

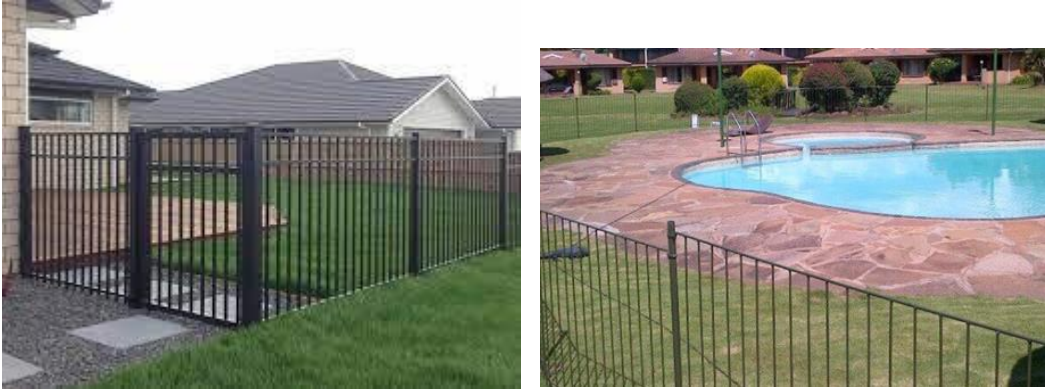





MECCEMA 1 : ORDINARY RESOLUTIONS - PROPOSED CHANGES TO THE GENERAL DESIGN AND DEVELOPMENT CODE 28-08-2021

Key motivation for changes: In order to modernise and add value to homes on the Estate the P&A Committee would like to propose the following changes to the General Design and Development Guidelines as ordinary resolutions. Aside from the proposed changes below, the General Design and Development Guidelines will henceforth be known as the “General Design and Development Code”.

	CURRENT GUIDELINE		PROPOSED AMENDMENTS AND / OR ADDITIONS TO THE DESIGN CODE
1	<p>Clause 5.2</p> <p>Current colours permitted:</p> <p>Dulux Linen</p> <p>Dulux Wood Lilly</p> <p>Dulux Cameo Silk 2</p>	1	<p>PAINT COLOURS</p> <p>Recommend the following additional colours be permitted:</p> <p>Dulux Cameo Silk 3</p> <p>Dulux Cameo Silk 4</p> <p>Only one colour permitted on any one home or for any one body corporate.</p> <p>Reason for additional colours: greater selection allows for subtle differences between homes; uplifts buildings and gives the buildings a more contemporary look. A Contemporary look is not about contrasts although the selection allows for this. Greater freedom to architects and residents. Cameo silk 3 and 4 are more classic colours.</p>
2	<p>Clause 5.7</p> <ul style="list-style-type: none"> Pool surrounds to match general paving Ponds/Water Features surround to match general paving. Cement type finish may be permitted, but by approval of the P&A Committee as landscaping surrounding the water feature is required. 	2	<p>COLOURS FOR EXTERNAL FEATURES</p> <p>Recommend finishes to fire pits, water features, pool, and planter box surrounds / walls – propose light earthy/natural colours i.e., khaki, cement etc. (no colours specified, but tones of these).</p> <p>Includes tiles on veranda and around pool.</p> <p>Reason: is that these are garden elements and should flow together. The colours are contemporary.</p> 

			
3.	<p>Clause 5.7 Fencing dark green, only ferro art permitted</p> <p>Clause 5.13.3 Perimeter fencing Ferro art, green fencing permitted</p>	3	<p>POOL AND PERIMETER FENCING Recommend additional styles of fencing be permitted to allow owners greater selection, yet within keeping of the Design Code. Recommend as follows:</p> <p>Pool fencing: Ferro art fencing – flat top style.</p> <p>Perimeter fencing:</p> <ol style="list-style-type: none"> 1. Buckingham type fencing with flat top. 2. Ferro art flat top. 
4.	<p>Clause 5.13.4 White UPVC and hardwood timber vertical slatting permitted.</p>	4	<p>FENCING FOR SCREENED YARDS AND GATES TO THESE Recommend permit horizontal slatted fencing in white as well. Reason: contemporary style and look.</p>






