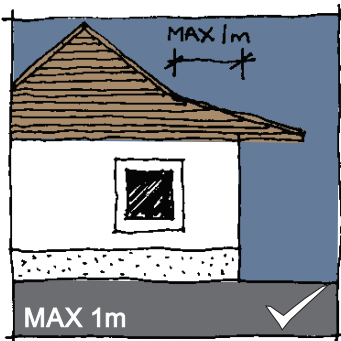
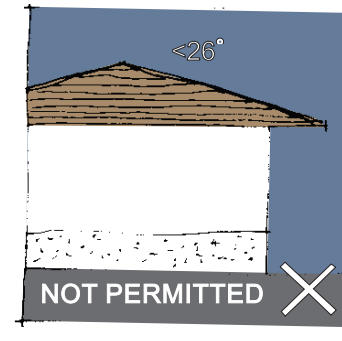
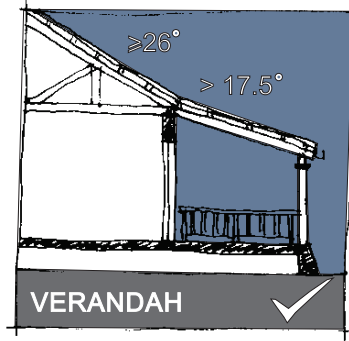
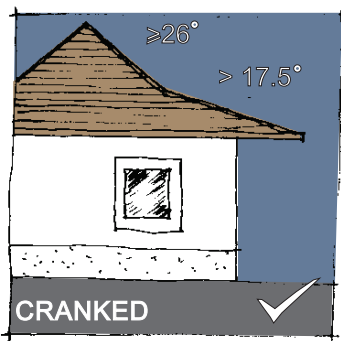
Maximum pitch permitted is 45°

The following criteria must be adhered to when employing cranked roofs.

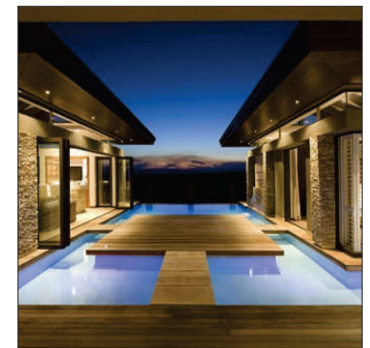
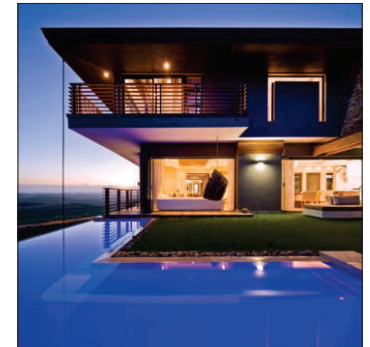
- No more than 2 pitches are permitted.
- The change in pitch may not occur nearer to the ridge line than 1m from the outside walls of a house.

● PERGOLAS

Are permitted where this application is appropriate and provided that the cross beams are placed at no less than 150mm apart. Cross beams may be hard wood timber or aluminium painted black or brown and may not be covered or filled with any material or product whatsoever.



NOTE: ALL PITCHES WILL BE SUBJECT TO THE AESTHETICS COMMITTEE APPROVAL



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

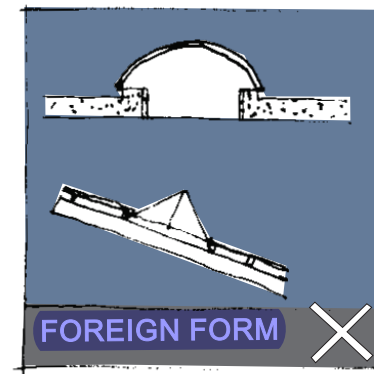
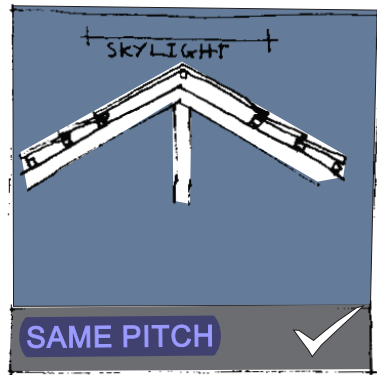
● SKYLIGHTS, AND SOLAR PANELS

If skylights or solar panels are required, these are to form an integral part of the roof design following the same pitch of the roof. Skylights should be flat - tubular panels are not permitted.

No reflective glass is permitted.

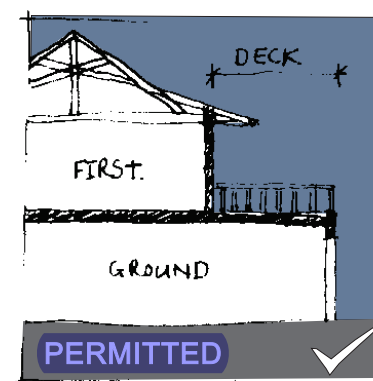
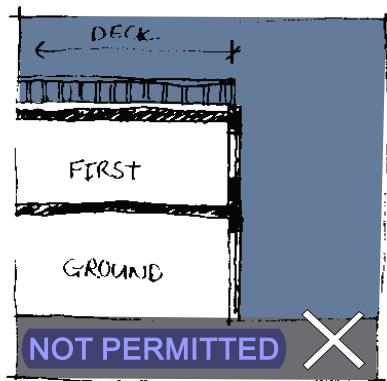
Glass may be clear, grey non-reflective or bronze non-reflective. - No other coloured glass is permitted.

NOTE: Solar panels must cover a maximum of 15% of the roofed area excluding roof overhangs and must be clearly shown on submission plans - or Revision plans. Solar panels must be installed in a symmetrical pattern and must not present a hap hazard appearance.

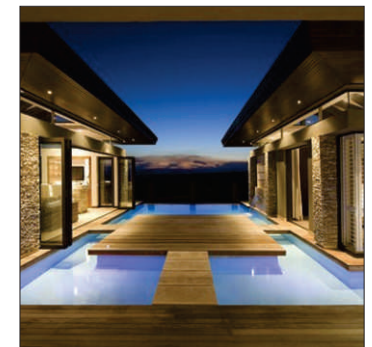
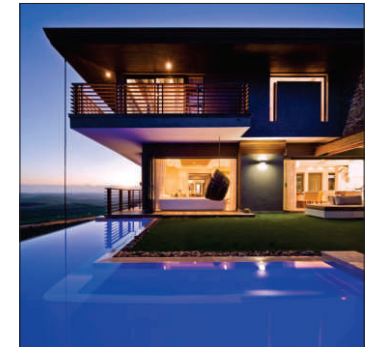


● BALCONIES, ROOF GARDENS, SLABS, AS ROOFS

These features may be permitted providing that no more than 18% of the entire roof area is used in total. Care must be taken that the use of these features do not negate the dominant element of the pitched roof especially from the street aspect.



