



M Z U R I

**MZURI ESTATE
ARCHITECTURAL GUIDELINE**

JUNE 2024

Version 15

mzuri.co.za



EMBRACE
OPPORTUNITY

Everything you would expect

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MZURI ESTATE ARCHITECTURAL GUIDELINE

1. PURPOSE OF THE ARCHITECTURAL DESIGN MANUAL

The purpose of the guideline is to ensure that the cohesive Architectural character of the Mzuri Estate is carried through to all houses and buildings.

All plans for new houses and alterations require the approval of the Architectural Design Review Committee (ADRC) and no such approval is guaranteed should the ADRC reject the application. The ADRC will give reasons should an application be rejected, and approval will only be granted once these reasons and conditions are met.

All Municipal by laws, building lines coverage and regulations must be fully complied with. No construction may commence until the ADRC have received confirmation that the building plans have been approved by the City of Cape Town Municipality (Local Authority).

2. DESIGN PHILOSOPHY

The style of Architecture is a contemporary clean line fresh style which is to be maintained throughout the development. When designing a house on the Mzuri house plots the natural contours of the land and the building platforms will be the basis of determining the calculations for building heights. Correct orientation is encouraged, and considerations must be taken in respect to neighbours and adjoining properties. Driveway positions are, in most cases, predetermined as are sewer connection points, electrical and water connections.

While it is not intentional to be too prescriptive in terms of the proposed building footprint it is seen as preferable to design houses which run at right angles to the street boundary wherever possible and / or parallel to the side common boundaries.

3. DESIGN BUILDING LINES

3.1 Street Building Lines - Building set back from the street boundary is 1.5 meters in the case of the dwelling and 5m from road edge to garage entrances or 3m from site boundary to garage entrance. A relaxation to this will be granted for erven 21177, 21201, 21202 and 21224.

3.2 Side building lines except in the instance of a garage side wall on the property boundary which has a 0m building line - As per Annexure 2 of this Architectural Guideline.

3.3 Rear building lines – As per Annexure 2 of this Architectural Guideline.

3.4 All sites against the main estate boundary line, erven 21181 – 21198 will be controlled by the municipality building lines of 4.5m and 3m respectively.

3.5 Height restrictions:

3.5.1 Double storey houses are permitted on erven 21207, 21224, 21172, and 21177 as well as all townhouses and terrace homes.

3.5.2 On all the remaining erven only single-storey houses shall be permitted.

- 3.6 All building lines are to comply with Annexure 2 of this Architectural Guideline.
- 3.7 All building heights and levels above Mean Sea Level are to comply with Annexure 1 of this Architectural Guideline.
- 3.8 The owner/builder must provide the ADRC with a position and height certificate from a qualified land surveyor before proceeding with the structure above the floor and garage top of concrete.

4. EXTERNAL WALLS TO DWELLING

- 4.1 All external walls are to be plastered and painted brick walls with PVA or similar paint finish. Bagged brickwall will be permitted, as feature walls on all single residential dwellings.
- 4.2 Hardwood timber paneling or screening will be permitted, sample required by ADRC before approval.
- 4.3 Stone cladding to planter walls is encouraged. The material and scale of such stone cladding will be subject to ADRC written approval.

5. EXTERIOR LIGHTING

- 5.1 Only low level, non-intrusive lighting allowed.
- 5.2 The intention is that all exterior lighting on each erf will be subdued and indirect allowing only critical areas to be illuminated in a subtle fashion without the light source being exposed.
- 5.3 Light sources should not be directly visible and should wherever possible be positioned at a low level.
- 5.4 Non-intrusive lighting on porches can be higher, providing that it faces inwards/toward the dwelling and the source is not visible.
- 5.5 No external flood lighting is allowed.
- 5.6 External light positions should be carefully considered so as to avoid excessive "light pollution" and impose any adverse effect on neighbouring properties and the greater Mzuri Estate.
- 5.7 Positions and the type of external lighting must be specifically approved by the ADRC.
- 5.8 No coloured lights are permitted.
- 5.9 No fairy lights are permitted.