			
5.	Buck fence previously permitted, but detail not included in the GDC.	5	<p>BUCK FENCE This is permitted provided:</p> <ol style="list-style-type: none"> 1. It is certified safe “to touch” by the installer 2. Switched off between 21h00 and 06h00
6	Definition of a veranda not included in the current GDC	6	<p>VERANDA DEFINITION Recommend include this so that owners are equipped with a suitable definition in their planning discussions. Recommend adopt following definition: “Veranda is classified as such if it is 3 metres wide. Smaller than this will be considered a patio.”</p>
7	Clause 5.4 permits enclosures: However, only on verandahs, and these must be frameless and retractable. Does not permit shutters.	7	<p>VERANDA /BALCONY ENCLOSURES and SUN CONTROL Recommend allow use of shutters and frameless glass for enclosing verandas and balconies. Reason: greater choice in selection of attractive materials for owners to use.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>We also need to clarify and provide detail to the outworking of the existing guideline:</p> <ol style="list-style-type: none"> 1. Only one material to be used for the envelope of the veranda (frameless glass or shutters). 2. Whist we specify that it is preferred that only one material is used around the envelope of the veranda, a maximum of two materials will be permitted where there is no FAR available to the owner or a particular issue of privacy. This will be agreed upon at the discretion of the P&A Committee. 3. Blinds, or lattice could be used in conjunction with the enclosing material on any of the open sides in line with point 2. Above.




Sun control:

- a. Internal fitting to enclosure to be either shutters OR blinds. Only one type of material to be used. A combination of blinds and shutters will only be permitted at the absolute discretion of the P&A Committee.
- b. Solar film also permitted
- c. **Privacy:** One material permitted on one or two sides and must be aesthetically pleasing.



<p>8.</p>	<p>Clause 5.5 permits blinds and retractable awnings.</p>	<p>8</p>	<p>VERANDAS AND BALCONIES - attachments Motivation for inclusion: detail of what materials / finishes are permissible and can be attached to verandas and balconies.</p> <ol style="list-style-type: none"> 1. Lattice can be attached if UPVC or aluminium, white, and aesthetically pleasing. 2. White Slatted screens permitted. 3. Blinds are permitted to be attached – white in colour 4. Dependant on what other products is currently installed. Approval of the above at the discretion of the P&A Committee. <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
<p>9</p>	<p>Clause 5.4 talks to verandas and similar external elements, balustrading to be white timber or hardwood. Does not permit glass.</p>	<p>9</p>	<p>BALCONIES Recommend: permit glass balustrades on balconies, verandas, and pool surrounds (safety). Reason: contemporary style.</p> <div style="display: flex; justify-content: space-around; align-items: center;">    </div>

10	Clause 5.4 Allows retractable mechanism only.	10	<p>VERANDA'S Propose allow sliding mechanism for frameless glass enclosures.: Sliding and stacking to be permitted for frameless and framed. Reason: Sliding is user friendly, and as such does not affect the aesthetics (i.e., the mechanism of closing does not affect the aesthetics). Frameless and framed glass enclosures allow better views out of the home.</p>
11	Clause 5.4 permits frameless glass doors on the veranda	11	<p>VERANDAS</p> <ul style="list-style-type: none"> a. Proposal: permit frameless glass doors for doors leading directly off the lounge and onto the veranda. Veranda element is still retained. b. Proposal: permit removal of internal doors on verandas if veranda is fully enclosed. <p>Reason: Whilst the veranda element is still retained, these two proposals allow for greater connection of indoor-outdoor spaces.</p> 
12	Current GDC does not specify style of bay windows or if a combination of styles is permitted	12	<p>SQUARED OFF BAY WINDOWS Recommend permit squared off bay windows as opposed to the traditional 45-degree windows. Reason: more contemporary aesthetic.</p> <p>Recommend: permit this change on one elevation only, need not be on all elevations. Reason: contemporary look, they are not juxtaposed next to each other.</p>
13	Clause 5.13.2 – permits terracotta Corobrick clay bricks or similar clay paving and smart stone for edging	13	<p>GRASS BLOCKS OR OTHER MATERIALS FOR DRIVEWAY / FORECOURT Recommend these materials are not only used as landscaping elements but can be used for driveways or portions thereof. Other materials include polished concrete, strips of grass blocks, strips of redbrick with grass in between. See examples below. Not to be used at driveway entrance (from road to gate entry). This is to remain in terracotta clay brick.</p> <p>Reason: softens the hard surfaces of driveways, aesthetically pleasing.</p>



14 No detail provided on the number of driveways permitted per property.


14 **DOUBLE DRIVEWAYS**
These are not permitted. One driveway entry per property. A second will require special consent.



15 No detail in current guideline to guide the need that owners are expressing to extend their parking areas outside their garage / driveway due to the number of cars people now own.