NOTE: ALL ROOFS WILL BE SUBJECT TO THE AESTHETICS COMMITTEE APPROVAL



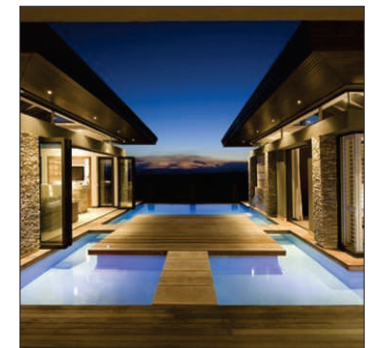
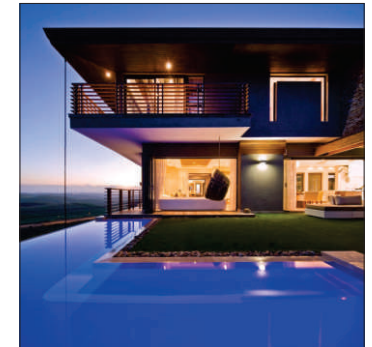
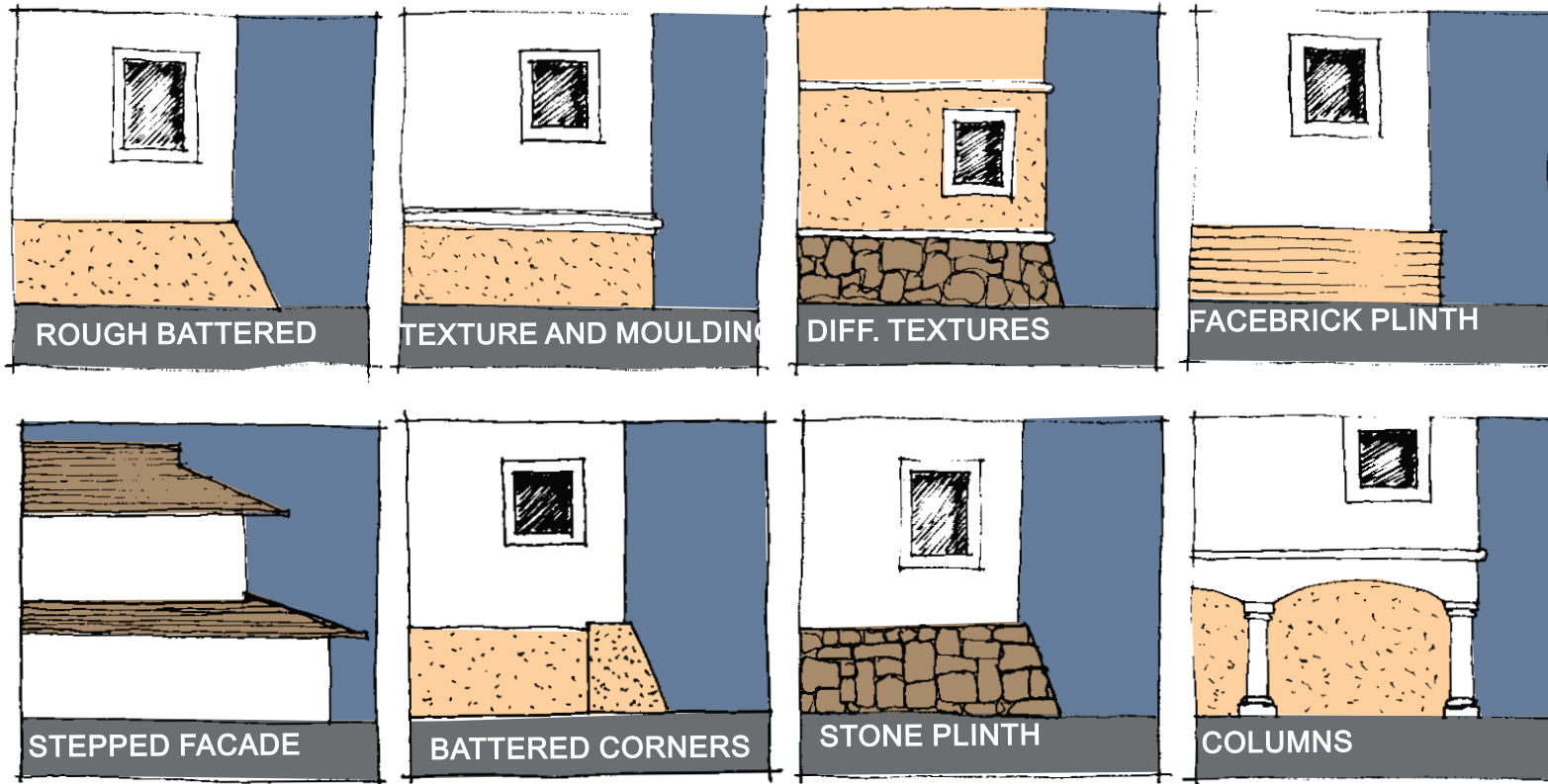
IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● SCALE

There are a number of ways in which the scale of walls can be broken down to a more human scale creating a more comfortable streetscape.

Techniques which are encouraged include the use of Modulation in plan form; Employing covered verandahs ; Plaster mouldings and copings ; The expression of plinths ; Variation of textures on different levels ; More area on ground floor than first floor ; Application of arches and columns.

NOTE : NO FLYING BEAMS ARE PERMITTED.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● WALLS

The treatment of walls will assist in creating a scale which is appropriate to that of a residential village and will express the warm earthen tones of africa.

● TEXTURES AND MATERIALS

Generally accepted finishes include concrete, hardwood timber or clay brick plastered smooth ; rough cast or scratch plaster and painted ; approved clay facebricks ; stone or imitation stone Cladding to plinths or feature panels .

No exposed or bagged brick or clay brick walls.

