

## **ELALENI ESTATE DEVELOPMENT MANUAL**

### **INTRODUCTION CONCEPT STATEMENT**

Elaleni Estate EEHOA (EEHOA) is a carefully planned energy efficient, ecology respectful, residential environment inspired by appropriate contemporary architecture set in a Coastal Forest with vistas of sea, dams and forest.

The land comprises a variety of different environments, from grassland and trees on flatter sites to steeper sites in forested areas with water courses. The sites are divided into 4 residential villages with an urban green space as part of the road system, linking the various areas.

### **THE DEVELOPMENT MANUAL**

The EEHOA Development Manual sets out the broad parameters governing the siting, appearance and landscaping of village clusters and individual houses. It recognizes individuality, yet promotes the overall integrity of the project. It aims to ensure that all property values are maintained as the development process proceeds.

Broken into:

1. ARCHITECTURAL GUIDELINES
2. BY-LAWS, REGULATIONS AND AMENDMENTS
3. ENVIRONMENTAL DESIGN CRITERIA
4. SITE DEVELOPMENT CONTROLS
5. ARCHITECTURAL DESIGN CONTROLS
6. MISCELLANEOUS
7. REVIEW AND APPROVAL OF PLANS

## **1. ARCHITECTURAL GUIDELINES**

The EEHOA Architectural Guidelines set out specific technical design performance and standards that must be adhered to in order to establish the Architectural character of the project.

This Development Manual are in addition to Local Authority by-laws and the National Building Regulations.

The EEHOA have appointed Bloc Architects are the estate architects, responsible for the various Estate public buildings.

The EEHOA have appointed MonoBloc Engineers as the estate civil engineers.

The EEHOA have appointed Uys and White, as the estate Landscape designers.

The EEHOA have appointed Triplo4, as the estate Environmental Control Officer.

The above four professionals, along with a member of the developers will form the Elaleni Estate Elaleni Estate Design Review Panel (EEDRP), which will examine and make any necessary recommendations.

### **1.1 Selected Architects**

The EEHOA have selected the following 3 practices to be the exclusive architects for all the sites, namely:

- a) Bloc Architects
- b) Joy Brasler Architects
- c) Design Workshop Architects

Architects, other than those above, may be allowed through an application to the Elaleni Estate Design Review Panel. The approval of such architects is at the sole discretion of the Developer.

### **1.2 Addendums**

This manual should be read in conjunction with the following documents:

EEHOA Environmental Management Plan (EMP)  
EEHOA Civil Engineers Manual  
EEHOA Planting Guidelines  
EEHOA Construction Protocol Manual  
EEHOA Building Line Site Plans  
EEHOA Colour Palettes  
EEHOA Signage Manual  
EEHOA Proposed Zoning Controls / TP Layout

## **2. BY-LAWS, REGULATIONS AND AMENDMENTS**

These guidelines do not absolve the house owner from complying with the National Building Regulations and the requirements of the Local Authority.

Any envisaged contraventions, adaptations, relaxations or waivers should be discussed with the estate architects before pursuing.

The Developer reserves the right to make minor adjustments and amendments to the design standards, as incorporated in these Guidelines, as it deems necessary from time to time prior to approval by the Local Authority.

### **3. ENVIRONMENTAL DESIGN CRITERIA**

#### **3.1 Topographical and cadastral survey**

A detailed topographical and cadastral information must be prepared for each individual site. This will show contours and salient spot-heights together with cadastral boundaries, peg co-ordinates, heights, angles, lengths, and very importantly all trees on the property, including canopies. The costs of the above are for the individual owners.

All services will be shown on the survey. Any changes to the services within the property due to the owner's intervention will be to their cost.

**3.2** It is the individual architect's explicit responsibility to obtain all information in respect of the site, surrounding sites, including visiting the site to verify this information prior to any design work being undertaken.