6. BOUNDARY WALLS AND FENCING

- 6.1 All boundary walls to be of masonry construction with painted finish (in accordance with colour palettes).
- 6.2 Heights of boundary walls to be in accordance with Municipal regulations and bylaws.

- 6.3 Timber fencing is permitted, the detail of which is subject to the approval of the ADRC and Local Authority.
- 6.4 No boundary walls are to be constructed which protrude beyond the road facing front of the main dwelling, except for instances where a firewall is required as per municipal and fire regulations.
- 6.5 Clear view type fencing is permitted to the side and back boundaries of the homes only.
- 6.6 No precast concrete paneled walling will be permitted.

7. EXTERNAL PAINT COLOURS

MAIN WALL COLOURS

Plascon Mandarin Tusk GR-Y04

Plascon Plaster 61 DC 21

Plascon Antique Petal 43 DC 15

White Kitten 30yy78/018

Carolina Sand 30yy69/048

Wayside Inn GR-Y04-00Y63/024

ACCENT COLOUR

Plascon Thames Dusk 41 DC 14

Plascon Bovine 47 DC 16

Plascon Geneva Morn GR-Y01

Skylight Darkness 09BB07/008

Alloy Tough 21BG45/002

Any other colour (of a similar shade) will be subject to the approval of the ADRC.

8. CHIMNEYS AND BRAAIS

- 8.1 Chimneys and flues to approved design and to match house finish.
- 8.2 Stainless steel flues and cowls are permitted.
- 8.3 Stainless steel or brick constructed braais are permitted.
- 8.4 No braais will be permitted to be constructed on common boundaries and must comply with the buildinglines of the development.

9. DOORS AND WINDOWS

- 9.1 All aluminium doors and windows to be powder coated – colour charcoal.
- 9.2 No small pane divisions in windows and doors will be permitted.
- 9.3 Garage door to be sectional overhead aluminium door, powder coated (charcoal) with electric motor and 2x remotes (where applicable).
- 9.4 Front entrance doors can be constructed in horizontal slatted timber with stain / varnish or charcoal powder coated aluminium.

10. ROOFS

- 10.1 The majority of the house is to have a pitched roof, recommended pitch of 35° with a maximum pitch of 40°.

- 10.2** Only metal roofing with a dark grey / charcoal colour will be permitted.
- 10.3** Flat roofs with either concrete (with screeds laid to falls) or metal roofing at 3° fall is permitted. All flat roofs on dwellings which are not concrete should be concealed within a parapet wall from the street elevation. Fall of roof to the back or side of dwelling.
- 10.4** Fascia's can be fibre cement or timber, painted to match the roof colour fixed to "clipped" eaves.
- 10.5** Gutters to be seamless watertight aluminium gutters in colour charcoal or dark grey to match the roof sheeting. Rainwater pipes to be either aluminium to match gutters or PVC painted to match house wall colour.

11. SHUTTERS AND WALL PANELLING

- 11.1** Horizontally slatted hardwood timber (natural/ heat treated) will only be permitted for the gable ends of roofs.
- 11.2** Vertically slatted hardwood screens (natural/ heat treated) will be permitted.
- 11.3** Charcoal powder coated aluminium louvered sliding shutters are permitted.

12. CARPORTS

- 12.1** Carports will be permitted subject to approval by the ADRC and Local Authority.
- 12.2** No pre-manufactured carports or shade cloth coverings will be permitted on any Single Residential Home or Townhouse. Shade cloth coverings will only be permitted for Terrace Homes.
- 12.3** Carports may not be enclosed.

13. PERGOLAS AND AWNINGS

- 13.1** Timber and aluminium pergolas will be permitted subject to acceptance and approval of the design by the ADRC.
- 13.2** External awnings will be permitted subject to the design and colour being approved by the ADRC.

14. SATELLITE DISHES, TV AERIALS, RADIO ANTENNAE, A/C CONDENSERS, HEATPUMPS

- 14.1** No external aerials / antennae (other than satellite dishes installed by the developer) will be permitted. Any additional aerials / antennae must be installed in the roof space.
- 14.2** Air conditioning condensers and / or heat pumps must be installed at low level and may not be visible from the street.