The following stone cladding products are permitted. any product not listed below must be approved in writing by the aesthetics committee:

- natural stone
- lisrona stone
- smart stone
- new wave products
- pure white stone, polished stone or polished marble are specifically excluded.
- approved facebricks - corobrick clay facebricks - maize travertine/ topaz travertine/ bergendal blend / corngold. ***NB: MAX 15% CAN BE USED , NOT THE ENTIRE BUILDING***

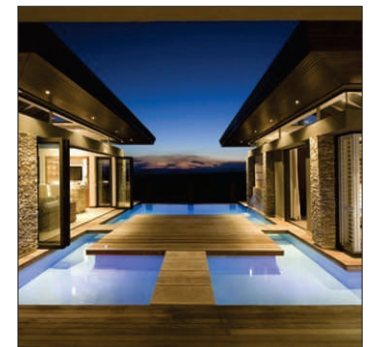
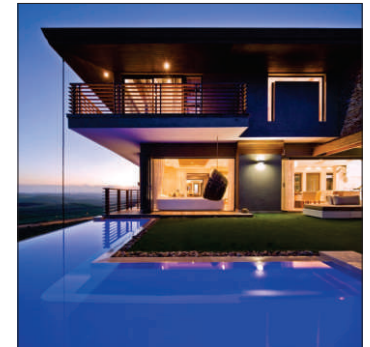


● COLOURS

ONLY PAINT COLOURS AS SPECIFIED BELOW WILL BE PERMITTED. OTHER **COLOURS** MAY BE PERMITTED ON APPROVAL OF A SAMPLE BOARD BY THE AESTHETICS COMMITTEE.

PLASCON INSPIRATIONS COLOUR CHART:

O5-B2-3	O7-C2-2	O6-D2-3	Y1-B2-3	Y4-C2-1	Y1-C2-3	Y3-C2-1	Y2-D1-1
O7-B2-2	O7-C1-4	O6-D2-1	Y1-B2-2	Y3-C1-4	Y4-B2-3	Y2-D1-2	GR-Y01
O5-C2-2	O7-C1-3	O6-D1-2	Y4-A2-3	Y2-B2-3	Y3-B2-3	Y3-B2-3	GR-B03
O5-C2-1	O6-D1-1	O5-E1-2	Y2-B2-2	Y2-A2-3	Y2-D2-3	Y1-D2-2	GR-B04
O5-C1-4	O7-C1-2		Y2-C1-4	Y3-B2-1	Y3-B2-3	Y1-D2-1	GR-B06
O5-D1-1	O5-C2-3		Y2-A2-3	Y1-D1-1	Y2-C2-2	Y3-C2-3	GR-B08
O7-B2-2	O4-D2-2		Y3-B2-2	Y4-A2-2	Y2-C2-1	Y1-D1-4	
O5-B2-1	O4-D1-4		Y3-C2-1	Y4-B2-2	Y1-D1-2	Y3-C2-2	
O5-C2-1	O4-D1-2		Y2-C1-3	Y3-C1-3	Y2-A2-3	Y3-C1-4	
O4-D1-1	O5-C2-3		Y3-B2-1	Y2-D1-1	Y3-B2-2	Y3-D1-2	



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● WINDOWS AND DOORS

It is the architectural codes intent that windows and doors form a unifying part of the estate. These openings also form important punctuations to elevations and integrate internal and external spaces.

The use of shutters is encouraged - these elements offer a practical solution to climate control and security.

False hardwood shutters are permitted.

All windows and doors are to have simple raised plaster (min 100mm) bands as surrounds where practical.

Any exceptions will be subject to approval of the aesthetics committee, based on window / door configuration and architectural style employed.

Bay windows are permitted but may not continue vertically over two levels.

Openings may be square or flat arched, no pointed arches permitted.

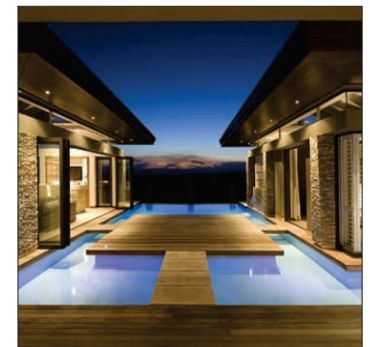
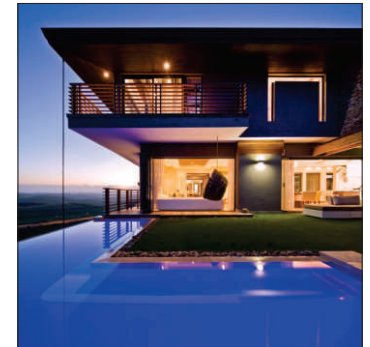
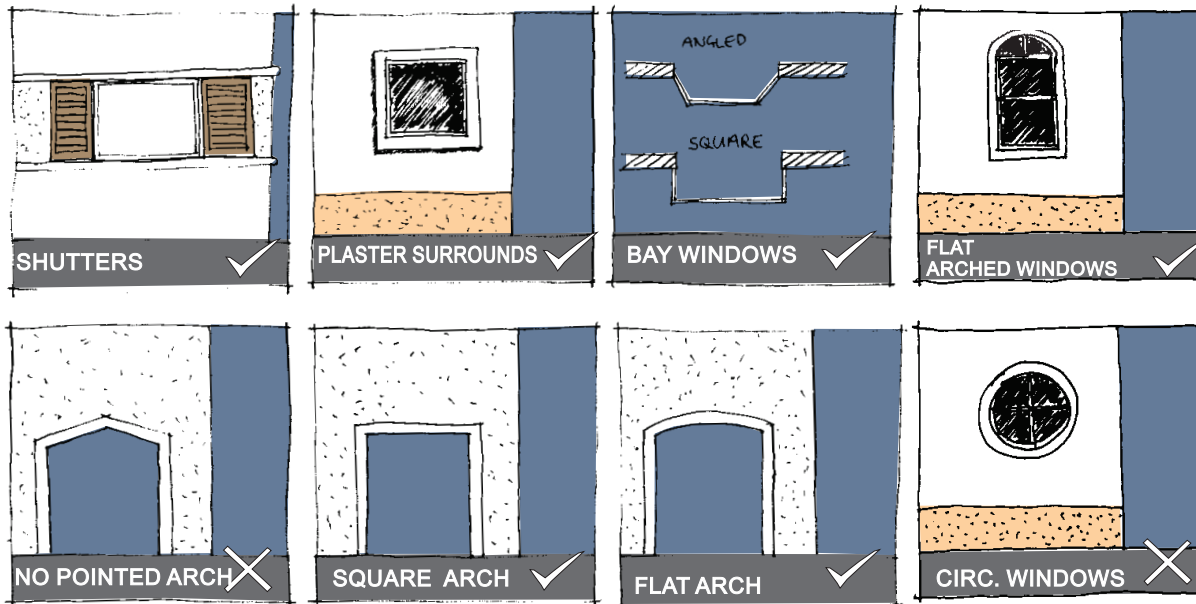
Windows may be arched or half round on top.

