



M Z U R I

**MZURI ESTATE  
ARCHITECTURAL GUIDELINE**

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OPPORTUNITY

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## **MZURI ESTATE ARCHITECTURAL GUIDELINE**

### **1. PURPOSE OF THE ARCHITECTURAL GUIDELINE**

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

All plans for new houses and alterations requires the approval of the Mzuri Estate Property Owners Association Town Planning Committee (MEPOATPC) and no such approval is guaranteed should the MEPOATPC reject the application. The MEPOATPC 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 MEPOATPC have received confirmation that the building plans have been approved by the Municipality.

### **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 metres 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 - 1m building line for the main dwelling. Zero building line for garages.
- 3.3 Rear building lines – 1.5m building line for all dwellings.
- 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 - All erven with exception to the ones listed hereunder shall be single storey housing with a maximum height of 3,5 metres from ground floor level to ground floor wall plate height. The floor level for each ERF will be determined by the building platform level and the floor level shall not exceed more than 500mm above this.



Double storey houses are permitted on erven 21207, 21224 and 21172 as well as all townhouse sites.

Where double storey houses are permitted the maximum height from ground floor level to first floor wall plate height shall not exceed 6.5 metres.

- 3.6 Roof pitches - All roof pitches will be limited to a maximum of 35 degrees.
- 3.7 Building coverage - The extent of the site permissible for coverage (under roof area) is to be 80% of the site area (maximum) or any other area as determined by the Municipality. There is no minimum house size.

#### **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 brick wall will be permitted, as feature walls on all single residential dwellings. No face brick will be permitted.
- 4.2 Hardwood timber panelling or screening will be permitted, sample required by MEPOATPC before approval.
- 4.3 Stone cladding to planter walls are encouraged. The material and scale of such stone cladding will be subject to MEPOATPC written approval.

#### **5. BOUNDARY WALLS AND FENCING**

- 5.1 All boundary walls to be of masonry construction with painted finish (in accordance with colour palettes).
- 5.2 Heights of boundary walls to be in accordance with Municipal regulations and bye laws.
- 5.3 Timber fencing is permitted, the detail of which is subject to the approval of the MEPOATPC and municipality.
- 5.4 No boundary walls are to be constructed which protrude beyond the road facing front of the main dwelling.
- 5.5 'Clear Vue' fencing is permitted to the side boundaries of the homes only.
- 5.6 No precast concrete panelled walling will be permitted.

## 6. EXTERNAL PAINT COLOURS

### **MAIN WALL COLOURS**

*Mandarin Tusk*  
*Plaster*  
*Antique Petal*

### **ACCENT COLOUR**

*Thames Dusk*  
*Bovine*  
*Geneva Morn*

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

## 7. CHIMNEYS AND BRAAIS

- 7.1 Chimneys and flues to approved design and to match house finish.
- 7.2 Stainless steel flues and cowls are permitted.
- 7.3 Stainless steel or brick constructed braais are permitted.
- 7.4 No braais will be permitted to be constructed on common boundaries and must comply with the building lines of the development.

## 8. DOORS AND WINDOWS

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

## 9. ROOFS

- 9.1 The majority of the house is to have pitched roofs (recommended pitch of 35°) with a maximum pitch of 40°.
- 9.2 Only metal roofing such as Kliplok with a dark grey/ charcoal colour will be permitted.
- 9.3 Flat roofs with either concrete (with screeds laid to falls) or Kliplok at 3° fall are 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.
- 9.4 Fascia's can be fibre cement or timber, painted to match the roof colour fixed to "clipped" eaves.
- 9.5 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.



## **10. SHUTTERS and WALL PANELLING**

- 10.1 Horizontally slatted hardwood timber (natural/ heat treated) will only be permitted for the gable ends of roofs.
- 10.2 Vertically slatted hardwood screens (natural/ heat treated) will be permitted.
- 10.3 Charcoal powder coated aluminium louvred sliding shutters are permitted.

## **11. CARPORTS**

- 11.1 Carports to the same heights and design of the Townhouse carports will be permitted subject to approval by the MEPOATPC and Municipality.
- 11.2 No pre-manufactured carports or shade cloth coverings will be permitted.
- 11.3 Carports may not be enclosed.