15. SWIMMING POOLS

- 15.1** Swimming pools must not undermine the foundations of any structure and must be fully compliant with Municipal Regulations. Pool pumps need to be positioned so as to be discreet and must be sound insulated. Pool installation must be approved by the ADRC and the Local Authority.

16. BURGLAR BARS

16.1 No external burglar bars or security gates will be permitted.

16.2 Internal burglar bars are discouraged but in the event of a homeowner wishing to install burglar bars then the design, material and colour of such burglar bars will require the written approval of the ADRC.

17. SOLAR PANELS AND PV PANELS

17.1 Solar and PV Panel installations will be subject to the approval of the ADRC and the City of Cape Town.

18. REFUSE BINS AND WASHING LINES

18.1 Home owners are encouraged to apply to the City of Cape Town for their municipal bins prior to the home being completed so as to ensure that the bin is delivered timeously.

18.2 Refuse bins and gas cylinders must be concealed behind walls and not be visible on the property from the street.

18.3 No washing line may be visible from the street.

19. TEMPORARY STRUCTURES

19.1 No temporary structures of any shape, size or material will be permitted.

20. SIGNAGE

20.1 No external signage, in particular "For Sale" and "To Let" signage, of any shape or form, other than permanent building and street signage installed by the developer, is permitted. Any such signage required may only be displayed from within the residential unit and is subject to approval of the ADRC.

20.2 Each home will be provided with a street number, which must be installed so that it is clearly visible and readable from the road. The number will be provided by the POA and the cost thereof will be recovered from the member.

20.3 Post Boxes – No post boxes (freestanding or integrated) are allowed.

21. PAVING AND DRIVEWAYS

21.1 All paving visible from the street is to be cement paver or grey cobbles.

22. WATER STORAGE AND TANKS

22.1 Each erf is provided with an irrigation water connection so the need for water storage tanks is not necessary. Water storage tanks for swimming pool backwash, must be positioned so as not to be visible from the street and out of adjoining neighbour's view.

23. UTILITY METERS

- 23.1** Each ERF will be provided, at the cost of the member, with an electronic water and electricity meter which will need to be installed by the Owner's building contractor during construction.
- 23.2** Once the home owner has installed the meters, the Estate Manager will arrange for the commissioning of the meters.

24. ARCHITECTURAL DESIGN REVIEW COMMITTEE PLAN SUBMISSION

24.1 Submission to Architectural Design Review Committee

- 24.1.1 Building plans may only be submitted to local authority once it has been approved by the ADRC. Please refer to Annexure 3 of the Architectural Guideline.
- 24.1.2 To facilitate the approval process by the ADRC sketch plans should be submitted for approval prior to the preparation of the final submission drawings.
- 24.1.3 Plans submitted to the ADRC for approval shall include the following information:
1. Site plan showing roof plan, building lines, driveways and paved areas,
 2. 1:100 Floor plans. All Elevations 1:100 showing levels, heights, materials and finishes,
 3. 1:100 sections as required,
 4. Schedule of finishes and specifications,
 5. Structural engineer drawings clearly showing design and intent,
 6. Landscape drawing as specified in the Landscape Guideline.
- 24.1.4 Two sets of drawings pertaining to the buildings are to be submitted to the ADRC.
- 24.1.5 ADRC submission and scrutiny fee for reviewing, and approving plans will be required.

24.2 ADRC Scrutiny Fees

- 24.2.1 Minor Works (Freestanding Carports, Boundary Walls, internal renovations) – see Annexure 4
- 24.2.2 Major Works (New House submission) – see Annexure 4

24.3 Local Authority Plan Approval

- 24.3.1 On approval of the plans by the ADRC drawings can be prepared for submission to the Municipality – in terms of the National Building Regulations and the Local Authority Requirements.
- 24.3.2 All submissions are to be the responsibility of the Owner.

25. CONSTRUCTION

25.1 Commencement of Construction

25.1.1 Foundation Inspection

The geotechnical quality of the soils across the Mzuri Estate varies considerably. In order to ensure that homes are constructed to the correct quality standards, prior to casting of any foundations the member shall provide the ADRC with a Foundation Inspection Certificate approved by a qualified structural engineer registered with the Engineering Council of South Africa (ECSA).