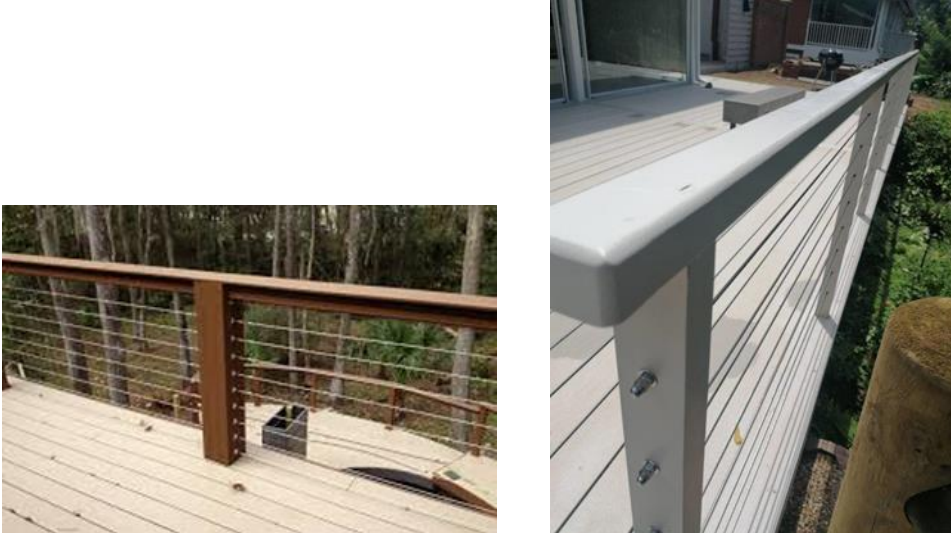
15 **FORECOURTS – IF EXTENDED FOR ADDITIONAL PARKING**
Recommend the following materials permitted e.g. Grass blocks, polished concrete. Considered on merit. Extensive hard surfaces look softer with landscaping designs i.e., cobblestone or gravel. Excluded materials – Tar and Cement



- Screening of these areas from road and neighbours view through use of Timber, UPVC screens and landscaping.
- In the above two scenarios, a landscaping plan is required to show how it will be screened off.

16	Clause 5.3 permits cottage pane and sliding sash or mock sash.	16	<p>SASH WINDOWS</p> <p>Recommend permit a combination of sash and top hung windows on an elevation (regardless of the opening mechanism).</p> <p>Reason: this does not negatively impact the aesthetics of the windows.</p> 
17	<p>Clause 5.3 states:</p> <p>The phased replacement of windows from wood to aluminium with one full elevation at a time is permitted, where the window type remains the same and owners commits to a time frame acceptable to Meccema – 1 to complete each elevation. Where there is a desire to change from cottage pane to sash then all windows on all elevations will have to be all done simultaneously and not in a phased process</p>	17	<p>WINDOWS: AMEND RULE</p> <p>Recommend permit a phased approach – one elevation at a time if the other elevations are not visible to the public areas, but entire home to be completed within a year. If the home is sold in this year, the current owner who made application for this work is responsible to complete it prior to consent of sale.</p> <p>If unit is in a body corporate, then the policy will be that owners must all approve a change from cottage pane to sash, and all future units are to change from cottage pane to sash as and when they plan renovations. Plans are to be submitted showing change to all elevation even if completed in phases.</p> <p>Reason: to allow owners some leeway in getting this work done.</p>
18	Clause 5.3 does not talk to casement windows, but recently we have had requests for casement windows.	18	<p>CASEMENT WINDOWS AND WINDOW MATERIALS</p> <p>Unless these are still the original cottage pane windows, casement windows should not be permitted.</p>

			 <p>WINDOW MATERIALS: Recommend only wood and aluminium. No UPVC permitted.</p>
19	<p>Clause 5.3 requires that if a house has cottage pane windows, then all doors except the front entrance must be cottage pane.</p>	19	<p>IF OWNER HAS COTTAGE PANE WINDOWS AND DOORS, recommend we permit full pane glass on framed doors leading from the lounge onto the veranda only.</p> <p>Reason: allows for visibility of the garden and golf course.</p> 
20	<p>Clause 5.4 permits timber decking in natural wood colour, balustrade to be natural wood or metal posts, steel cable cross bars.</p>	20	<p>COMPOSITE DECKING AND BALUSTRADES Recommend permit extension of materials/colours for decking and balustrades – which gives a more contemporary look and is maintenance free.</p> <p>Composite decking permitted in natural, light colours & Balu type colouring. Colour to be specified.</p> <ul style="list-style-type: none"> • Balustrades on decking can be in white, natural timber colour to light grey. Colour to compliment the decking colour being used. • Stainless steel Cable Balustrade posts to compliment deck colour whether timber or composite. To be either white or natural timber. • Cable Balustrades are currently only permitted on a timber deck. Recommendation is to allow cable balustrades on the main house structure (verandah and balcony).

