

THE
AVENUES
ESTATE

DESIGN GUIDELINES

REV 06 | NOVEMBER 2024

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1.0 INTRODUCTION

This document forms part of The Avenues Estate Homeowners Association and outlines the urban framework, town planning and architectural guidelines proposed for the residential sites. These Design Guidelines can be amended from time to time by the Directors. Words and phrases herein shall have the same meaning assigned to them in the Rules, to which this document is an Annexure. The document outlines all procedural, planning and aesthetic considerations required for the successful design and development of a property. While a proposal may comply with the architectural and planning guidelines illustrated herein, it must also comply with the architectural ethos of The Avenues Estate.

The purpose of the design guidelines is to guide appropriate architectural responses and protect the investment value of the development. It is the intent of these guidelines to be as broad as possible to maximize the scope for individual design. The design guidelines are supplementary to the National Building Regulations and requirements of the Local Authority. All building designs are to be approved by the Design Review Committee prior to submission to the Local Authority.

This document comprises of the following:

- A description of the general environmental and contextual constraints.
- An explanation of the intentions behind the overall estate layout and design.
- Urban design concept and developmental guidelines.
- Architectural guidelines.
- Special conditions applicable to specific areas/sites.
- Landscape guidelines applicable to external spaces.

1.1 CONTEXTUAL INFORMANTS

The site is bounded by Hilton College Road and Elizabeth Drive. It is located opposite Grace College School, Mondi timber plantations (identified as future residential to the west and north-west of the site) and adjacent to Wedgewood residential estate. The land to the south is zoned as residential and worship. Hilton Life Hospital is located less than 700m from the site, with Hilton College \pm 4.6km to the west.

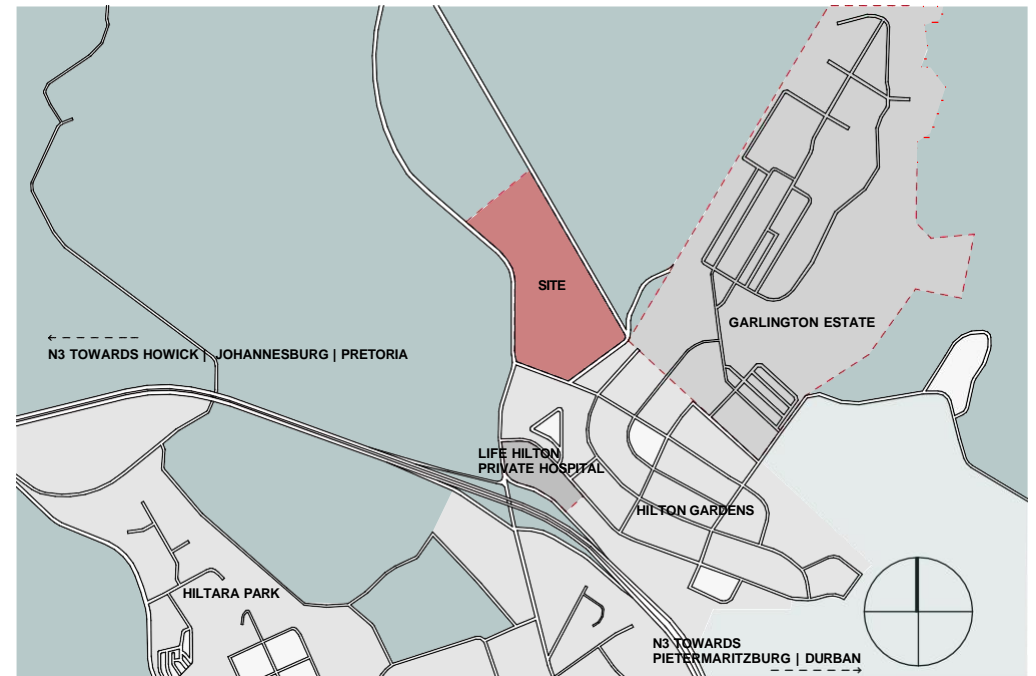


Fig 01 | locality plan

1.2 URBAN DESIGN CONCEPT

The proposed development aims to create a meaningful spatial intervention with due cognizance of its rural surroundings; by combining the agricultural spatial language and materials of the area with an appropriately contemporary development language. Clear residential zones have been identified with green corridors and berms of varying sizes to buffer these uses from each other while exploiting the contours of the site to maximize aspect and view.

These planting buffers and differing zones link onto spatial pockets that house attenuation dams, park-like spaces and public nodes. Condensed linear activity is created through the introduction of a boulevard that offers access to all three zones and links into the public node and gathering space. The combination of uses around the central corridor ensures that a rural character is maintained, and community is created.

The proposed development has varying security thresholds, depending on its public, or residential components. Special attention was given to the design of street sections and interfaces, green spaces, and edge conditions. The successful and layered transition from public to private spaces is the basis on which the urban design framework is based.

1.3 VISION

- To create a holistic living, working and retail environment through indigenous landscaping, green pockets, and sustainable community living.
- The use of natural materials and complimenting colour palettes to enhance visual uniformity within the landscape.
- An a-stylistic architecture that celebrates spatial experience, the distant views, openness to nature, climate and an active, community lifestyle – ultimately developing an architectural expression that is current and local



fig 02 |SDP

- VISTA
- MEANDER
- LAKES
- COUNTRY
- ORCHARD
- AVENUES
- PARK



THE AVENUES ESTATE | DESIGN GUIDELINES

2.0 RESIDENTIAL

2.1

SITE CONTROLS | TOWN PLANNING REGULATIONS (amended by the approved Conditions of Establishment)

AREA	FAR	COVERAGE	HEIGHT	MIN. ERF	BUILDING LINE	SIDE SPACE	REAR SPACE
RESIDENTIAL ONLY DETACHED 4	0,40	40%	2 STOREYS	600m2	3m	1,5m	1,5m

NOTE |

If there are any further Town Planning Regulation amendments, this document will be revised accordingly when the information becomes available.

NOTE |

Relaxation of any indicated building lines will require consent from all the affected neighbors and the Design Review Committee of the Association. The Design Review Committee and the Association may support the relaxation of building lines on Lake and Orchard sites that are of irregular shapes. **Note that approval from the Design Review Committee does not guarantee/conclude any approval from the municipal authorities.*

DETACHED RESIDENTIAL SITES | ADDITIONAL ESTATE CONTROLS

ARCHITECTURAL CONTROLS

- In addition to the above regulations, all sites are confined to specific principles in keeping with the ethos and design approach for the overall estate. These principles are outlined below, and control both the language of forms and the height restrictions governed on each site to ensure a clear and cohesive estate that allows opportunities for each site to experience the estate's charm, in keeping with their locality. These principles and their applications are outlined below.

ADDITIONAL ESTATE CONTROLS | DETACHED RESIDENTIAL

VISTA

ESTATE CONTROLS:

ARCHITECTURE: PITCH ROOF DESIGN

(Flat roof elements should account for a minimum of 30% of the total roof area).