25.1.2 A Letter to Commence Construction will be issued by the ADRC only once the following requirements have been met:

1. Builders Code of Conduct has been signed by the Contractor
2. Builders Information Sheet has been completed
3. NHBRC enrolment for the home
4. NHBRC builder registration certificate to be provided
5. Copy of the Approved Building Plans from the Local Authority has been provided
6. A Building Programme has been submitted
7. Construction Deposit Paid (see below)
8. Health and Safety Compliance
9. Environmental Compliance

25.2 Construction Deposit

25.2.1 A construction deposit, as per Annexure 4, is payable by each Owner in the Estate to cover possible damages which could occur as a result of negligence by their builder, or failure by their builder to comply with the various control documents. Penalties levied against an Owner for non-compliance of any of the rules, regulations, procedures or Code of Conduct of the Estate will also be deducted from the Construction Deposit.

25.2.2 It is recommended that, in appointing their Contractor, Owners provide for the recovery of such penalties from their Contractors for failure to adhere to the necessary control Documents.

25.2.3 Please note that the ADRC will not enter into any dispute with the Contractor but will merely deduct any damages and / or penalties from the Construction Deposit. It is the responsibility of the Home Owner to ensure recovery of such amounts from their Contractor. It is important to note that should the Construction Deposit be substantially reduced during the construction process, that the ADRC will have the right to suspend access to the site until such time as the Owner has topped up the Construction Deposit to the amount required.

On completion of construction, inspection of the site and issuing of the Certificate of Completion by the ADRC the deposit or remaining portion, if penalties or damages

have been deducted, will be refunded. The ADRC may amend the Construction Deposit amount from time to time, should it be required.

25.3 Construction Security

25.3.1 Construction access for all contractors and construction deliveries will be restricted to the Summer Hill Road access gate (Lower Gate House).

25.3.2 The Lower Gate House will be operational during the following times:

Monday to Friday	-	07h00 to 18h00
Saturdays	-	08h00 to 13h00
Sundays	-	CLOSED
Public Holidays	-	CLOSED
Builder's Holiday	-	CLOSED

25.3.3 The Security Guard will fulfill the following duties:

1. Check all personnel entering the Estate i.e. valid access cards, ID
2. Check all personnel leaving the Estate
3. Check all deliveries entering the Estate
4. Check all vehicles leaving the Estate
5. Ensure that any materials, equipment or tools that leave the Estate have been correctly authorised by the relevant member / contractor

25.4 Occupational Health and Safety

The Contractor shall:

25.4.1 Ensure implementation of all applicable health and safety specifications as prescribed in the Occupational Health and Safety Plan, during all works on site, failing which penalties, as outlined in the Occupational Health and Safety Plan may be imposed by the Estate Manager or appointed Health and Safety Officer;

25.4.2 Be registered and be in good standing with the compensation fund or with a licensed compensation insurer as contemplated in the Compensation of Occupational Injuries and Diseases Act, 1993 (Act No. 130 of 1993).

25.4.3 Ensure that a health and safety file as contemplated in regulation 7(1)(b) of the Construction Regulation 2014, Occupational Health and Safety Act 85 of 1993 is held on site and correctly maintained including but not limited to the following information:

1. Induction training
2. Attendance Register
3. Employees Medical Fitness Certificates
4. Employees Identification
5. PPE Issue Register
6. Occupation Health and Safety Plan
7. Emergency Plan and Emergency Numbers
8. Risk Assessment

9. Written Safe Work Procedures and Method Statement
10. Fall Protection Plan
11. Incident/Accident Management
12. Toolbox Talks and Attendance Register
13. Daily, weekly, monthly Inspection Registers and Checklists

26.5 Environmental Control

The Contractor shall:

- 26.5.1 Ensure implementation of all applicable environmental management specifications as prescribed in the Environmental Management Plan, during all works on site, failing which penalties, as outlined in the environmental management specifications may be imposed by the Estate Manager or appointed Environmental Control Officer;
- 26.5.2 Ensure that all of its sub-contractors, employees, suppliers or agents are fully aware of the environmental management specifications detailed in the Environmental Management Plan, and implement them;
- 26.5.3 Liaise closely with the Estate Manager or the appointed Environmental Control Officer, and ensure that the works on site are conducted in an environmentally sensitive manner;
- 26.5.4 Inform the Estate Manager or the appointed Environmental Control Officer should environmental issues arise on site e.g. spills, pollution etc.;
- 26.5.5 Carry out instructions issued by the Estate Manager or the appointed Environmental Control Officer required to fulfil his/her compliance with the Environmental Management Plan.