A fundamental aspect governing the development of EEHOA is an Environmental Management Plan (EMP) that dictates where development takes place, within what environmental parameters and according to associated environmental protocols. All developers, architects, engineers, landscapers and contractors are required to be fully conversant with this EMP.

Failure to comply with the EMP and its protocols will render any implicated developer, professional or contractor in breach of the EEHOA rules and censure, which may include fines, removal from site and reinstatement at the expense of the offending party.

## **4. SITE DEVELOPMENT CONTROLS**

### **4.1 Estate management**

The EEHOA will manage the Estate and all building work must comply with the approved plans and the requirements of the Estate Management.

**4.1.1** All design of any buildings and outbuildings are to be undertaken by one of the 3 chosen Estate architects providing a full service in terms of SAIA procap and such Architect is considered to be the Principal Agent representing the Client in all matters concerning the association and Panel.

**4.1.2** The construction of a substantially completed home on a site (taken to mean 80%, in area and finishes terms, of the plans as approved by the Elaleni Estate Design Review Panel) must be achieved within 5 years of transfer of the site;

**4.1.3** All building works (including any sub-contractor works) should not extend past a 18 month program from site handover

### **4.2 Certificate of Compliance and Association Clearance Certificate**

A Certificate of Compliance certificate will only be issued once an on-site inspection ratifies that the works has been satisfactorily completed in accordance with the Approved, and/or, As-Built documentation (in electronic copy, in PDF and DWG Format) is the be submitted to the EEHOA.

Once notified of the Elaleni Estate Design Review Panel (EEDRP) Certificate of Compliance, the EEHOA will review its standing with the developer of the individual property and, if satisfied, issue a Clearance Certificate.

No subsequent transfer of a property may take place without first having the Panel's Certificate of Compliance and the Association's Clearance Certificate.

It is noted that all additions and alterations to any property are required to be approved by the Elaleni Estate Design Review Panel and carry the Panel's Certificate of Compliance in respect of such additions/alterations.

All inspection and certification undertaken by EEDRP in no way implies certification of quality of building, finishes, compliance with Council requirements and by-laws or any other contractual arrangements between client, developer, professional team, contractor or prospective purchaser.

### **4.3 Use Zoning**

It is expressly noted that, apart from the whole property as an entity, neither portion, nor part of an individual property may be rented or sub-let.

### **4.4 Floor area ratio**

#### **4.4.1 Sites 1-107 (Special Residential):**

The Floor Area Ratio (FAR) is limited to a maximum of 35% of site area.

#### **4.4.2 Sites 108-128 (Group Housing-Village Sites):**

The Floor Area Ratio (FAR) is limited to a maximum of 25% of the overall Group Housing-Village site area.

### **4.5 Coverage**

#### **4.5.1 Sites 1-107 (Special Residential):**

The maximum coverage permitted is 30% of the site area.

#### **4.5.2 Sites 108-128 (Group Housing-Village Sites):**

The maximum coverage permitted is 40% of the individual site area.

#### **4.6 Heights and setbacks**

No ground floor slab level is to be more than 1,5m above natural ground level at any given point corresponding with such slab.

Plots have a limit of 2 stories. The maximum height of any buildings from mean finished ground level to eaves level shall not exceed 7,5m.

#### **4.7 Building lines**

##### **4.7.1 Sites 108 – 128 (Village Sites):**

These should use one of the Bloc Architects 'Plot + Plan' layouts.

2.5m on the Street boundary (Planting Servitude) , except for a double garage which can be on the boundary. (Please note Uys + Whites village road layout indicating proposed positions)

2m on the Rear boundary

1m on Security boundary

2m on the side boundaries to allow for the dense planting required to achieve privacy relating to neighbours.

Panhandle building lines 0.8m on either side

The roof overhang may project over the prescribed building lines by 1000-mm.

Building Lines Depend on shape and size of the property, and may be relaxed

##### **4.7.2 Sites 74 – 82, 90-107**

2.5m on the Street boundary (Planting Servitude)

2m on the side boundaries to allow for the dense planting required to achieve privacy relating to neighbours.