HEIGHT RESTRICTION: 2 STOREYS

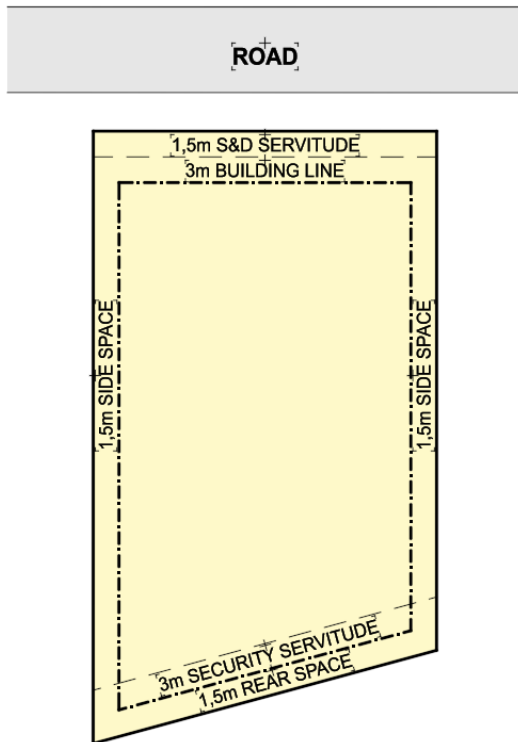


fig 03 | Site Controls – Vista Sites

MEANDER

ESTATE CONTROLS:

ARCHITECTURE: FLAT ROOF DESIGN

HEIGHT RESTRICTION: 1 STOREY

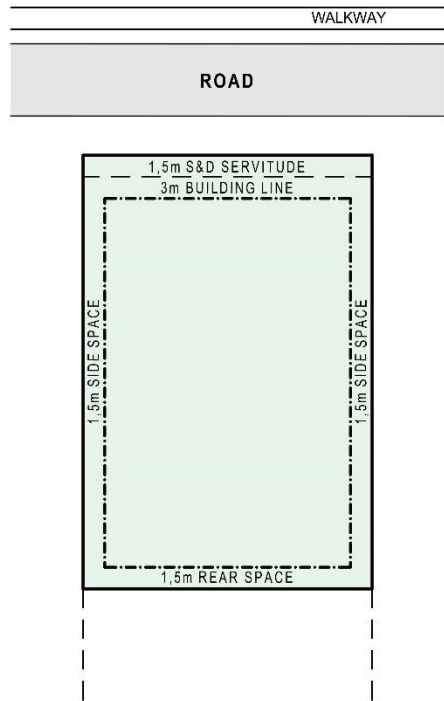


fig 04 | Site Controls – Lower Meander Sites

MEANDER

ESTATE CONTROLS:

ARCHITECTURE: FLAT ROOF DESIGN

HEIGHT RESTRICTION: 1 STOREY

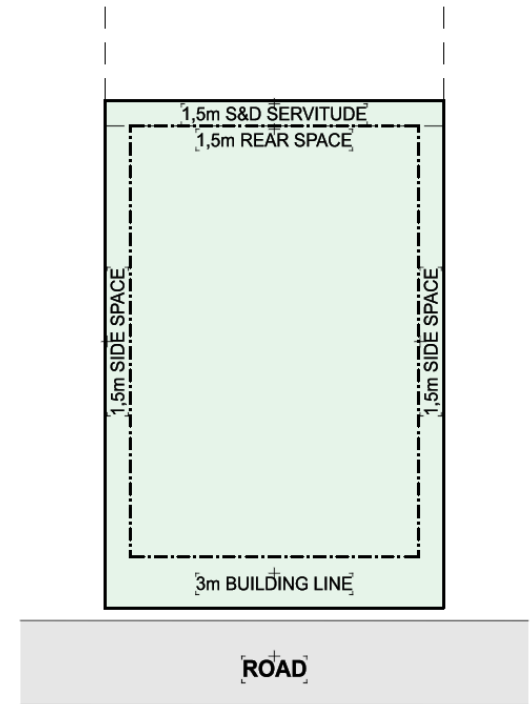


fig 05 | Site Controls – Upper Meander Sites

LAKE

ESTATE CONTROLS:

ARCHITECTURE: FLAT ROOF DESIGN

HEIGHT RESTRICTION: 1 STOREY ON ROAD LVL
or 1 STOREY BELOW ROAD LVL

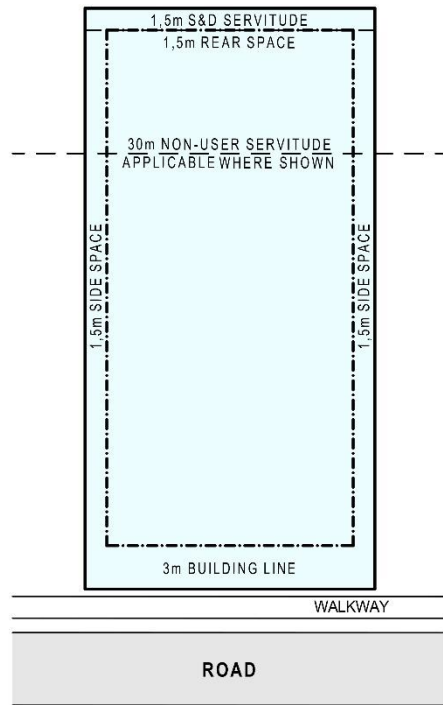


fig 06 | Site Controls – Lake Sites

COUNTRY

ESTATE CONTROLS:

ARCHITECTURE: PITCHED LOFT ROOF DESIGN

HEIGHT RESTRICTION: 1 STOREY ON ROAD LVL
WITH LOFT ABOVE OR 1 STOREY BELOW ROAD LVL

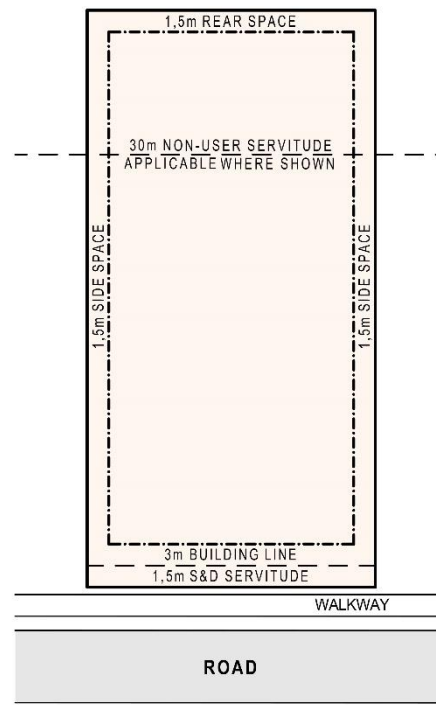


fig 07 | Site Controls – Country Sites

ORCHARD

ESTATE CONTROLS:

ARCHITECTURE: FLAT ROOF DESIGN

HEIGHT RESTRICTION: 1 STOREY

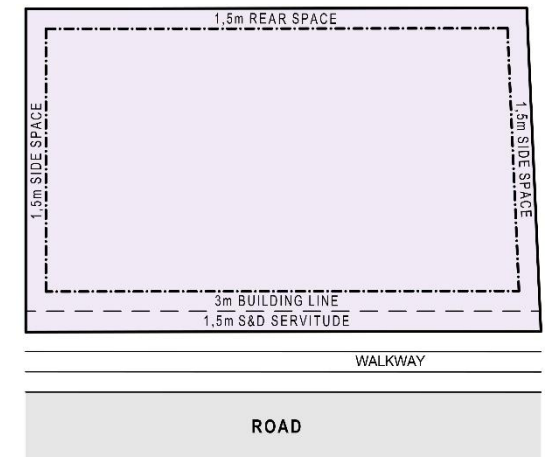


fig 08 | Site Controls – Orchard Sites

AVENUES

ESTATE CONTROLS:

ARCHITECTURE: PITCHED OR FLAT ROOF DESIGN

HEIGHT RESTRICTION: 2 STOREY

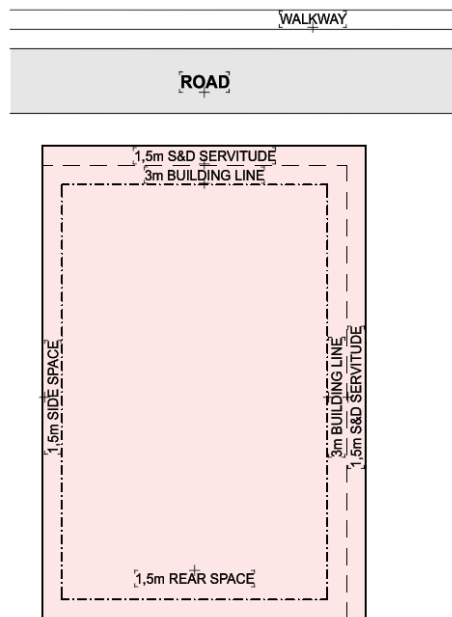


fig 09 | Site Controls – Avenue Sites

PARK (estate and municipal controls under review)

ESTATE CONTROLS:

ARCHITECTURE: PITCHED/FLAT ROOF DESIGN

HEIGHT RESTRICTION: 2 STOREYS

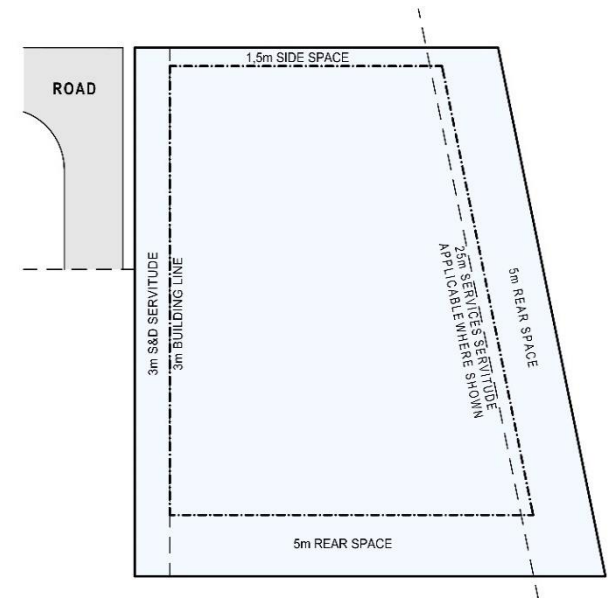


fig 10 | Site Controls – Park Sites

ADDITIONAL ESTATE CONTROLS | DETACHED RESIDENTIAL continued

It is the Architect's responsibility to respond to each site's specific challenges and its relation to the street edge, view, and public spaces, as well as be cognizant of all adjacent properties. This is to be communicated by the Architect to the Design Review Committee in the earliest stage of the SDP application. The following controls as per the above-mentioned zones define a basic set of parameters to ensure responsible principles are adopted in relation to the neighboring properties and the overall estate ethos. These principles are established to ensure architectural diversity, visual appeal, and coherence within the estate. This code outlines specific guidelines for the design and placement of roof typologies within various zones to foster architectural creativity, diversity, and visual harmony within the estate.

ARCHITECTURAL PRINCIPLES | ROOF TYPOLOGIES

| FLAT ROOF DESIGN

| FLAT/PITCHED ROOF DESIGN

| PITCHED ROOF DESIGN

ARCHITECTURAL PRINCIPLES | FLAT ROOF DESIGN

The first typology builds around the formation of a contemporary and progressive design language with zones of which only flat roof designs are permitted. Within these zones the use of any form of pitched roof is discouraged and the architect is expected to work within some key principles outlined below.

- Where flat roofs are to be used, they are encouraged to be made up of variations in heights rather than single large plains of flat roof
- Incorporating stepped roof levels to create visual interest and depth is key for the impact the contemporary homes will have on the roofscape in these zones.
- The estate encourages the use of material such as concrete, timber, steel, and green roofs, in the interest of creating visual variety.
- All flat roofs which are not planted must be covered with grey/charcoal stone chips.
- Exterior facades are encouraged to incorporate texture and patterns with the use of stone, timber, steel, glass, and similar approved finishes that create contrast.
- Glazing elements are to be seen as an integral part of the design language of the façade of the building rather than standard functional openings.
- Garages need to be incorporated within the building footprint and may not be detached from the building.
- If covered parking is to be provided it cannot be detached from the building envelope, furthermore it must follow the guidelines for pergolas and verandahs and fall within the building lines.

ARCHITECTURAL PRINCIPLES | FLAT/PITCHED ROOF DESIGN

The second typology continues the design language of the previous with zones of which flat roof designs are permitted in balance with pitched roofs. Within these zones the creative use of dual pitched and mono-pitched roofs is permitted in conjunction with flat roof forms that merge seamlessly together rather than either of these forms being used as a mere “extension”. The architect is also expected to work within some key principles outlined below.

- Architects and homeowners are encouraged to balance the use of flat and pitched roof elements to achieve an overall harmonious aesthetic.
- Dual pitched roof elements in this zone are encouraged to have gable ends with limited connections to adjacent pitched roofs, except by flat slab elements.
- Dual pitched roofs should be done with 30-45-degree pitches whereas for the intention of low pitches these should be done with mono-pitched roof elements.
- The Choice of pitched roof elements should be such that they are a feature of the home and not used as a simple lean-to add-on for additional area.
- Pitched roofs are encouraged to run in parallel with the direction of the views such that they limit their impact on the neighbors behind them, architects will be expected to communicate at design review stage how they have moderated the impact their design has on the neighbors around them.
- Flat roof elements should not exceed more than 50% of the footprint of the roof from above, this will need to be communicated at design review stage.
- The estate encourages the use of material such as concrete, timber, steel, and green roofs, in the interest of creating visual variety.
- Exterior facades are encouraged to incorporate texture and patterns with the use of stone, timber, steel, glass, and similar approved finishes that create contrast.
- Glazing elements are to be seen as an integral part of the design language of the façade of the building rather than standard functional openings.
- Garages need to be incorporated within the building footprint and may not be detached from the building.
- If covered parking is to be provided it cannot be detached from the building envelope, furthermore it must follow the guidelines for pergolas and verandahs and fall within the building lines.