## **12. PERGOLAS AND AWNINGS**

- 12.1 Timber pergolas will be permitted subject to acceptance and approval of the design by the MEPOATPC.
- 12.2 External awnings will be permitted subject to the design and colour being approved by the MEPOATPC.

## **13. SATELLITE DISHES, TV AERIALS, RADIO ANTENNAE, A/C CONDENSERS, HEATPUMPS**

- 13.1 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.
- 13.2 Air conditioning condensers and / or heat pumps must be installed at low level and may not be visible from the street.

## **14. SWIMMING POOLS**

- 14.1 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 MEPOATPC and the Municipality.

## **15. BURGLAR BARS**

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

15.2 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 MEPOATPC.

## **16. SOLAR PANELS AND PV PANELS**

16.1 Solar installations will be subject to the approval of the MEPOATPC.

16.2 PC Panels will be permitted subject to the approval of the MEPOATPC, however they may not be grid tied.

## **17. REFUSE BINS AND WASHING LINES**

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

17.2 No washing line may be visible from the street.

## **18. TEMPORARY STRUCTURES**

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

## **19. SIGNAGE**

19.1 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 HOA.

## **20. PAVING AND DRIVEWAYS**

20.1 All paving visible from the street is to be cement paver or Grey cobbles.

## **21. WATER STORAGE AND TANKS**

21.1 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 neighbours view.

## **22. ARCHITECTURAL DESIGN REVIEW PLAN SUBMISSION**

**22.1 Submission to Town Planning Committee**



- 22.1.1 Building plans may only be submitted to the Council once they have been approved by the MEPOATPC.
- 22.1.2 Sketch plans should be submitted for approval prior to the preparation of the final submission drawings.
- 22.1.3 Plans submitted to the MEPOATPC for approval shall include the following information:
- Site plan showing roof plan, building lines, driveways and paved areas,
  - 1:100 Floor plans. All Elevations 1:100 showing levels, heights, materials and finishes,
  - 1:100 sections as required,
  - Schedule of finishes and specifications.
- 22.1.4 Two sets of drawings pertaining to the buildings are to be submitted to the MEPOATPC.
- 22.1.5 MEPOATPC submission and scrutiny fee for reviewing, and approving plans will be required.

## **22.2 MEPOATPC Scrutiny Fees**

- 22.2.1 Minor Works (Freestanding Carports, Boundary Walls, internal renovations) – R3500.00 (Ex VAT)
- 22.2.2 Major Works (New House submission) – R7500.00 (Ex VAT)

## **22.3 Local Authority Plan Approval**

- 22.3.1 On approval of the plans by the MEPOATPC, drawings can be prepared for submission to the Municipality – in terms of the National Building Regulations and the Local Authority Requirements.
- 22.3.2 All submissions are to be the responsibility of the Owner / Architect.

## **22.4 Commencement of Construction**

- 22.4.1 A Letter to Commence Construction will be issued by the MEPOATPC only once the following requirements have been met:
- Mzuri Estate Code of Conduct for Builders and Service Provider has been signed by the Contractor and the Member
  - Builders Information Sheet has been completed,
  - Copy of the Approved Building Plans from the Local Authority has been provided,
  - A Building Programme has been submitted,
  - Construction Deposit Paid (see below).



## **22.5 Construction Deposit**

- 22.1 A construction deposit 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.
- 22.2 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.
- 22.3 Please note that the MEPOATPC 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 MEPOATPC 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.

At present, the amount has been set as follows:

- R20 000 (Twenty Thousand Rand) for minor and existing works.
- R50 000 (Fifty Thousand Rand) for major and new works.

On completion of construction, inspection of the site and issuing of the Certificate of Completion by the DRC the deposit or remaining portion, if penalties or damages have been deducted, will be refunded. The MEPOATPC may amend the Construction Deposit amount from time to time, should it be required.

## **23. DISCLAIMER**

- 23.1 This document is considered supplementary to the National Building Regulations (NBR) and cannot take precedence. Should any provisions of this document be regarded as contrary to the NB, then the NBR shall prevail.
- 23.2 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.
- 23.3 This document is to be considered supplementary to the Mzuri Property Owners' Association Constitution.
- 23.4 Please note that this Mzuri Estate Architectural Guideline will be subject to periodical revision.
- 23.5 The MEPOATPC reserves the right to amend or overrule guidelines, on a case-by-case basis.