3m on the Rear boundary

1m on Security boundary

Panhandle building lines 0.8m on either side

The roof overhang may project over the prescribed building lines by 1000-mm.

Building Lines Depend on shape and size of the property, and may be relaxed

Trees and water courses within the building line are to be kept

##### **4.7.3 Remainder of Sites:**

2.5m on the Street boundary (Planting Servitude)

3m on the side boundaries to allow for the dense planting required to achieve privacy relating to neighbours.

3m on the Rear boundary

1m on Security boundary

Panhandle building lines 0.8m on either side

The roof overhang may project over the prescribed building lines by 1000-mm.

Building Lines Depend on shape and size of the property, and may be relaxed

Trees and water courses within the building line are to be kept

The EEDRP may evaluate individual proposals based on the particular site, and proposals, merit, and reserves the right to modify, or waive any of the site development controls, for that site exclusively.

#### **4.8 Road Interface**

The road facing elevation, its form, treatment and scale should reflect and embrace a village environment. Particular attention should be given to the responsiveness of the building, low walls, hedgerows and landscaping to the road.

In respect of side boundaries between adjacent properties, extensive and dense use of planting is favoured to achieve privacy and property definition, as opposed to tall side boundary walls. Within this idiom, hedgerows are also encouraged.

In an effort to keep the interface with the Estate's open space systems as seamless as possible, walls, fences and barrier planting are discouraged along these properties boundaries.

In keeping animals within individual properties it is encouraged that homesteads be designed so as to form internalized areas in which animals are kept.

#### **4.9 Green Space and Water Course interface**

The architecture of any building should be designed to soften the visual impact on the green space areas.

There is a general building setback line of 3m along the site boundary with a green space area, although this setback may vary in some sites as shown on their respective site plans.

Swimming pools and terrace areas are permitted within this 3m zone although vertical fences, walls or balustrades rising above the level of these elements are not permitted. No terraces or retaining walls higher than 1.2m above natural ground level will be permitted in this zone.

It is stressed that the onus is on the individual developer and Architect to satisfy the Council's safety requirements in respect of swimming pools, fish ponds and water features, noting the preference of the Panel to keep the interface of the site with the Estate's open space systems as integral as possible. Pool rim-flow walls and terrace retaining wall options are favoured and the individual developer is to clear these with the Council.

#### **4.10 Site planning parameters**

Sites within the Estate range from flat to moderately steep, and the architecture adopted for such sites must reflect this. Buildings designed for level terrain but applied to sloping sites are an inappropriate environmental response, requiring extensive site works and possibly unsightly retaining structures and embankments, and are not permitted.

Existing trees, watercourses and any structures are to be retained wherever possible.

All existing and proposed site information is to be indexed and certified as relative to Mean Sea Level (MSL) and according to a detailed, current topo-cadastral survey of the site. All site information is to be certified by a registered land surveyor as per 3.1.

Earth forming in terms of cut and fill is to be limited to the footprint of the component parts of the buildings.

The intention is that the form of the land after construction should be reinstated as far as possible to a naturally contoured, rolling landscape.

Vehicular access to sites is to be shared as far as possible with adjacent sites on the small sites and on larger sites the buildings and garages configured to reduce the steepness or removal of vegetation with respect the driveways wherever possible.

#### **4.11 Storm water Control**

Storm water arrangements, discharge and soak ways are to be in accordance with the Environmental Management Plan (EMP) and municipal requirements and certified by a registered engineer. This will need to be signed off by the EEDRP.

Rain water storage tanks overflow into soak ways, and any discharge off site is to be controlled and guided to the nearest existing headwall in the Estate open space system where available or onto a road surface via a suitably designed hand-packed stone channel (at the individual developer's expense) across any sidewalk or driveway area.

The driveway crossing of any sidewalk or road-verge area is to be to the individual developer's account and any alterations to services already laid as occasioned by such crossings will also be at the expense of the individual developer.