ARCHITECTURAL PRINCIPLES | PITCHED ROOF DESIGN

The third typology is dedicated to the use of pitched roofs as the dominant form. Within these zones the creative use of dual pitched and mono-pitched roofs is permitted in conjunction with a limited use of flat roof forms as gutters and/or links between roofs. The architect is also expected to work within some key principles outlined below.

- Dual pitched roof elements in this zone are encouraged to have gable ends with limited connections to adjacent pitched roofs, except by flat slab elements.
- Dual pitched roofs should be done with 30-45-degree pitches whereas for the intention of low pitches these should be done with mono-pitched roof elements.
- Pitched roofs are encouraged to run in parallel with the direction of the views such that they limit their impact on the neighbors behind them, architects will be expected to communicate at design review stage how they have moderated the impact their design has on the neighbors around them.
- Flat roof elements should not exceed more than 10% of the footprint of the roof from above (unless otherwise stated), this area will need to be communicated at design review stage.
- The estate encourages the use of material such as concrete, timber, steel, and green roofs, in the interest of creating visual variety.
- Exterior facades are encouraged to incorporate texture and patterns with the use of stone, timber, steel, glass, and similar approved finishes that create contrast.
- Glazing elements are to be seen as an integral part of the design language of the façade of the building rather than standard functional openings.
- Garages need to be incorporated within the building footprint and may not be detached from the building.
- If covered parking is to be provided it cannot be detached from the building envelope, furthermore it must follow the guidelines for pergolas and verandahs and fall within the building lines.

ADDITIONAL ESTATE CONTROLS | HEIGHT RESTRICTIONS

Architects and Homeowners are encouraged to use the natural topography of the site, making use of split levels as far as possible on all Residential sites to create buildings that are optimally orientated toward natural and northern light, distant aspects and view and natural ventilation, all whilst adhering to the maximum 2 storey height restriction. Further restrictions are imposed on the sites in relation to their impact on neighboring sites.

NOTE |

Maximum allowable height highlighted below are measured from NGL (except where sites are platformed by the developer).

Natural Ground Level (NGL) refers to the original contours of a site upon purchase. Architectural features such as chimneys are exempt from this restriction, however these are subject to approval by the Design Review Committee.

STOREY LEVELS | 1 STOREY

The following restrictions pertain to sites designated as a single-story site.

The height of any building edge including the roofs may not exceed 4,5 meters above ngl for flat roof and 6 meters for pitched roofs. These restrictions are in keeping with sites behind having visual lines of the view towards the valley and architects must be considerate of this within their design.

These single-story zones are applicable to the following sites:

MEANDER SITES

ORCHARD SITES

STOREY LEVELS | 1 ½ STOREY or 1 STOREY BELOW ROAD LEVEL

The following sites are permitted to use a 1 ½ storey (loft style) height restriction, whereby the height of the wall plate on the loft floor may not exceed 1,5m. Should the topography of the site allow it, the Architect or Homeowner may be allowed to go to a 2-storey restriction subject to a 3m max. height above the road level measured through the center line of the road facing boundary.

The height of any building edge including the roofs may not exceed 7,5 meters above ngl. These restrictions are in keeping with sites behind having visual lines of the view towards the valley and architects must be considerate of this within their design.

These loft zones are applicable to the following sites:

COUNTRY SITES

STOREY LEVELS | 2 STOREY

The following restrictions pertain to sites designated as double-story sites. The height of any building edge including the roofs may not exceed 9 meters above ngl.

Architects are encouraged to design stepped facades whenever possible, differentiating the size and footprint area of the ground and first floors from each other, rather than opting for a straightforward stacking of floor plates with a simple roof covering the entire floor.

These double-storey zones are applicable to the following sites:

VISTA SITES

AVENUE SITES

PARK SITES

LAKE SITES (height restriction: 3m max. height above the road level measured through the center line of the road facing boundary)

SOFT SURFACES

20% of the total area of the site must comprise of indigenous trees and scrubs (excluding lawned surfaces), with the intent of creating privacy and separation. It is expected that all sites place special care and attention to the 3m Road facing building lines and that these are planted with a clear expression of the home as it addresses the road.

The remaining 80% needs to be continuous with common land and natural vegetation. This rule endeavors to maintain the natural character of the landscape, providing for open space or common land between individual plots and buildings, as well as to link individual plots with the natural landscape, rather than creating defined stands.

ROOFS

- The simple form with large overhangs (where appropriate) will express a floating element and is to be encouraged within the design.
- The use of clipped eaves is discouraged (unless part of a thoughtful design feature within the home, such will be to the discretion of the review committee)
- Flat roofs are to be covered with grey / charcoal stone chips or otherwise planted roof gardens.
- All Solar panels are to be set back from the primary façade of the homes within the least visually impactful locations. They are to be mounted flat on pitched roofs or very low angle on flat roofs and set in from the edges which conceal them.

BUILDING POSITION

Buildings should be optimally orientated to maximize natural and northern light, distant views, natural ventilation, and protection from bad weather.

- Building lines, side and rear spaces are to assist in maximum view opportunities from all sites and to curate green pockets and lungs throughout the estate. All built elements should be within these building lines, setbacks and side spaces, including the garage, except in the case of Country Sites.
- Buildings are to be positioned to best enjoy the specific aspect of the property and not compromise the aspects of other sites.
- Outdoor living spaces secluded from the road and neighboring properties are encouraged.
- Protective layers to large, glazed openings
- Enhance indoor/outdoor relationship.
- Building positions on individual sites need to take advantage of neighboring properties to create courtyard like spaces by using the edge condition.
- The relationship of building to street and boundaries is critical. Enclosure and fortification of individual stands is discouraged. The general aim is to promote a street front which is created by the main building facade, close to the road
- In addition to the above, each stand is limited to one entrance/exit point.