Materials

- Natural or stained timber
- Aluminium windows and doors must be bronze anodised, Dark brown epoxy coated (VP 6114) or matt Umber Grey.(ANP 3057). No other aluminium window and door colours are specified.
- Glazing must be clear, grey non reflective (20% tint), or bronze non reflective (20% tint). No other tints will be permitted. **NOTE: ALL WINDOWS AND DOORS TO COMPLY WITH SANS 10400 PART N**

Specifically excluded

- Glass bricks
- Reflective or coloured or tinted glass
- Triangular windows
- Winblocks (or similar product)
- External burglar bars
- Cottage pane windows
- Circular windows.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● VERANDAHS

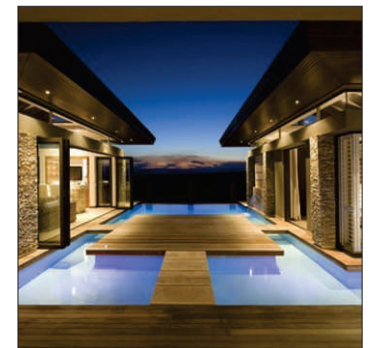
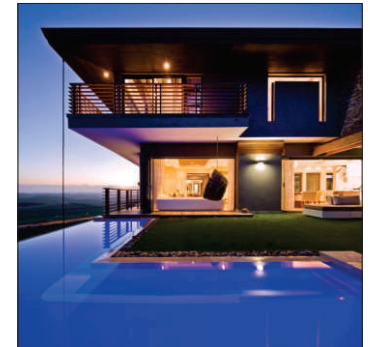
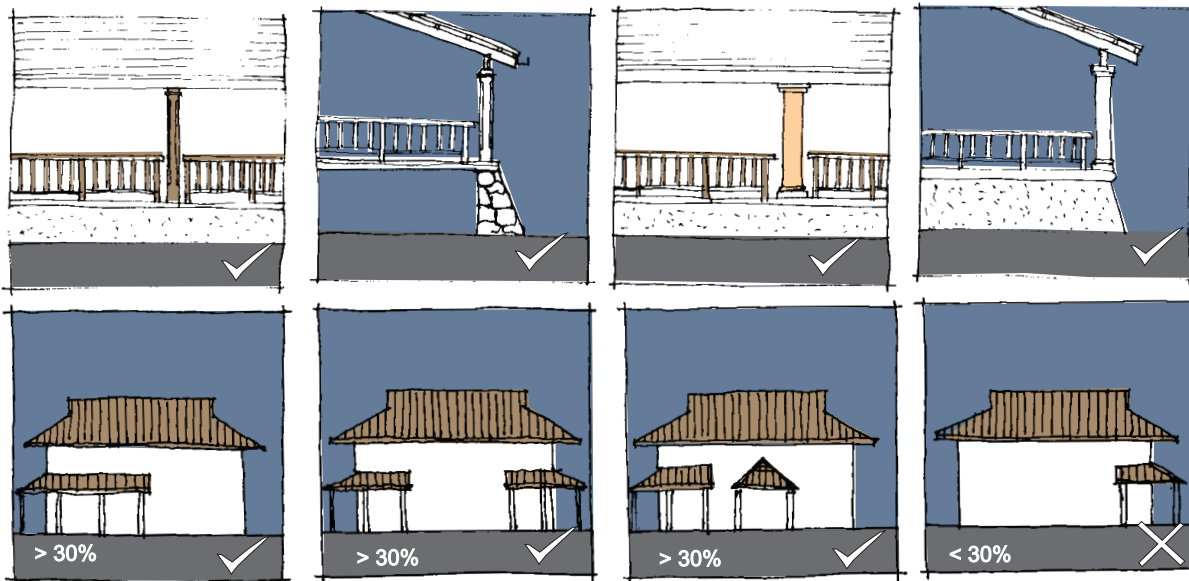
Verandahs are considered to be one of the most important elements of sub-tropical architecture and thus for IZINGA. These elements are important in achieving successful integration of internal and external spaces as well as forming invaluable living and entertainment spaces.

- Verandahs and timber decks are to be consistent with the main structure.
- Sliding louvered shutters in hardwood timber, steel or aluminium to approved colours may be used to protect these areas from prevailing winds and storms.
- Balustrades are to conform to approved designs only - no precast concrete balustrades permitted. Subject to materials and design being approved by the Aesthetics committee
- Verandah columns may be concrete or timber posts only. If concrete columns are employed, these are to be smooth with doric mouldings only. Subject to materials and design being approved by the Aesthetics committee

NOTE: SINGLE STOREY COLUMN DIAMETER = min 300mm,

DOUBLE STOREY COLUMN DIAMETER = min 450mm)

- No fluted or spiral columns are permitted.
- Plastered and painted square columns are permitted.
- A minimum proportion of 30% of the street facade of each dwelling (SR SITES) must consist of single storey verandahs of which a minimum depth of 2.8m must be employed. Entrance porticos and Porte cocheres may be considered as verandah. Subject to final approval of the aesthetics committee.
- For street-facing (MDR) units a minimum proportion of 30% of the street facade must consist of single story verandahs of which a minimum depth of 2.5m must be employed.
- For non-street facing (MDR) units a minimum portion of 30% of any facade must include the use of single storey verandahs of which a minimum depth of 2.5m must be employed.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● BALUSTRADES

Balustrading may be stained or treated hardwood timber (no paint), or galvanised wrought iron painted black, dark brown or **umber grey**, or bronze anodised aluminium.

Timber balustrades are to be treated with good quality colour varnish (colour mid brown) or similar approved. A combination of the two materials is also permitted i.e. a timber handrail may be used with a wrought iron structure, or timber posts and handrail with horizontal set exterior grade steel (not exceeding 10mm diameter) cables at 100mm centres unpainted.

Specifically no polished stainless steel on exterior balustrading.