As far as possible, driveway crossings of sidewalk or road-verge areas are to be in hand-packed stone or cobbles suitably designed to either arrest storm water from entering a site or channelling storm water from a site at reduced velocity onto a road surface.

Any discharge of storm water directly onto the Estate open space system from a site is to be subject to a suitably designed attenuation feature that both reduces the velocity and erosive force of such discharge. Such attenuation feature is to be to the individual developer's expense, certified by a registered engineer and form an integral part of the site's landscaping plan. The EEDRP will need to sign off on such design at Design review phase.

All sewer, water, storm water, electrical and telecommunications (including TV and IT services) connection points are to be shown on plans at the inception of the design stage and an IT box on an external wall of the house and served by properly protected ducts from site boundary to this box position must be an integral part of the approved documentation.

#### **4.12 Cart Path**

Each village of the Estate is served by easily accessible connections onto the overall cart-path system that runs through the Estate. No individual access may be taken directly from an individual house onto the open space component of the Estate so as to connect onto this cart-path system.

The cart-path system is primarily for walking, jogging and will be subject to rules and times as agreed by the EEHOA from time to time.

Houses built in degraded wetland areas must respond to the need to allow wetland functions to continue. That is, only minimal re-grading of the landform is permitted. In addition, buildings or associated developments in these zones must be designed to withstand periodic damp ground conditions.

#### **4.13 Retaining structures**

Retaining structures must be faced in natural stone (see sales office sample walls), raw in-situ concrete, face brick (approved) or plastered and painted brickwork.

The use of retaining blocks or dry-stack systems are not permitted.

Where extensive retaining is unavoidable, a series of terraces with several lower walls is preferable to over-scaled, visually intrusive walls.

No terrace may exceed 1.5m above the adjacent ground level and may not generally be less than 3m in width. Retaining walls forming internal courtyards may be more than 1.5m if required.

Earth retaining systems are to be limited as far as possible to the structure of the buildings themselves rather than extensive use of freestanding retaining walls.

## **5. ARCHITECTURAL DESIGN CONTROLS**

The EEDRP aspires to a regional architecture that creates a harmonious form responding to the Road, the Topography, the Neighbouring Houses, the Vegetation (both existing and new), Site (such as views and privacy), Energy Conservation and Climate.

The emphasis is on creating a sense of community and integrity as a collective, is sought in form, mass and scale, materials and the limited palette of colours.

A contemporary, timeless architecture is encouraged, with plan forms such as courtyard, linear, fragmented, being encouraged.

### **5.1 Roofs**

Roofs should be kept as simple as possible.

Colours are to be natural greys, charcoals and weathered look of the relevant material or planted.

Planted roofs are encouraged. Please note the EEHOA Planting Guidelines. (see attached addendum)

### **5.2 Gutters and Storm water run-off**

Rainwater catchment off the roofs is compulsory.

A minimum of 5000lt of rain water storage per site is mandatory. This should be filtered at a minimum for sand. This should feed the toilet flushing supply throughout, as well as all garden / landscaping outlets.

These form an integral part of the architectural design theme and are to be part of the design aesthetic and language. Colour to be harmonious with the house and the same as the structure and supply pipes and other relevant equipment. They could be buried / hidden.

All storm water run-off paved areas and gardens, must be attenuated on-site and discharged under strict control onto an adjacent road or open space designed to receive and dissipate this water into the wider storm water management system.

Where storm water from a site is to be discharged from a higher-lying site onto a lower-lying road, this discharge is to be via the site's driveway surface which has, in turn, been designed to channel flow into the roadway in a conscious and considered manner.

Where adjacent open space has been designed and graded to receive storm water discharge as part of the Estate's storm water management system, storm water discharge from adjacent or nearby sites must be directed, under control, to these areas.

Storm water may not be discharged into the open space system or watercourse system without a detailed design submitted as part of a site's landscape plan.