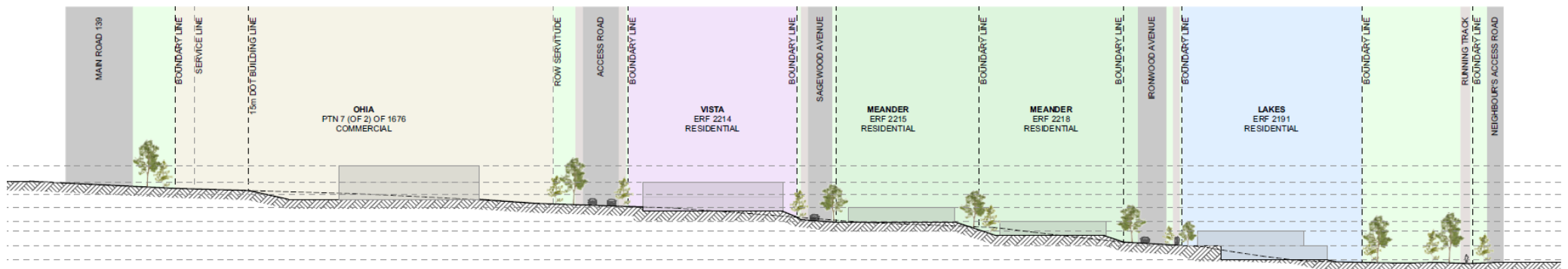


fig 12 | typical site section | detached residential

2.2

INTENT OF DESIGN GUIDELINES

It is the intent of these guidelines to be as broad as possible, to maximize the scope for individual designs. Only two mechanisms are to be relied upon for the creation of a harmonious result:

- Competent Designers, and
- Minimal material palette and colour limitations.

This aims to:

- Enhance visual architectural integrity.
- Create a unified aesthetic within each individual building as well as the entire estate.
- Colour palette of grey and earth tones are complimentary to the natural surrounds.

There is no intended “style” that is sought as a result. Ideally responses will be broad and a-stylistic, giving owners/architects maximum range for individual expression without leading to a chaotic suburban complexity. With the correct application of these guidelines each individual homeowner should be able to accommodate their own needs with the minimum personal compromise, whilst contributing to the integrity of the Estate as a whole.

The relationship between space and nature is to be maximized through large openings that create visual and spatial connection to the outdoors. Passive design principles can be emphasized with large, deep overhangs, courtyards, and verandahs.

2.3

ARCHITECTURAL GUIDELINES

STYLE

SPECIFIC INCLUSIONS

A variety of design responses are encouraged, with appropriateness to function, climate and site. It is intended that no specific identifiable stylistic response is sought, albeit it be irrevocably contemporary. Recessive, environmentally sensitive responses are encouraged in terms of scale and proportion.

SPECIFIC EXCLUSIONS

Neo-Revivalist styles such as:

- Neo-Provencal or Tuscan
- Neo-Balinese
- Neo-Victorian or Georgian
- Neo-Cape Dutch

BUILDING FORM AND ROOF

SPECIFIC INCLUSIONS

- Simple forms that reflect internal usage
- Flat roofs to be covered with grey/charcoal stone chips
- Large overhangs where appropriate to express “floating” element
- Roof edge details to be considered and expressed as thin as possible
- All roofs to comply with SANS 10400_L & SANS XA

SPECIFIC EXCLUSIONS

- External curved organic forms
- Hipped roof forms (including Dutch hipped, stepped hipped, cranked)
- Mansard or Gambrel roof form

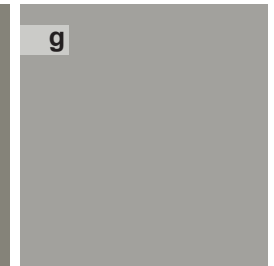
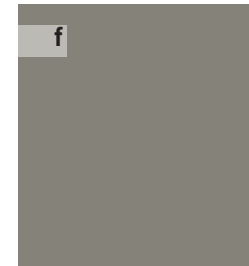
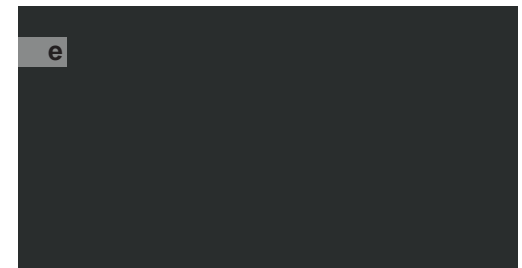
ROOF MATERIAL

SPECIFIC INCLUSIONS

- Flat roofs must be concrete covered in charcoal stone chips
- Gutters and downpipes powder coated to match roof colour or adjacent wall.
- No PVC type gutters or downpipes are to be used, except where concealed in ducts.
- Kliptite or S-profile corrugated sheeting in approved colours only
- Roof sheeting and materials from same supplier/colour range to ensure continuity.
- Built chimneys as architectural elements and flues encouraged.
- Flat sheeted roofs are discouraged and will only be acceptable by the design review committee. Under no circumstances can these be visible.

SPECIFIC EXCLUSIONS

- Roof tiles
- Thatched roofs
- Concrete tiles
- No unpainted/ reflective materials
- Any colour or roof material other than those approved or in specific inclusions.



- a** concrete roof
- b** stone chip | example
- c** planted roof | example
- d** flat roof slab
- e** colorplus | thunderstorm
- f** colorplus | rain cloud
- g** colorplus | chalk

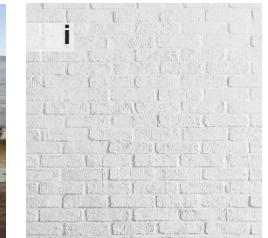
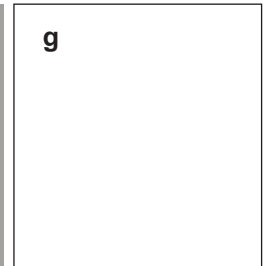
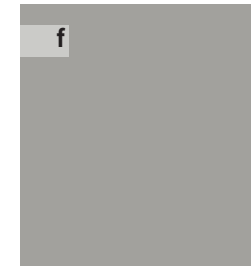
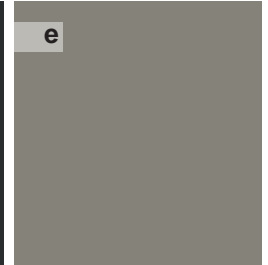
WALLS

SPECIFIC INCLUSIONS

- Clean strong planes of expansive walls and large openings
- High level or small punctured openings in facades
- Approved stone cladding
- Plaster and paint in approved colours
- Off-shutter concrete as feature wall elements
- Feature wall elements to be used as singular planes or elements with no more than 4 sides. These elements are to be limited to a maximum of 30% of the total façade area.
- The use of contemporary screens is permitted subject to the discretion of the review committee
- Natural stone walls used as plinths or whole walls only (loose packed or mortar jointed)
- All exterior HVAC systems, heat pumps, pool pumps, TV antennae or any other unsightly piece of equipment to be screened from view
- All walls to comply with SANS 10400_K

SPECIFIC EXCLUSIONS

- Artificial cladding or stone cladding not in materials list
- Exterior arches
- Highly reflective surfaces
- Ornate moldings, surrounds or bands around openings.
- Plaster techniques
- Stylized columns
- Ceramic tiling to external walls
- Any colour not specified under specific inclusions and approved colour (colours of a similar hue not included in the approval list can be submitted to the design review committee for approval)