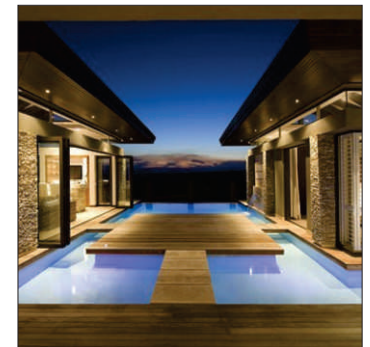
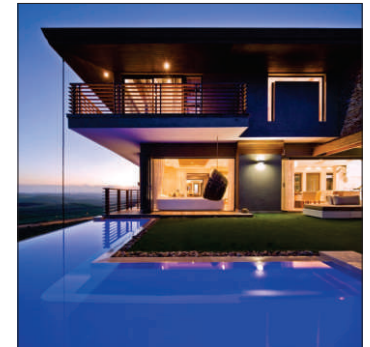
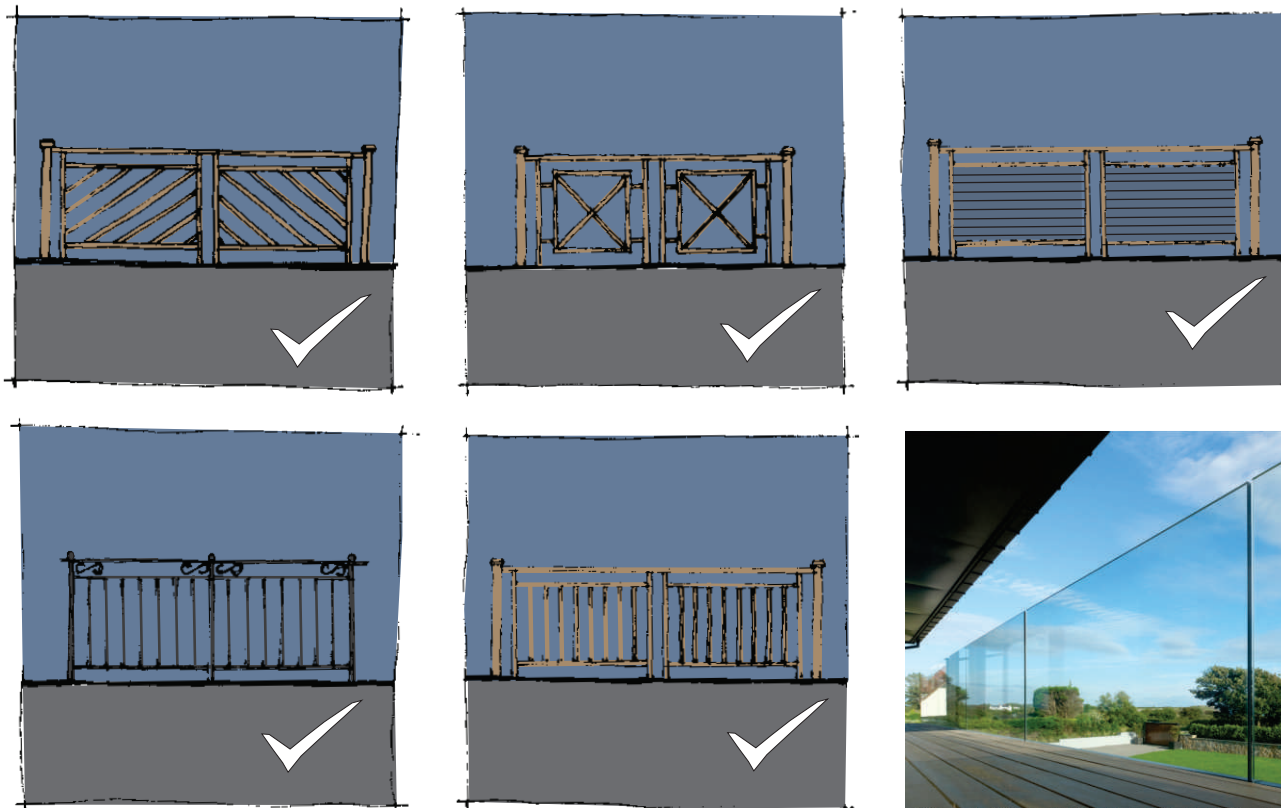
Below are sketches of some recommended balustrade configurations. Alternative designs will be considered provided the materials are as specified above.

Frameless glass balustrades,

No side mounted fixing allowed.

Only surface mounted or recessed to be considered.

NOTE: ALL BALUSTRADE DESIGNS AND BOUNDARY WALL INFILL PANELS AND PROPOSED ALTERNATE MATERIALS ARE SUBJECT TO AESTHETIC COMMITTEE APPROVAL.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● RETAINING WALLS

Restrictions on retaining structures are intended to ensure that these elements, although often necessary, are as unobtrusive as possible.

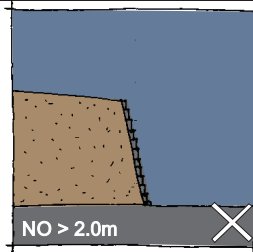
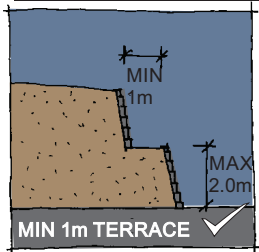
Retaining structures may be constructed in masonry or precast retaining block, Terraforce or similar approved by the Management Association.

All precast retaining structures must be correctly planted with material as recommended in the IZINGA Landscaping Philosophy. *This planting shall form part of the approval process of final deviation plans upon completion.*

No single lift of retaining structure (either precast or masonry) may be more than 2.0m in height above which a 1m wide terrace must be created and correctly planted.

Retaining structures on boundaries along the green spaces must be a min of 1m away from that boundary line and cannot exceed 1.8m in height.

NOTE: ALL ENGINEERED BANKS MUST COMPLY WITH MUNICIPAL REGULATIONS



● GARAGES, CARPORTS & DRIVEWAYS

Garages are to be designed as an integral part of the overall dwelling design.

Garage doors are to be treated hardwood timber (not painted). Fibreglass doors are permitted provided these resemble timber in colour and texture.

Garages are to be attached to the main structure and should be specified with the same materials as the main house.

Every unit to have lock up garaging in term of the minimum set out in the site controls refer page 2.

Carports must be attached to the main structure and should be designed as an integral part of the house in terms of proportion and materials. *Conventional carport structures with roof covering to be approved by the aesthetic committee may be considered for MDR units (PUD development) subject to special application.*

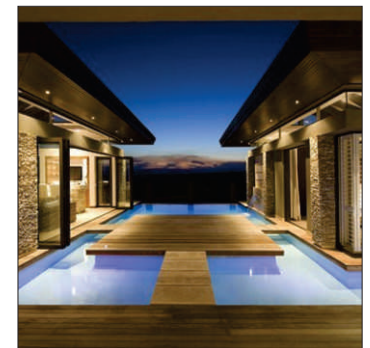
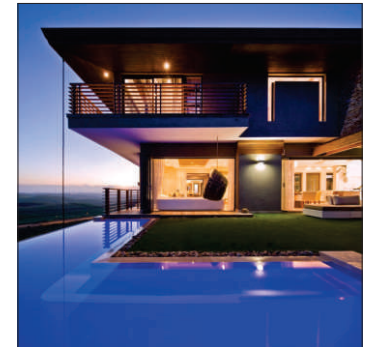
Driveways may only be paved in clay brick pavers, concrete brick pavers, or cobblestone paving. All driveways are to be constructed with a bellmouth.