### **5.3 Potable Water tanks**

A minimum of 2500lt of potable water storage per site is mandatory.

These are an integral part of the architectural design theme and are to be part of the design aesthetic and language. Colour to be harmonious with the house and the same as the structure and supply pipes and other relevant equipment. They can be buried / hidden.

### **5.4 External Walls and Structure**

Walls may be built in cast concrete, approved face brick, plaster and brick, timber, bagged and painted fair face, profiled sheet metal, glass and natural stone.

The finish to walls is to be as close to the natural appearance of the material or a texture.

Artificial and decorative finishes to walls are not permitted.

Planted walls, creeper or green/living are encouraged.

#### **5.4 Solar Panels**

A Minimum of 50% of the household consumption must be provided by solar power, with battery storage. These calculations, and the supporting system, will be need to be signed off by the EEDRP.

Solar panels must be placed flat against the roof or wall surface and all external tanks / structure and services integrated into the architecture of the house. Freestanding solar panels on flat roofs are to be designed as an architectural element, or screened behind parapets etc.

Careful consideration is to be taken of glare off flat panels that may affect neighbours.

#### **5.5 Solar Geysers**

Noting the above 50% solar based electrical requirement, solar geysers in conjunction with heat pumps may prove more efficient. As per 4.4, careful consideration of the panels, structure and their integration will be necessary.

Evacuated tube technology will be favoured due to less reflection.

#### **5.6 Windows, Doors, Shutters**

No PVC.

Openings must consider privacy of any neighbours

Openings should be protected from sun and rain by large overhangs, sliding shutters and/or pergolas and planting

Window frames must be in terms of the prescribed colour range and to approval by the EEHOA Committee, or kept raw.

Coloured and very reflective glass is not accepted unless committee feels it is appropriate.

Frameless glass may be used

Plaster framing of windows will not be accepted

Bamboo and timber lathes to be considered if appropriate to the specific architecture.

No fake or cottage type shutters may be used.

No creosote treated timber may be used

#### **5.7 Gates & Screens**

Gates and screens must either be in natural slatted hardwood or aluminium / steel, perforated metal plate or metal mesh and are all to be detailed for committee approval.

No creosote treated timber may be used

Bamboo and timber lathes to be considered if appropriate to the specific architecture.

Visible internal or external security gates to doors and windows are not allowed

## **5.8 Awnings**

The following are not suitable, Gum-pole pergolas, exposed translucent sheeting, fixed or fold-away aluminium awnings fly or monkey screens, striped canvas

A horizontal sliding canvas system for patios and pool decks is allowed. No striped canvas may be used.

## **5.9 Balustrades and Balconies**

Balcony and verandah balustrades must be in keeping with the architecture of the house, and must either be in natural hardwood, metal and/or glass to comply with approved colours.

External stairs are to be an integral part of the house architecture and solid in appearance.

## **5.10 Pergolas, Decks and Terraces**

Pergolas must be constructed in natural hardwood, steel or concrete and supported on appropriate structural supports and in harmony with the rest of the house.

Pergolas to balconies at first floor must be in timber or steel.

Decks and terraces may be constructed beyond the building line provided they are no higher than 1m above the natural ground level. Privacy is to be considered.

Deck structure is an integral part of the design and is to be designed as architecture and not just structure

Deck balustrades are to be in harmony with the house and other balustrades

Pergolas may be constructed beyond the building line but may not be covered or closed in at any stage.

Planted pergolas are encouraged

## **5.11 Parking**

Parking for three cars must be provided on each erf (a double garage counts for two cars)

Carports (if required), Golf Cart Parking, Visitors Parking/s, are to be provided on each individual site.

## **5.12 Garages**

Extensive banks of adjoining garages are discouraged with one double garage per site being favoured.

Where more than a double garage is proposed, it is preferred that a 'motor-court' ethic be followed where garaging juxtaposed and set about a well-designed courtyard is used.