			 <p>SCREENING: Recommend that screening in close proximity to decking / balustrading be permitted to be painted the same colour as the deck and balustrading Reason: so that it ties in with and compliments its immediate external environment.</p>
21	Clause 5.1 does not permit flat roof slabs.	21	<p>ROOF LINKING ELEMENTS: FLAT ROOF SLABS</p> <p>Recommend we do permit flat roof slabs for links between buildings, and slabs as elements of cover over carports.</p> <p>These must tie in with heights of gutters etc.</p> <p>Reason: linking elements required from time to time.</p> <p>Aesthetics to be approved by the P&A Committee</p>
22	Clause 5.4 speaks to enclosure of verandas, not pergolas. Detail required	22	<p>ENCLOSURE OF PERGOLA'S – ATTACHED TO THE HOME:</p> <ul style="list-style-type: none"> a. Recommend that the types of enclosing material permitted on any pergola or gazebo are to match that on the main building structure. b. Recommend we permit frameless glass, louvred shutters, other materials such as blinds, lattice screens or UPVC screens to close the sides off.



23 Clause 5.1 does not specify permitted colour of eaves.

23 **EAVES** – white or black permitted

24 Clause 5.4 permits pergolas in hardwood, UPVC or aluminium. No detail regarding roofing.

24 **PERGOLA / GAZEBO / OUTDOOR STRUCTURE**
 Recommend: Open or roofed to be permitted
 White open slatted timber or aluminium posts and beams or UPVC, enclosed in flat polycarbonate sheeting only (clear or transparent), safety glass or louvred type shutters (open and retractable) and subject to coverage.



Recommend these are permitted to be enclosed with louvres, frameless stacking glass, timber or powder coated aluminium (white / glass) subject to FAR and coverage; must be retractable (sliding or stacking) and able to open fully.



These should be detailed to hide the stormwater control / detail of the pergola

Roof Materials:

Pergola:

Clear or opaque roof permitted for pergola roof structure only.



Gazebo:

Roof tiles also permitted


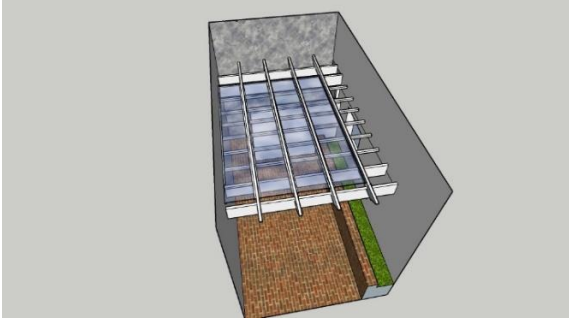
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GDC does not cover this, but it has been permitted on the Estate and successfully and should be detailed in the GDC.


25


PERGOLAS AS WINDOW DRESSING

Recommend these are used as window dressing only – open slatted timber or aluminium posts and beams in Natal Verandah style, white in colour.

			
26	<p>GDC does not cover this, but it has been permitted on the Estate and should be detailed in the GDC.</p>	26	<p>PERGOLA FOR COVERED PARKING (GOLF CART OR CAR) OR LINKING WALKWAYS OR where light is required & permitted lean to, or pitched roof installations aren't possible – example attached.</p> <p>Hardwood Pergola's with concealed glazed coverings above with toughened safety glass to falls to an aluminium gutter - all concealed by the timber members whereby the glass is only visible from a bird's eye view.</p> <p>This could fall under specific submission applications for consideration & based on the merits of the individual property limitations.</p> <p>Supported by Doric columns – allow for architectural freedom.</p> <p>Must be screened and planted up so that do not see the vehicles.</p> <p>Design to be considered on its merits.</p> <p>If the pergola is open, we do not need neighbour's consent.</p> 

			
27	Original rule agreed by Board – construction to be completed in 12 months.	27	CONSTRUCTION PERIOD Recommend major alterations: permit 12 – 18 months for completion. Can apply for additional time if required and justifiable.
28	There is not detail regarding children’s outdoor play areas and suitable covering for these areas	28	CHILDRENS OUTDOOR PLAY AREA Owners can submit proposals to the committee for consideration. Shade cloth will not be permitted.
29	Clause 4 seeks to ensure that Meccema 1 utilises the ETM building lines, but erroneously stated that the building line is 7m, it is 7.5m	29	BUILDING LINES Recommend ETM building line to be amended to 7.5m. Side and rear building line = 3m. Meccema building lines will only apply where properties front onto dams / ponds / Golf Course / EPA areas: an 6m building line will apply to these frontages.
30	Clause 5.13.11 Stormwater management is to be detailed in the current guidelines.	30	STORMWATER ATTENUATION TANKS Recommend this be encouraged on the estates. Will ensure water from the hard surface run off on properties (driveways, pathways, and roof) is attenuated into a stormwater attenuation tank underground and designed to contain excess run off. Reason: This will prohibit a lot of excess runoffs from reaching the golf course or eroding common areas during a heavy rain. Owners to have an engineer design these to ensure adequate size attenuation tank to suit hard surface run-off.