27. BUILDING PROCEDURE COMPLETION

27.1 On completion of the house, the process to be followed is:

- 27.1.1 The member shall request a final inspection from the ADRC in respect of the buildings and landscaping.
- 27.1.2 This request shall be made in writing 7 days before the required date of inspection.
- 27.1.3 The ADRC will arrange the inspection of the house on the required date.
- 27.1.4 Should the home prove to be built in accordance with the approved plans and of the required quality, the ADRC will provide an Occupation Certificate (ADRC Occupation Certificate).
- 27.1.5 The above Occupation Certificate will allow the member to apply to the City of Cape Town for a Municipal Occupation Certificate.
- 27.1.6 Simultaneous with the request for a final inspection from the ADRC, the following documents are to be submitted to the ADRC:

1. Certificate of Compliance – COC Electrical Installation
2. Practical Completion Certificate issued by the Principal Agent
3. Practical Completion Snag List
4. Home Owners deposit refund form

27.1.7 Prior to occupation, the following documents are to be submitted to the ADRC:

1. Occupation Certificate issued by the ADRC
2. Occupation Certificate issue by the City of Cape Town

28. DISCLAIMER

28.1 This document is considered supplementary to the Local Authority requirements and cannot take precedence. Should any provisions of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail, other than for the aesthetic or architectural approval.

28.2 This document is to be considered supplementary to the Mzuri Estate Property Owners' Association Constitution and all its annexures.

28.3 Please note that this Architectural Guideline will be subject to periodical revision.

28.4 The ADRC reserves the right to amend or overrule guidelines, on a case-by-case basis.

ANNEXURE 1 – MZURI ESTATE BUILDING PLATFORM LEVELS

ANNEXURE 2 – MZURI ESTATE BUILDING LINES

ANNEXURE 3 – MZURI ESTATE BUILDING PLAN SUBMISSION TO THE ADRC

ANNEXURE 4 – MZURI ESTATE FEES AND CHARGES

ANNEXURE 5 – MZURI ESTATE DESPOSIT REFUND FORM

ANNEXURE 6 – MZURI ESTATE SITE DEVELOPMENT PLAN SHOWING DRIVEWAY POSTIONING

ANNEXURE 7 – MZURIT ESTATE PHASE 1B COORDINATES



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**MZURI ESTATE
BUILDING PLATFORM LEVELS**