- a cut form natural stone cladding
- b plaster and paint
- c feature wall | contemporary screen
- d plascon | tribeca corner
- e plascon | crete shore
- f plascon | geneva morn
- g plascon | white
- h feature wall | off shutter concrete
- i feature wall | bagged washed brickwork

WINDOWS AND DOORS

GARAGES AND CARPORTS

SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS	SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS
<ul style="list-style-type: none"> • Large glazed openings towards the view + north encouraged • Primarily solid wall planes with limited well-proportioned window and door openings • High level or small, well proportioned punctured windows in facades on the Build to Line when facing adjacent properties. • Square or vertical rectangular openings shall compliment each other in design + proportion • Only clear or frosted glass is to be used. • Only steel or powder coated aluminium window frames permitted in approved colour palette. • All doors and windows to comply with SANS 10400_N & XA 	<p>No opening to have more than 4 sides. Openings should be treated as transitional elements between interior and exterior, rather than barriers.</p> <ul style="list-style-type: none"> • Arched windows • Burglar bars on exterior • Glass blocks • Timber windows • Plaster surrounds or bands • Ornate mouldings or surrounds • Any material or colour other than those approved. 	<ul style="list-style-type: none"> • Each Erf wil have a maximum of one garage door facing the street • Garage doors set back min. 5m from site boundary when doors face the street (allows for a minimum of 1 on site guest parking) • All garage doors to be horizontal slatted doors to match approved pattern. • Garages are to be visually connected or incorporated into the main built form • Slatted natural meranti timber unpainted in accordance with approved pattern. • Aluminium garage doors to match approved pattern and colour palette • Fiberglass doors in approved pattern and colour. • Carports not encouraged and to be verandah like if incorporated 	<ul style="list-style-type: none"> • Diagonal slatted timber doors • Temporary carports • Any garage door types not mentioned in specific inclusions • Boats, caravans, camper vans, motor cycles and quad bikes, or any trailer must be screened from view.

VERANDAHS AND PERGOLAS

BALUSTRADES

SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS	SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS
<ul style="list-style-type: none"> • Verandah or verandah-type spaces encouraged to promote indoor outdoor link • Operable or fixed louvre screens of steel, aluminium or timber that protect from prevailing winds encouraged • Operable shutters same size as opening • Steel and Aluminium elements painted as per colour palette • Timber to be left natural and unpainted • Painted brick jaali screens allowed as fixed screening elements 	<ul style="list-style-type: none"> • Proprietary awning structures, retractable or fixed, or any excessive adornment • Rustic log or gumpole construction • Shade cloth • Stained decking – yellow or red tinted stains • Temporary structures, wendy houses or toolsheds • Solid enclosures • No HVAC systems, heat pumps, pool pumps, TV antennae to be placed within 1m Building or build-to line, and not directly visible to neighbor or street 	<ul style="list-style-type: none"> • Planters as balustrades • Black or charcoal steel balustrades • Solid built balustrade with articulated handrail, incorporated into the building envelope. • Glass balustrades 	<ul style="list-style-type: none"> • Decorative metal/wrought iron • Polished stainless steel • Resin balustrades • Timber balustrades. • No cabled balustrades

BOUNDARY, RETAINING WALLS AND FENCING

SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS
<ul style="list-style-type: none"> Stone boundary walls or planted hedges of max 1.2m to street frontage and public spaces Planted hedges only in 30m non-user servitude Retaining walls to be natural stone, Plaster and painted walls, gabion walls (of locally sourced stone) or concrete Terraced planted retaining walls of max 1.5m are encouraged Drystack retaining walls are allowed but may not be visible from any street or public property. Boundary or screen walls of max 2,1m permitted on one boundary only. All other site screening and privatisation may be done using hedges or dense landscaping Boundary walls should be used to link building elements The 3m building line is to be used as a planting servitude All walls to comply with SANS 10400_K 1,2m high ClearVu type fencing or equally approved. Landscaping forming natural barriers Flat top swimming Pool fence 	<ul style="list-style-type: none"> Artificial cladding or materials to walls Tubular fence posts Weld Mesh fencing Chicken Mesh Fence Tennis Court type Fencing. All precast concrete paneling. <p>Note</p> <ul style="list-style-type: none"> Retaining walls in general are costly. Therefor the building design and placement should remain cognisant of the topography of the site in order to minimise the use of and need for retaining walls.



- a saxon stone black & grey hand axed
- b saxon grey hand axed
- c saxon grey chunks extra small
- d saxon hand axed buffed grey
- e cut form natural quartzite grey
- f cut form natural quartzite natural
- g ClearVu type fencing

WATER STORAGE

SPECIFIC INCLUSIONS

- Slimline or round corrugated iron water tanks on a stone plinth
- Water tanks left unpainted or painted to compliment approved colour palette

SPECIFIC EXCLUSIONS

- Plastic tanks of any shape, colour or size, unless screened to the approval of the Estate HOA

EXTERNAL FLOOR FINISHES

SPECIFIC INCLUSIONS

- Natural balua decking.
- Aggregated concrete
- Concrete cobble to match estate colour scheme and for approval of the Design Review Committee

Driveways

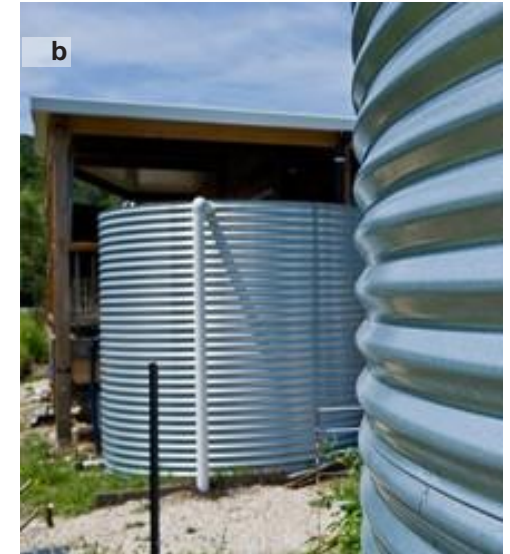
- Charcoal traffic-able stone chip
- Concrete detailed driveways approved by the design review committee.
- Care must be taken on installation to ensure that the stone chip is not driven out
- Corrocobble Charcoal Cobble
- Driveway entrance to be 90° with the road where site allows.