APPROVED CLAY PAVERS: Corobrick - Nutmeg, Rustic Blend, Burgundy

APPROVED CONCRETE BRICK PAVERS: Corobrick - Charcoal S-C, Corrostone Red, Corrostone Multiblend S-C

APPROVED COBBLESTONE PAVERS: Wonderock Cornwall - Dark Sandstone, Sandstone, Tuscan, Charcoal

NOTE: WHERE A COMBINATION OF TWO PAVERS ARE PERMITTED, A PAVING DESIGN LAYOUT IS REQUIRED FOR APPROVAL BY THE AESTHETICS COMMITTEE



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● BOUNDARIES ,STREET EDGES, AND COURTYARDS

It is obvious that the street scape of the suburb is dramatically determined by the treatment of boundaries.

- Where masonry walls are employed, these should be designed in similar materials as specified for the house.
 - Where side, rear or courtyard walls are required, the solid masonry portion may not be higher than 1.8m on that boundary. Front boundary walls must have piers not exceeding 1800mm in height and 460mm in width with timber, aluminium or metal lattice / palisade infill panels. Maximum height of solid panel to be 1200mm
 - On (MDR and SR sites), one quarter of all front boundary walls is required to be set back by 3m from the front boundary at the point of driveway entry to the site. This section is to incorporate the entrance gates.
- Plinths, mouldings, copings and columns are encouraged as elements of boundary wall design.

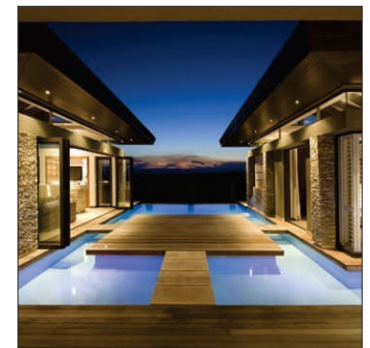
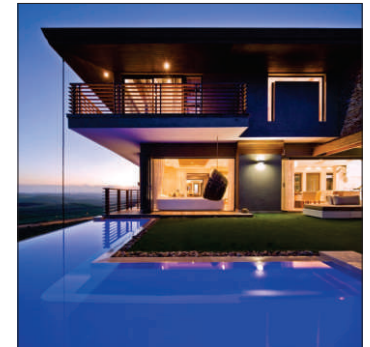
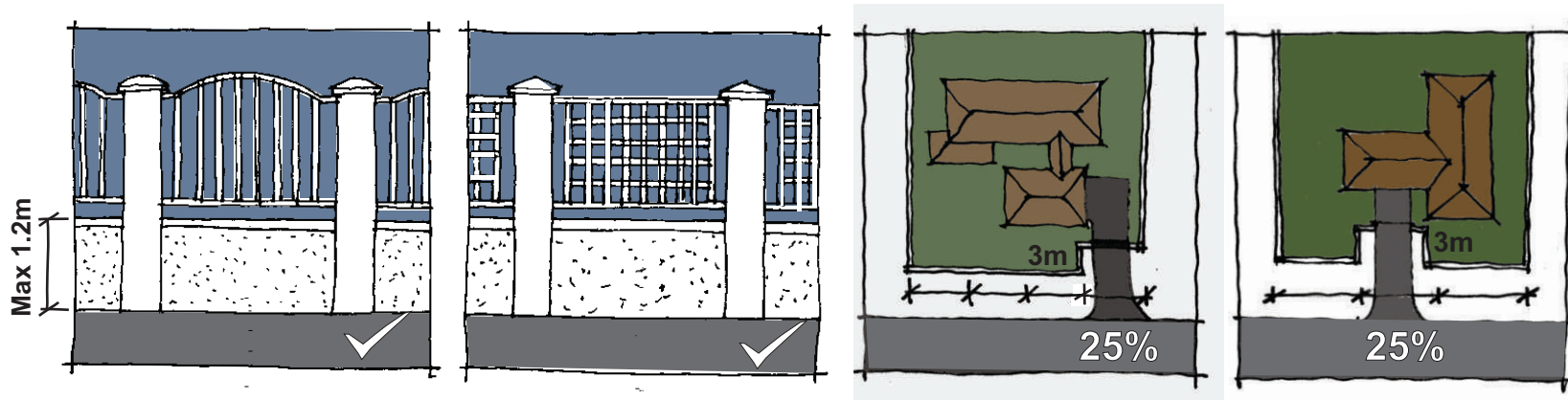
- Boundary walls are to be plastered and painted in accordance with the specified colour palette for IZINGA.
 - Permitted side and rear fencing includes : Steel palisade fencing painted dark brown or black only with brick piers between 3m to 5m centre to centre.
- Timber post and rail fencing or slatted forest fence natural colour or painted dark brown.

- **Specifically excluded** : Barbed wire fencing, Razor wire fencing,
- Steel wire fencing (except around the swimming pool),
Precast concrete fencing, Glass or glass bricks,
Precast concrete palisade.

- Should an alternative to the above specifications be sought, prior written approval must be obtained from the Aesthetic Committee.
- All service areas are to be physically screened - screen walls to be 1.8m high.
- Pool fencing is to be dark brown in colour and positioned integrally with the landscaping.

NOTE: ANY BOUNDARY FACING GREEN AREAS MUST INCORPORATE GREEN MESH FENCING ONLY. WHERE SIDE AND REAR WALLS ARE SOLID, THE HEIGHT MUST NOT EXCEED 1800mm FROM THE NGL ON THE BOUNDARY.

ON FRONT BOUNDARY WALLS THE MAXIMUM SOLID PORTION OF THE WALL MUST NOT EXCEED 1200mm IN HEIGHT. ALL INFILL PANELS ARE SUBJECT TO AESTHETIC COMMITTEE APPROVAL. BOTH SIDES OF ALL BOUNDARY WALLS TO BE PLASTERED AND PAINTED. NO BAG WASHING PERMITTED



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● GENERAL

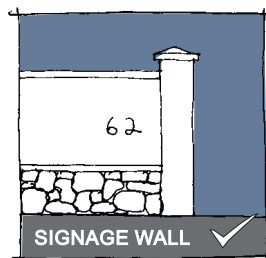
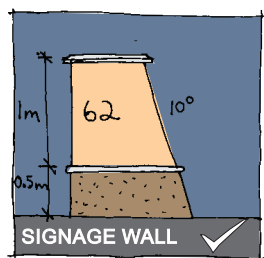
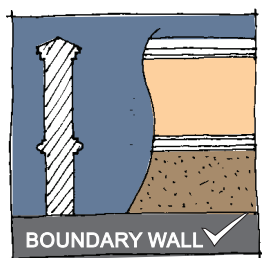
OFF- SHUTTER CONCRETE

The increasing trend towards the use of this product on both horizontal and vertical surfaces has prompted the Aesthetics Committee to consider its restricted use on Izinga Estate. Application will be considered where the product does not present a dominant theme and is merely used as a limited feature. The approval of an application will be entirely at the discretion of the Aesthetics Committee.