Timber doors are to be of continuous length planks. No butt jointed irregular coloured/shades of planks will be considered (even if it is of the same species). This is particularly relevant to Saligna and Meranti doors.

Construction and finishes should match the main structure of the house.

## **5.13 Carports**

Carports are allowed and must have a flat-pitched platinum shade cloth roof that is hidden behind a timber or steel structure and suitably landscaped with creepers or climbing plants.

The sides may be slat- ted and planted.

Patented / prefabricated carport systems may not be used.

#### **5.14 Kitchen Yards**

Kitchen yards with access from the street must be provided with and be enclosed by a screen or wall on all sides and a solid door.

Wash lines, garbage bins, gas containers, condensers and pool pumps may not be visible from either the road, public walkways, adjacent properties or wider public environment.

#### **5.15 Outdoor Living Areas & Private Gardens**

Materials and finishes must match those of the house.

It is a recommendation that outdoor living areas such as pool decks and terraces should as far as possible be positioned such that the building shelters it. Additional walls and fences may be erected to secure privacy, provided these comply with the guidelines in respect to walls and fences.

Private gardens must be designed, established, and maintained by individual owners. Planting is to comply with the principles governing private gardens and approved plant list.

It is noted that the EEHOA Planting Palette contains this approved plant list and that there is a restriction on exotic planting to the extent that all planting is to be achieved with no less than 80% being indigenous and, further, that all large trees should be indigenous. Only in cases of particular merit will the Panel consider waivers in this regard and then only to a very limited extent.

It is noted, further, that no invasive exotic plants, as listed in the EMP, may be planted and individual owners will be responsible for keeping all listed invader plants (exotic or otherwise) off their properties before, during and after construction activities.

#### **5.16 Boundary Walls and Fences**

As a general rule boundary walls on the street are not permitted. Where it is a matter of privacy such as around swimming pools, boundary walls may be built according to the following guidelines:

Face brick (approved), Plastered and painted walls or slatted hardwood timber screens may be built on the street boundary for a distance not exceeding 60% of the length of that boundary. The height of the boundary wall may not exceed 1.8m above N.G.L.

Along the side boundaries, behind the street building line, creeper planted clear-vu type fence may be erected the height may not exceed 1.2m above N.G.L. and it may not project beyond the 3m watercourse or green space setback line.

Specific exclusions include concrete panel walls, lug or cane fencing, unplastered block walls, concrete or steel palisade fencing.

Where approved steel fences are used e.g. securing swimming pools, planting along this fence must conform to the EEHOA Planting Palette.

#### **5.17 Swimming Pools**

No plant and equipment associated with the maintenance of pools may be visible from surrounding roads, neighbour's or open spaces. Backwash pipes must be connected to the site's sewerage system.

Safety fences within the 3m zone must be in painted steel or frameless glazing to a height of 1.2m above natural ground level.

Pool Colour to body corporate approval.

Pump housing must be insulated to prevent noise nuisance

### **5.18 Signage**

House naming, if any, as well as numbering to strictly conform to the EEHOA Signage Manual.

House numbering and lighting of such to be provided by the EEHOA, at the owner's cost.

Position to be approved by Elaleni Estate Design Review Panel.

Owner to provide electrical point for signage lighting.

### **5.19 Interior Design**

There are, in principle, no constraints on interior design; however, the use of starkly contrasting colour or form is discouraged when viewed from the exterior and from the natural environment areas.

Very decorative curtain linings, shutters and blinds present too harsh a view in relation to the natural colours approved for the exterior and may not be used.

### **5.20 Paving Material**

Paving may include concrete and brick or cobbles to match what is used in road detailing.

Materials and colours must be to approval of the EEDRP.

### **5.21 Colours**

Ideally materials should be left unadorned and raw / natural.  
See EEHOA Colour Palettes.