DECEMBER 2022

Version 01

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Mzuri Platform Levels				
Plot	Erf	HSE PL	HSE TOC	GAR TOC
39	21198	78,00	78,31	76,95
40	21197	76,50	76,81	75,45
41	21196	76,10	76,70	75,04
42	21195	75,60	76,20	74,54
43	21194	75,10	75,70	74,40
44	21193	74,60	75,20	73,54
45	21192	74,10	74,70	73,04
46	21191	73,50	73,80	72,44
47	21190	73,00	73,30	72,30
48	21189	71,20	71,50	71,16
49	21188	69,90	70,20	69,86
50	21187	68,50	68,80	68,46
51	21186	67,00	67,30	67,30
52	21185	66,00	66,33	67,00
53	21199	66,25	66,55	67,25
54	21200	66,70	67,00	67,57
55	21201	67,70	68,04	67,70
56	21202	66,15	67,45	66,60
57	21218	67,97	68,27	68,95
58	21219	68,70	68,72	68,95
59	21213	71,30	71,58	70,22
60	21214	70,88	71,08	69,70
61	21215	70,20	70,52	69,16
62	21216	69,70	69,96	68,60
63	21217	69,25	69,55	68,18
64	21208	71,50	71,83	72,34
65	21209	71,90	72,19	72,90
66	21210	72,60	72,87	73,38
67	21211	73,10	73,39	73,90
68	21212	73,56	73,86	73,10
69	21235	73,20	73,53	72,85
70	21234	72,00	72,28	71,60
71	21233	71,00	71,30	70,79
72	21232	70,10	70,40	69,89
73	21231	69,00	69,28	68,60
74	21230	67,83	68,13	67,96
75	21229	67,40	67,70	67,53
76	21220	67,20	67,50	67,84
77	21221	67,20	67,50	67,50
78	21228	66,10	66,40	66,57
79	21227	66,10	66,40	66,23
80	21226	64,80	65,10	65,27
81	21225	64,80	65,10	64,93
82	21222	65,20	65,46	65,80
83	21223	65,20	65,46	65,10
84	21224	64,29	64,59	64,25
85	21203	64,74	65,04	64,70
86	21204	64,74	65,04	64,70
87	21205	64,74	65,04	64,70
88	21206	64,74	65,04	64,70
89	21207	65,00	65,30	64,62
90	21184	65,00	65,30	65,13
91	21183	64,50	64,82	64,48
92	21182	63,64	63,94	64,45
93	21172	63,11	63,41	63,72
94	21173	63,50	63,83	64,00
95	21174	63,50	63,83	64,00
96	21175	63,33	63,63	63,80
97	21176	63,33	63,63	63,80
98	21177	61,80	62,00	61,66
99	21178	61,95	62,24	61,90
100	21179	61,95	62,24	61,90
101	21180	62,40	62,69	61,50
102	21181	62,46	62,76	61,40
Clubhouse	20425	73,40		

Mzuri Platform Levels Legend

HSE PL = House Platform Level

HSE TOC = House Top of Concrete
GAR TOG = Garage Top of Concrete



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**MZURI ESTATE
BUILDING LINES**

APRIL 2023

Version 00

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**MZURI ESTATE
BUILDING PLAN
SUBMISSION TO THE
ADRC**

MAY 2023

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**MZURI ESTATE
FEES AND CHARGES**

MARCH 2024

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1. PLAN SCRUTINY FEES

1.1. Architectural Plans

1.1.1. Minor Works (Freestanding Carports, Boundary Walls, internal renovations)	R 3,500.00
1.1.2. Major Works (New House submission)	R 7,500.00
1.1.3. ADRC Occupation Certificate	R 1,200.00

1.2. Landscape Plans

1.2.1. Landscaping related changes in public open areas	R 1,250.00
1.2.2. Site landscaping plan including hard landscaping, the planting plan and irrigation plan	R 2,500.00
1.2.3. Inspection after installation	R 1,200.00

2. BUILDING COMMENCEMENT

2.1. Before any building activity may commence and before any materials may be delivered to the site, the following fees and charges must be agreed to and be paid for:

2.2. Once Off per Erf

2.2.1. Construction Deposit -	R 30,000.00
2.2.2. Permanent Water Meter	R 3,800.00
2.2.3. Permanent Electricity Meter	R 3,250.00
2.2.4. Street Number	R 350.00
2.2.5. Access Cards	R 50.00

2.3. Monthly Contribution per Erf

2.3.1. Health and Safety – Once Off Initiation Fee	R 250.00
2.3.2. Health and Safety - Monthly Contribution	R 200.00
2.3.3. Environmental Control Officer	To be advised
2.3.4. Security	R 1,000.00

3. FINES

3.1. Commencing construction without an ADRC commencement letter	R 5,000.00
3.2. Security, Site Access and Egress	R 1,000.00
3.3. Access Cards	R 1,000.00
3.4. Discipline	R 1,000.00
3.5. Health and Safety non-conformance	R 1,000.00
3.6. Environmental Control non-conformance	R 1,000.00
3.7. Site Presentation	R 1,000.00

3.8. Deliveries to Service Providers

R 1,000.00

3.9. Concrete and Brick deliveries

R 1,000.00

ACCEPTANCE OF FEES AND CHARGES:

Thus, done and signed at _____ on the _____ of _____
20_____

Signature

Signature

Name of signatory
who by signature hereof warrants
authorisation hereto

Capacity of Signatory
for and on behalf of the
Home Owner / Contractor / Builder

Erf Number _____



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**MZURI ESTATE
REFUND FORM**

MARCH 2024

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Owner / Builder Name: _____

Date: _____

Erf No: _____

Reason for Refund:

- Refusal of building plan approval
- Completed building
- Other

BANK DETAILS:

Account Name: _____ Account Number:

Bank Name: _____ Branch:

Branch Code: _____

Bank Swift Code: _____

Owner / Builder Name: _____ **Signature:**
_____ **Date:** ___/___/___

Estate Manager Name: _____ **Signature:**
_____ **Date:** ___/___/___

Refund will not be processed if the form is incomplete and not signed by the Estate Manager and Owner / Builder.