SIGNAGE & POST BOXES

- House names & numbering are considered to be an integral part of the design aesthetic.
- House numbers are mandatory.
- House numbers or names are to be 100mm - 150mm high powder-coated black or dark brown aluminium or solid brass. Lettering style is to be Arial Medium.
- Letters and numbers are to be fixed to boundary walls.

NOTE: SIGNAGE WALLS ARE SUBJECT TO AESTHETIC COMMITTEE APPROVAL. ANY OTHER SIGNAGE IS SUBJECT TO AESTHETIC COMMITTEE APPROVAL

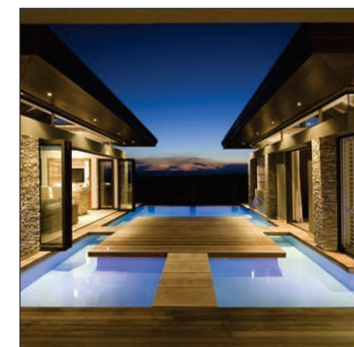
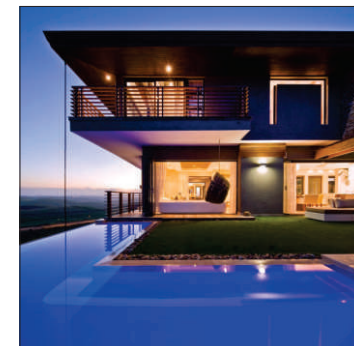


AERIALS, SATELLITE DISHES, & A/C CONDENSOR UNITS

- TV aerials are to be positioned within the roof space with consideration given to the type of roof underlay used.
- No TV aerial may project above the ridge line of the roof.
- Satellite dishes are to be positioned discreetly and not to be visible from the road.
- AC condensor units to be positioned discreetly, screened or located in a screened area, and not visible from the road or green spaces, and must be positioned in such a way that they are not a disturbance to neighbours. All surface mounted pipes and drains must be set in trunking painted to match surface on which they are mounted.

LIGHTING

- No coloured lighting is permitted.
- External light fittings may only be brown, grey, or black in colour.
- Excessive light pollution is not permitted. This is at the discretion of the Management Association.
- The 'glow' of light and not the source of lighting to be visible.
- Lighting to be "white light".



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● GENERAL - CONTINUED

C.C.T.V.

- The use of this Security measure is not discouraged, however, the equipment installation must not detract from or negate the aesthetic appearance of the property.
- Care must be taken to ensure that the positioning of cameras will in no way, invade the privacy of surrounding properties, which may result in an infringement of common law rights.

ELECTRICAL METER BOXES

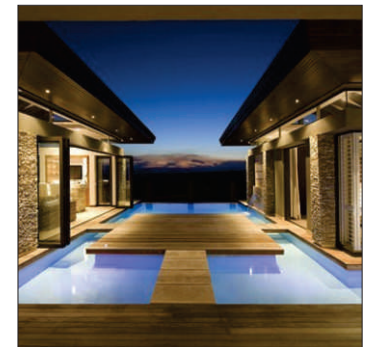
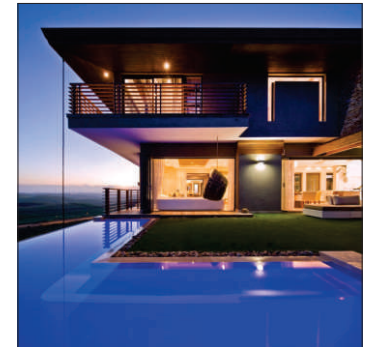
- Electric meter boxes are to be built into the front boundary wall allowing easy access from street. Position to be finalised with Management Association. Properties with no front boundary walls must allow for a 800mm high meter box wall - details & position to be approved by Management Association.

SWIMMING / SPLASH / INFINITY POOLS

- Should be positioned and constructed in such a way that inconvenience to neighbours caused by noise and privacy encroachment is kept to a minimum.
- Any encroachment of a portion or the whole of the pool itself over a building line will require signed consent to be obtained from the relevant neighbour and submitted with the plan proposal.
- Blue pool tiling and mosaic is specifically precluded from areas of the pool that are visible from the road or a pathway traversing Green Open Space.

DECKING

- Hardwood timber decking around pools and for open entertainment areas is an acceptable element at Izinga Estate providing that the final treatment thereof is compliant and receives prior approval from the Aesthetics Committee.
- Composite decking will be considered on a case by case basis subject to approval of colour and texture.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● GENERAL - CONTINUED

INSTALLATION OF GENERATORS

Home owners will have to submit a formal application to install a generator to the **Design Review** Committee. The application will have to include the following:-

1. Dimensions of the generator to be installed
2. Location plan of the generator
3. Envisaged noise level output measured by decibel (**Not to exceed 50 d b @ 1.0 m**). **A certificate will be required confirming the noise level.**

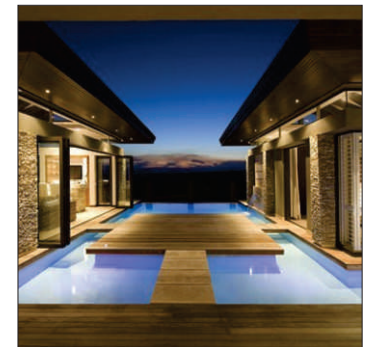
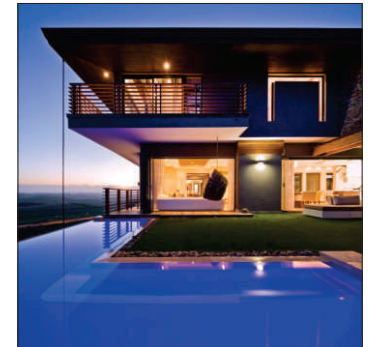
Homeowners who choose to install household generators should take the following into consideration:

- a) Only one diesel-driven single phase generator of max. 6 KVA (26 Amps – 6000 wattage) per Home will be allowed.
- b) The generator should be seen as an emergency back-up and should only operate during power failures.
- c) The generator should be installed within the boundaries of that particular **property** on a raised plinth inside a ventilated, dry, non-habitable room or compartment (utility room) with a solid door, but without any windows, away from any gas bottles.
- d) **The installation, locality, technical and electrical specifications and fuel storage facilities must comply with all aspects of the Municipal bylaws pertaining to generators.**

WATER STORAGE TANKS

All installations of **Water Storage** Tanks irrespective of size or positioning require application to the HOA as the screening process is vital.