## **6 Miscellaneous**

### **6.1 Plumbing**

Exposed plumbing is not permitted. It is to be integrated into ducts, recesses or suitably screened from all directions

### **6.2 Aerials/Dishes**

No aerials or satellite dishes are allowed to be visible on individual houses. Dishes/Aerials to be screened off or mounted within courtyards.

### **6.3 Refuse**

Refuse bins must be hidden behind walls or structures.

### **6.5 Grey Water Recycling**

Notwithstanding the need for onsite potable water storage, as well as rain water storage, grey water recycling is encouraged, to a minimum of toilet flushing quality.

### **6.6 Air Conditioning**

All split unit air conditioners to be a minimum of "inverter" type. Condensers, heat pumps etc. are to be incorporated into the architecture and are to be screened from the street and neighbouring properties.

### **6.7 Noise nuisance**

All indoor and outdoor entertainment areas are to be respectful of disturbance of neighbours. Generators will not be permitted.

## **7 Review and Approval of Plans**

All building plans for new work, as well as for alterations/additions to existing structures, must be prepared by one of the 3 selected Estate Architects. (See 1.1)

Completed plans are to be submitted to Bloc Architects together with the requisite scrutiny fee payable to the EEHOA.

Bloc Architects have been appointed by EEHOA as the Consulting Architects and will examine plans and make recommendations in regard to approval, interpretation, exceptions and waivers.

Only after approval by the EEHOA can the owner submit these plans to the relevant Local Authority

During construction the EEHOA Construction Protocol Manual must be followed. On completion Certificates must be obtained confirming compliance by EEDRP, and the EEHOA

### **7.1 Submission of Plans**

The following drawings and documents must be submitted:

Architectural Review Check List:

#### **7.2 Sketch Plan**

##### **Site Plan**

Site analysis with vegetation, climate, neighbour's, views and slope. General area calculations re coverage and FAR

##### **Conceptual Drawings and or rough model**

3D hand sketches of the concept of the house and any further drawings requiring input from the Committee re the design.

##### **Concept Landscape Plan**

Hand drawn concept of how the landscaping and planting of the house will interface with approximate sizes and planting types

##### **Energy Concept Drawing Concept**

Diagrammatic and concept design sketches of the various energy/natural resources catchment/storage and generation systems proposed.

### **7.3 LA Submission Dwg**

##### **Site Plan**

Signed by a qualified surveyor, showing contours at 1m intervals based on MSL, the shape, area and extent of the plot together with road access, trees (and their type) including canopy size and substantial shrub, and any engineering services such as sewers, water mains, electrical power, storm water.

North point.

Neighbour's houses if established, or approved by the EEHOA.

##### **Ground Floor Plan.**

With spot levels (MSL) at each corner of the house and floor levels shown throughout the house and on adjoining exterior terraces.

##### **Roof Plan**

Showing building coverage in relation to boundaries, building lines and contours. Solar panels of a design approved by the EEHOA are permitted.

**Elevations and Sections**

Showing the appearance of all facades as well as cut and fill, heights above natural ground level and retaining structures.

Detailed boundary wall/fence/screen elevations and plans, showing heights, materials and planting.

**Details, Dimensions and notes**

To illustrate and define measurements, materials and finishes to Council Submission standards. Drawings and specifications of the various energy/natural resources catchment/storage and generation systems proposed.

**Tables**

To present site area, coverage and floor area ratio in square meters and in terms of percentages.

**7.4 General**

All plans and documents to be identified by:

- Plot number
- Name of owner/owners
- Name of architect/firm
- A scrutiny fee of R12,000 + VAT is payable to the EEHOA on submission of the plans for the freehold sites, and R6,000 + VAT for Sites 108 – 128 (Village Sites)
- Any alterations, amendments or additions to buildings, fences, pools etc. must be prepared and submitted for approval as outlined above.
- A Monthly Contractor's Non-Refundable Fee of R1,500/month made payable to the EEHOA is also required to ensure compliance with estate management and environmental rules, as well as ad-hoc maintenance.
- EEDRP reviews will happen fortnightly.