Please return via Email: michelle@watchprop.co.za; brian@lazercor.co.za:



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**MZURI ESTATE
SITE DEVELOPMENT
PLAN**

MARCH 2024

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**EMBRACE
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**MZURI ESTATE
PHASE 1B CO-ORDINATES**

JUNE 2024

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EMBRACE
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Everything you would expect

Reference	Y Coordinate	X Coordinate
SR17	11781.200	3774505.800
1	11865.014	3774558.490
4	11852.315	3774550.507
5	11839.616	3774542.524
8	11826.917	3774534.540
9	11814.218	3774526.557
13	11801.519	3774518.573
12	11792.088	3774533.506
11	11793.281	3774538.790
10	11802.737	3774544.735
7	11815.437	3774552.718
6	11828.136	3774560.701
3	11840.835	3774568.685
2	11853.534	3774576.668
15	11786.532	3774526.870
36	11793.588	3774550.795
37	11789.446	3774551.735
38	11783.038	3774561.881
39	11775.029	3774574.564
40	11767.019	3774587.246
41	11759.010	3774599.929
42	11751.000	3774612.611
43	11769.202	3774624.054
44	11777.212	3774611.372
45	11785.221	3774598.689
46	11793.231	3774586.007
47	11801.240	3774573.324
48	11809.250	3774560.641
49	11824.912	3774570.488
50	11825.850	3774574.621
51	11819.442	3774584.767
52	11811.433	3774597.450
53	11803.423	3774610.132
54	11795.414	3774622.815
55	11789.006	3774632.961
56	11784.864	3774633.901
57	11856.791	3774584.620
58	11841.129	3774574.774
59	11836.987	3774575.714
60	11832.181	3774583.324
61	11850.383	3774594.766
62	11845.574	3774602.381
63	11844.597	3774608.717
64	11836.103	3774603.441
65	11824.160	3774596.025
66	11816.430	3774608.265
67	11817.320	3774612.473
68	11826.482	3774618.614
69	11838.945	3774626.969

70	11842.695	3774621.055
71	11841.122	3774640.466
74	11834.476	3774636.012
72	11827.223	3774661.228
73	11820.575	3774656.778
75	11827.831	3774631.558
76	11821.156	3774641.530
77	11813.927	3774652.328
78	11798.554	3774642.037
79	11797.730	3774637.875
80	11803.297	3774629.559
81	11808.303	3774622.080
82	11812.464	3774621.257
83	11826.905	3774666.995
84	11825.665	3774686.957
85	11817.680	3774686.461
86	11818.920	3774666.499
87	11810.936	3774666.003
88	11809.695	3774685.964
89	11800.634	3774677.799
90	11808.966	3774664.607
91	11808.028	3774660.473
92	11798.292	3774654.353
93	11797.896	3774654.979
94	11788.330	3774670.127
95	11787.484	3774671.467
96	11777.303	3774665.115
97	11787.715	3774648.627
98	11777.534	3774642.275
99	11767.122	3774658.762
100	11756.941	3774652.410
101	11767.353	3774635.923
102	11756.334	3774629.047
103	11746.071	3774630.694
104	11745.921	3774645.535
179N	11740.220	3774661.952
180N	11807.610	3774682.148
181N	11806.711	3774693.794
182N	11847.264	3774696.314
183N	11846.861	3774702.802
184N	11806.210	3774700.276
185N	11805.569	3774708.570
308	11887.662	3774730.155
319	11854.462	3774739.053
320	11881.890	3774726.900
321	11929.239	3774598.866
322	11923.845	3774607.412
323	11922.264	3774607.254
324	11919.273	3774637.156
325	11905.360	3774658.230