1. Applications to be submitted showing exact position on a site plan
2. Show dimensions and volume of tanks – Tanks larger than 5000lt are not permitted.
3. Tanks must be screened to **P & A Committee satisfaction**
4. SABS Compliant
5. Tanks to be concealed in courtyard or screened area.
6. Maximum height 1.8m
7. Overflow must be directed to storm water **system**
8. Colour to be **approved by the P & A Committee**
9. P & A approval required prior to installation
10. **Municipal regulations pertaining to water storage tanks must be complied with.**



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● GEO-TECHNICAL

A general report of the geotechnical conditions for Izinga exists. This document is a public document and is available for scrutiny at the offices of the Municipality.

This report is, however, not site specific and it is recommended that a site specific investigation be carried out to ascertain the optimal founding solutions.

● GENERAL NOTES

(A) Driveway Paving : Paving to verges for driveways and pathways must incorporate 2 x 100mm heavy duty PVC ducts at 600mm below the ground level and approximately 1500mm from the road edge. These ducts should protrude a minimum of 500mm on either side of the paving. The pipes must have stop ends on both sides. This measure is to ensure that should any service providers need to lay a cable/pipe *on* the verge in the future, then they will be able to traverse the driveway without having to lift the paving.

(B) Internal Ducting : It is a requirement of IZINGA ESTATE that a duct be installed within the property from the house and to connect to the nearest distribution point *on* the verge.

(C) Street Furniture: All submission drawings must indicate all street furniture (eg. Trees, street lights, manholes, etc.) on the road verge immediately in front of the site. Due sensitivity is to be taken in deciding on the driveway access position.

(D) No street furniture to be repositioned to accommodate driveways.

(E) All sewer pipes are to be built into ducts.

(F) Stormwater management plan by competent person is required prior to site handover/commencement on site. *Stormwater attenuation tank, management system and connection to main manhole to be clearly indicated on site plan of submission drawings.*

(G) Landscaping of sites is an integral part of the Building Design Code and final approval of a development will only be given once the Landscaping design complies with the requirements set out in the Landscaping Philosophy and the Landscaping Plan initially submitted by the Developer.

(H) A minimum of 35% of the total area of the site must comprise of soft surfaces. Artificial lawn will NOT form part of this percentage.

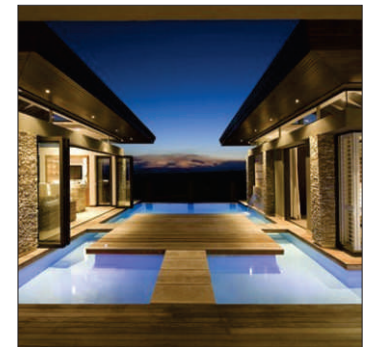
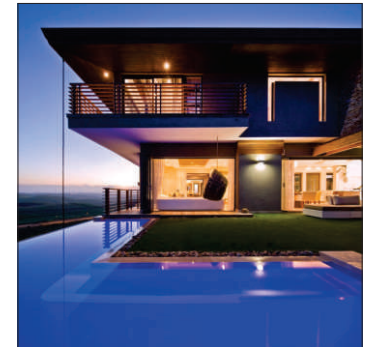
(I) PUD development sites must engage with Local Authority upfront regarding Traffic Impact Assessments (TIA).

(J) "FLYING BEAMS" are NOT permitted on the Estate.

(K) *The following sustainability measures are to be clearly annotated on all submission plans:*

- Use only low energy CFL light bulbs
- Use of solar for external lighting.
- Solar thermal hot water heating.
- Timer switches on conventional geysers
- Geyser blanket on conventional geysers.
- Use of dual flush toilets mandatory.

Refer also annexure 'Z' of the sales agreement.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS

● SUBMISSION PROCEDURES

● AESTHETICS COMMITTEE

Sketch plans must be presented to the Aesthetics Committee of the Management Association for pre-scrutiny to ensure that the proposal complies with the design code.

Two sets of submission drawings, **1 coloured and 1 black/white** folded to A4, *including landscaping plans*, must be submitted to the Aesthetics.

Committee for approval together with a plan scrutiny fee and a conditionally refundable construction deposit. All drawings must be signed off by the owner or his duly appointed representative and if the latter, a copy of the relevant power of attorney must be provided. The plan scrutiny checklist duly completed (**See Annexure B**) must be included with the submission. On approval, one set of signed off drawings will be returned to the owner or duly appointed representative while the other set will be retained for record purposes.

Only proposals which have been prepared by architects registered with the South African Council for the Architectural Profession will be considered. The architect's registration number must appear on the submission drawings. All plans to bear architects signature.

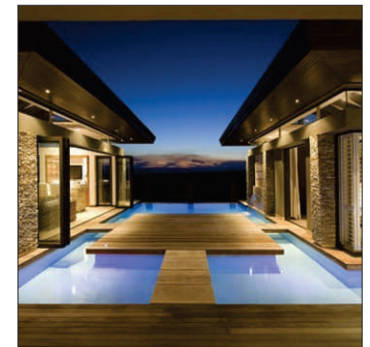
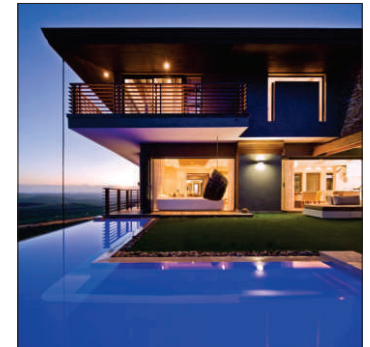
The Aesthetics Committee hereby reserves its right to discretionary powers should any "grey areas" or ambiguity exist in this code or where an alternative interpretation of the code and specification has occurred. Furthermore the Aesthetics Committee reserves the right to ultimate discretionary powers on any planning, design and construction issues pertaining to and arising out of the progressive lifestyle unit/s.

Any infrastructure on the road verge damaged prior to, during and post construction must be repaired / replaced by the owner / contractor. Failure to do this will result in the Aesthetics Committee utilizing funds from the construction deposit to repair / replace the damaged infrastructure. Construction deposit to be refunded within 30 days upon confirmation from Management Association representative of receipt of copy of the Certificate of occupancy.

● LOCAL AUTHORITY

Following approval of the Aesthetics Committee, plans must be submitted to the Local Authority in the normal manner to obtain planning approval prior to commencement of construction.

NOTE: The controls of this building design code do not override those of the Local Authority. Both the drawings approved by the Aesthetics Committee or the Management Association and the Local Authority to be reflected on the working drawings / construction drawings. A compulsory site handover meeting must take place with a Representative of the Management Association prior to any site work whatsoever commencing.



IMAGES COPYRIGHT OF
SAGNELLI ASSOCIATE ARCHITECTS