SPECIFIC EXCLUSIONS

- Any driveway finish not mentioned here
- Forecourt/Driveways may not form a continuous surface for a width of more than 6m without a landscaped break
- Only one driveway is allowed per site
- Tarmac driveways



a slimline corrugated iron water tank



b round corrugated iron water tank

SWIMMING POOLS

EXTERNAL LIGHTING

SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS	SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS
<ul style="list-style-type: none"> Swimming pools and pool services positioned to be no nuisance to neighbours. Pool services to be suitably screened to be invisible from outside the property. Screening to be integrated with the design of the building. The owner of any site which contains a swimming pool shall ensure by means of a wall or fence that no person can have access to such pool from any street or public place or any adjoining property other than through a self-closing + self-latching gate with provision for locking in such wall or fence. Where any building forms part of such wall or fence, access may be through such building. Such wall or fence and any such gate shall not be less than 1.2m high measured from ground level and shall not contain any opening larger than 100mm diameter ball. Swimming pools + filtration plants are to be housed within town planning building lines. All swimming pool enclosures to comply with SANS 10400_D All swimming pool designs are subject to approval by the Design Review Committee 	<ul style="list-style-type: none"> Swimming pools may not be constructed above ground level or terrace level Above ground pools are to be clearly described as such and shall be subject to approval by the Design Review Committee. 	<ul style="list-style-type: none"> Exterior lighting of building elements is permitted on application to the Design Review Committee Undergrowth and landscaping lighting is permitted on application to the Design Review Committee Solar power lighting (solar panels may not be visible) Ambient downlighting encouraged (not higher than 500mm) 	<ul style="list-style-type: none"> Any external lighting that may cause a nuisance to any neighbouring properties, or is hazardous and blinding to any motorists in any road Any permanent 'decorative type' or festive season lights may only be displayed for a limited period of time (as specified by the Body Corporate) Any other lighting not listed in specific inclusions Street lights covered by canvas, cardboard or shade cloth, or any other material to act as a deflector 'Lollipop' or other victorian type lamps and high lamps Harsh floodlighting for uplighting (unless otherwise approved by the Design Review Committee) Domed/Oval Bulkhead lighting. Coloured lighting or excessive light pollution

SIGNAGE

SPECIFIC INCLUSIONS

- All sites must have a lot/site number displayed during pre-construction and construction phases.
 - All sites must have a street address number displayed which must be clearly visible and readable from the road.
 - The street number must be installed on completion of the project and prior to occupation of the building.
 - All street numbers and signage MUST comply with the signage design of the Estate.
 - In the case of Attached Residential Developments, the name of the complex and street address must be displayed at the entrance to the complex, and each individual unit must have a unit number displayed at each entrance to such unit. The entrance feature signage and street address details must be submitted together with the building plans to the Design Review Committee for approval.
 - House Numbers:
Positive Cut out: Laser cut Aluminium signage, to be powder coated to match external colours. Mounted onto concrete plinth according to estate regulations.
- The approved signage design and related information of The Avenues Estate can be obtained from the Homeowner's Association.
 - All signage to be submitted to the design review committee for approval.
- Concrete plinth:
600 (w) x 500 (h) x 150 (d)
Off shutter concrete Plinth.
Base to have a recessed 25mm inset, 100mm high to be painted dark grey.
- Lettering:
200mm high cut out aluminium
Number pinned to concrete.
Font to be berthold akzidenz grotesk be Bold.
Powder coat colour to match Ral 9011 graphite black.



All imagery above is used for visual purposes only.
For all signage, please refer to the signage guidelines.

SERVICES

All services are to be concealed (from view from the main road and neighbouring properties), including:

- Air conditioning units/HP condensor units and piping (wall mounted units should be hidden from neighbours and general view and to be positioned so as not to cause noise for neighbours)
- Gas bottles can be housed in suitably ventilated enclosures
- Geysers and heat pumps must be concealed within the roof space (or building structure)
- Inverters are allowed (No generators permitted)

COLOUR PALETTE

- Roof coverings to be ColorPlus Rain Cloud or Chalk.
- Similar roof colour samples must be submitted to the Design Review Committee for approval prior to placing orders and installation.
- Rainwater goods to match or compliment the main roof colour or adjacent wall
- Roof structure (when exposed) to be natural timber or any of the specified roof covering colours to match or compliment the main roof colour
- Verandah structures + pergolas to be natural hardwood timber or galvanized steel (painted black or charcoal)
- All colours must be specified on all drawings for approval to the Design Review Committee
- External wall to be any of the approved colour as per the colour palette specified in this manual

NOTE |

- All colours must be specified on all drawings
- Any colour not specified under specific inclusions and approved colours (colours of a similar hue not included in the approved list can be submitted to the Design Review Committee for approval)

ROOF

- ColorPlus Rain Cloud
- ColorPlus Chalk

WALLS

- Plascon Tribeca Corner
- Plascon Crete Shore
- Plascon Geneva Morn
- Plascon White
- Similar colours can be submitted for approval by the Design Review Committee.

WINDOWS AND DOORS

- Matt Dark Umber Grey
- Matt Slate Black

PRECEDENT AND APPROVED BUILDINGS

In cases where a construction that received prior approval undergoes reassessment by the Design Review Committee of the Homeowners' Association (AERHOA), if it is determined that the building or any of its components no longer align with the architectural style of the estate, the AERHOA DRC retains the authority to reject the design. The applicant cannot assert that precedent grants automatic approval in such instances

3.0

LANDSCAPE GUIDELINE PRINCIPLES

The Landscape Philosophy is one of Natural Rehabilitation, Midlands flora and Habitat planting, making use of an Environmental buffer and a simple plant palette. Large groups of single type ground cover will be interplanted with bulbs. Shrubs and trees will be planted throughout the site to create a screen from adjoining properties. (Refer to Landscaping Guideline Document).

The environmental buffer will be pretty and wild, having a human appeal by form of colour and texture with a 3 dimensional spatial quality that is usually lacking from most landscaped areas. The makeup of the planting palette will provide a habitat value based on the principles of Feeding, Breeding, Nesting and Resting.

The selection of trees are all Mist Belt Forest species and are all single- and multi-stemmed, with an upright growth habit. This selection is based on different forest species suitable for this initially harsh environment and a combined knowledge of local trees and their use in other localities in the region.

These trees are varied enough to give human interest throughout the year, as well as providing food and shelter at different times during the calendar year. Some are evergreen, other deciduous. Some are known for their flowers and/or fruits, while others their shape and bark. These are to be planted throughout the environmental buffer zone. These trees will be mixed, but also planted in groups to add effect and show their shapes and textures in five to ten years from planting.

the intention is to use locally occurring bulbous plants, such as Watsonia's and Kniphofia's in mass plantings. Many of the bulbous species are ideally suited as waterway plants because they occur in wetlands and damp areas. Bulbs are ideal for island and specific interest at focal points. Rocks occurring on site must be saved and used as visible landscape features for both aesthetic and functional value in the landscaping.

Plants within the Swales and Attenuation ponds are primarily functional to prevent soil erosion initially, and later to slow water and act as partial habitat for wildlife and provide a pleasing wild look to the whole estate.

4.0

REVIEW SUBMISSION PROCEDURE | RESIDENTIAL

The Design Review Committee is appointed by The Avenues Home Owners Association to apply the design guidelines to all buildings across the estate.