326	11872.739	3774654.967
327	11869.566	3774657.662
328	11867.133	3774696.815
329	11873.024	3774712.578
330	11920.773	3774593.544
331	11912.232	3774607.075
332	11909.568	3774633.706
333	11902.579	3774644.291
334	11870.639	3774641.096
335	11874.521	3774602.289
336	11880.143	3774596.322
337	11878.932	3774592.634
338	11869.620	3774586.780
339	11867.831	3774582.121
340	11863.270	3774582.788
341	11865.327	3774593.734
342	11863.433	3774588.796
343	11853.907	3774636.998
344	11861.149	3774635.483
345	11859.761	3774654.218
346	11857.825	3774651.663
347	11854.609	3774688.755
348	11857.789	3774685.947
349	11858.843	3774668.980
350	11885.679	3774596.876
351	11893.656	3774601.891
352	11889.545	3774642.987
353	11863.688	3774610.109
354	11844.676	3774608.207
355	11903.111	3774582.440
356	11891.631	3774600.618
357	11892.730	3774611.146
358	11873.824	3774609.255
359	11891.934	3774619.106
360	11873.028	3774617.215
361	11891.137	3774627.066
362	11872.232	3774625.175
363	11890.341	3774635.027
364	11871.435	3774633.135
365	11890.662	3774631.815
366	11891.459	3774623.854
367	11910.364	3774625.746
368	11892.255	3774615.894
369	11911.161	3774617.785
370	11890.412	3774574.457
371	11877.713	3774566.474
372	11864.485	3774602.149
373	11846.836	3774600.384
374	11862.892	3774618.070
375	11843.455	3774616.125

376	11862.095	3774626.030
377	11843.191	3774624.139
378	11841.443	3774623.030
379	11842.968	3774666.470
380	11854.412	3774649.375
381	11835.118	3774663.816
382	11847.767	3774644.921
383	11849.618	3774688.445
384	11850.858	3774668.483
385	11841.634	3774687.949
386	11833.649	3774687.453
387	11894.567	3774595.970
403	11842.874	3774667.987
404	11834.889	3774667.491
501	11717.122	3774607.260
502	11735.325	3774618.703
503	11773.190	3774518.482
504	11783.383	3774542.608
505	11765.181	3774531.165
506	11775.373	3774555.291
507	11757.171	3774543.847
508	11767.364	3774567.973
509	11749.161	3774556.530
510	11759.354	3774580.656
511	11741.151	3774569.212
512	11751.344	3774593.338
513	11733.142	3774581.895
514	11725.132	3774594.577
515	11743.335	3774606.021
516	11788.321	3774534.789
517	11725.420	3774634.387
518	11710.196	3774624.775
519	11711.717	3774622.366
520	11710.564	3774617.644
545	11741.854	3774681.795
547	11754.560	3774689.766
586	11731.260	3774675.150
590	11769.385	3774699.066
591	11687.710	3774653.831
592	11692.503	3774652.796
593	11694.925	3774648.960
594	11710.194	3774658.496
613	11894.519	3774727.116
614	11892.899	3774723.459
615	11887.413	3774725.890
616	11889.034	3774729.547
623	11838.765	3774729.266
622	11845.930	3774717.773
BM2	11733.605	3774575.921
X45	11928.102	3774600.664

X47	11780.840	3774506.342
514X	11725.312	3774594.683
501X	11717.845	3774607.703
1X	11864.489	3774559.332
4X	11851.771	3774551.347
5X	11839.084	3774543.368
8X	11826.365	3774535.379
9X	11813.687	3774527.416
13X	11800.999	3774519.420
89X	11801.194	3774676.947
330X	11920.246	3774594.386
355X	11902.582	3774583.296
370X	11889.871	3774575.306
371X	11877.175	3774567.332
503X	11774.020	3774519.016
505X	11766.017	3774531.698
507X	11758.013	3774544.367
509X	11750.022	3774557.064
511X	11742.422	3774570.004
513X	11734.005	3774582.431
393	11855.299	3774750.164
X1	11854.875	3774744.536
325X	11907.529	3774654.944
326X	11872.942	3774651.685
327X	11869.769	3774654.397