A two stage submission process is followed to avoid unnecessary time and cost delays and must be strictly adhered to. Preliminary plans and models will be examined at the Design Review Committee meeting for an “approval in principle”. It is compulsory to submit a Site Development Plan for all Attached Residential sites, prior to this two-stage submission process.

Stage 1 Submission: Conceptual Design

The following conceptual information to be provided:

- 1) 1: 200 Form model OR 2 x 3D Views.
- 2) A3 format bound copy, scale 1: 100 drawings showing the following:
 - Site plan illustrating all building lines and location within the Estate.
 - Location plan
 - Ground floor, First floor, Second floor and roof plan
 - Four elevations (true colours + materials described on all elevations)
 - Appropriate sections to show building in relation to site
 - Erf size and coverage for both ground and first floors
 - 20% unused/planted site clearly shown
 - Screen + boundary walls shown incl. height + extent
 - Fencing clearly shown reflecting height + extent
- 3) A site specific survey from a registered Land Surveyor (A3 format) reflecting the contours of the site.
- 4) Undertaking
The Architect is to list any deviations from the guidelines. If such a list is not given and the plans are approved, with deviations being later discovered, the author is responsible for rectifying the deviations and any cost incurred by the Review Committee. The Review Committee has the right to revoke approval if deviations are discovered.

Stage 2 Submission: Local Authority Submission

Your final comprehensive plans for the Estate is to be A1 format, not deviating from the Stage 1 submission and shall include the following:

- 1) A site development plan 1: 200
The site plan is to record amongst the normal details any servitudes, the proposed contractors yards, storage facilities and access proposal to the site.
- 2) Comprehensive building plans of all levels (1: 100)
As required for Council Submission, showing all materials used.
- 3) Sections (1: 100)
Sections are to indicate ceiling levels as well as window and door descriptions.
- 4) Four elevations (1: 100)
Elevations are to be in full colour, indicative of the materials to be used.
- 5) A landscape plan (1: 200)
The landscape plan is to include a landscape design with a complete list of suggested plants and divided into categories of indigenous trees, shrubs, ground covers, grasses and lawn types, all of which must compliment the site.
- 6) A Stormwater Management Plan
Notwithstanding the provisions of the relevant Town Planning Scheme, the applicant for any Attached Residential land shall not develop any Lot, Erf, Site, or Curtilage within the area of the scheme, whether in part or in whole, without the approval of a Site Development Plan.

Applicants are reminded that in terms of the Town Planning Scheme, The Avenues Design Review Committee are to stamp and approve plans prior to submission to the local authority.

Approval by the Design Review Committee does not constitute Town Planning or Municipal approval. It is merely approval of the aesthetics based on The Avenues Design Guidelines. Applicants must ensure that all documentation comply with both The Avenues Estate and Umngeni Municipality.

NOTES TO PLAN APPROVALS

- Plans must be submitted to the Association along with a request for approval prior to submission to the uMngeni Municipality.
- The local authority requires the Association's prior approval of building plans to be attached to any request for approval of plans.
- No construction or installation may commence prior to full Association and local authority approvals.
- Notwithstanding anything to the contrary contained in any law relating to magistrate's courts, a magistrate shall have jurisdiction on the application of the Association, to make an order prohibiting any person from commencing or proceeding with an erection of any building or authorising the Association to demolish such building or offending part thereof if such magistrate is satisfied that such erection is contrary to or does not comply with the provisions of these rules or any approval or authorisation granted hereunder.
- Certificates of Completion
No Unit may be occupied without first having been authorised by: the Association's certificate confirming that the buildings have been erected in accordance with the approved plans and that the requirements of the specific Rules have been met; and the local authority's occupation certificate.

GENERAL NOTES APPLICABLE TO ALL RESIDENTS AND UNITS

- The Design Review Committee or Home Owner's Association does not submit any plans to the Local Authority on behalf of applicants. The submission of plans to the Local Authority for approval is entirely the responsibility of the applicant.
- The Environmental Management Plan (EMP) for The Avenues Estate is to be adhered to in its entirety. A copy is available from The Avenues HOA.
- Detailed submission requirements, cost and approval time frames can be obtained from The Avenues Home Owners Association.
- The design and construction of all new buildings, extensions, alterations to buildings, swimming pools, fences and all gardens must be approved by the Association prior to any work being commenced. In addition, the required local authority approvals must also be obtained for all new buildings, alterations, extensions, etc. All buildings, fences and gardens must adhere strictly to these "Design Guidelines".
- In order to maintain building standards and design requirements, every alteration to a building, installation of a glass enclosure, attachment to a building (plaques, air conditioning units, satellites, etc.) erection of or alteration to fencing/garden walls, etc., on the Estate must have prior written permission from the Association.
- No objects may be placed on or attached to a Unit or any other structure, other than in accordance with prior written approval from the Association. The request for such approval may require a description and/or drawing and/or plan as may be necessary to fully define the request. (This applies to items such as air conditioning units, satellite dishes, etc. even when not directly attached to the building).
- General maintenance of the exterior of every Unit together with fences, driveways, etc., must be properly maintained by the Member (or Resident in the case of a leased property) and always be kept in a clean, tidy and neat condition and be repaired and painted accordingly. (The maintenance of exterior of sectional title units is normally carried out by the relevant body corporate).
- Where, in the opinion of the Association, the condition of a Unit is not up to the standards required on the Estate, the Association shall be entitled to give written notice to the Member /Resident calling upon him/her to carry out the necessary repairs and maintenance within a specified time.
- Should the Member fail to carry out such work as requested, the Association shall be entitled to carry out the work required and to recover the reasonable cost thereof from the Member, which amount shall be deemed to be part of the levy due by the Member.

Signage

- No signs may be displayed on the Estate other than as authorised in terms of these Design Guidelines by the Association in writing.
 - This rule shall not apply to the regulation notice board required on a Unit for the erection of new buildings and alterations and additions, or to the security signs depicting zones on the perimeter fence.
 - All decorative house name boards must conform to the size, colour and position, with the requirements of the Association.
 - No commercial advertising of any nature shall be allowed on or in front of any Unit save for one “For Sale” or “To Let” sign which may be erected on the verge in front of a Unit.
 - Construction signage must be in the form approved by the Association. The sign shall accommodate the street address, lot number, architects name, engineers name, builders name and, if approved by the Member, the Member’s name. No other sign of contractors, sub-contractors, suppliers, financing companies or any other party may be erected on the Unit. The position of the sign must be agreed to at site handover.

- Terrestrial and satellite TV are both the prerogative and responsibility of Residents. Positioning of dishes, aerals and air conditioners are subject to specific rules regarding non-visibility from Roads and colour coding, etc. Permission for the positioning of any dish or aerial must be obtained from the Association in writing offices prior to installation.

- The style and colour of blinds, lattices, trampolines, Jacuzzis, etc., are controlled by the Association and written authorization for their erection must be obtained prior to installation.