31	Current guidelines require detail.	31	<p>SOLAR FILM (NATURAL) Recommend we permit Natural solar film colour Suggest permit on windows, doors, and frameless glass.</p>
32	Current guidelines require detail.	32	<p>INTERNAL BLINDS White or timber colours permitted</p> 
33	Clause 5.13.12 to be further detailed and corrected.	33	<p>GENERATORS Recommended by the Utilities Committee. Recommend we amend generator policy to the following:</p> <ul style="list-style-type: none"> a. Should not exceed 60 – 80 decibels at 7 metres away from the apparatus. (60 dec is average tone when someone is speaking) b. Owners need to consult with generator suppliers / specialists and resolve all issues pertaining to excessive noise and air pollution as part of the installation. c. The generator must be situated in a soundproof structure. d. There must be an automatic cut off system when Eskom power is restored. e. The owner installing a generator must accept any inconvenience to himself to limit inconvenience to his neighbours. f. Regular testing by management, using a calibrated decibel meter, will be carried out to ensure that the decibel level complies
34	Clause 5.11 to be further detailed.	34	<p>SOLAR PANELS Recommend the following is detailed in the guidelines: panels cannot be installed over the ridgeline or gutter line. Green solar panels would be recommended</p>

35	Current guidelines require detail.	35	<p>GREENHOUSES Recommend adopt the following specs: 3 X 4 X 3M height with 30-degree pitch Glass and polycarbonate permitted Structure – white or green (Height 2.1 + roof = max 3m overall)</p> 
36	Clause 5.12 requires detail of the tanks.	36	<p>WATER TANKS Recommend adopt the following specs:</p> <ul style="list-style-type: none"> - Require Meccema and eThekwini approval - Tanks larger than 5000litres not permitted - SABS compliant - Concealed in a courtyard / screened area - Maximum 1.8m in height - Colour – only forest green/cream <p>Overflow directed into stormwater</p>
37	Not covered in existing guidelines.	37	<p>WENDY HOUSES / SHEDS / VEGGIE GARDENS Recommend adopt the following specs: Materials: wood for veggie gardens. Aluminium painted to match main house structure for wendy house or storage huts. Colour: match plaster and paint, with green roof for wendy houses. Size: max 3x3m²x 1.5m in height</p> <p>Veggie gardens: Veggie gardens made of natural timber and can be covered. If these go over the building line, will require neighbours' consent. Not to be visible from the road.</p>



38 APPLICATION FOR ADDITIONAL FAR AND COVERAGE – not covered in current guidelines

38 **FAR AND COVERAGE**

Recommended that the Board only permit an application for FAR IF IT IS FOR USE OF A SPACE UNDER THE EXISTING ROOF. No application for additional FAR to be permitted if it involves an extension of the house under a new roof.

FAR

Additional FAR will be considered if it is within the existing envelope of the building. Local Authority approval will have to be obtained as well


COVERAGE


No relaxation of coverage will be entertained

Reason: The Planning and Aesthetics Committee have asked that the Board to consider the following concept to provide guidance going forward:

eThekwini do permit owners to apply for additional FAR (as FAR is a statutory issue) to extend their home and where they are short on FAR in terms of the town planning scheme limit (normally 35% of the total site area – Umhlanga Town Planning Scheme). The process is quite onerous and can take a lengthy period.

Because owners must submit a plan signed off by Meccema, eThekwini Town Planning will require Meccema to sign off the plan “in principle” for the additional FAR used for the owner to make application to them. This approval in principle is not irreversible.

			<p>However, the Planning and Aesthetics Committee would caution against the Board encouraging additional FAR applications <u>UNLESS the application for additional FAR is for use of a space under the existing roof</u>. However, they would <u>discourage an application for additional FAR being permitted where it involves an extension to the home which has utilised all their FAR</u>. The reason for this prohibition is that the Committee believe that most people will maximise the permitted built area on their properties in time. To permit more FAR means homes will be placed closer together and the residential feel of the estate will be lost.</p>
39	Windows	39	<p>Folding and sliding windows are permitted on counter / server areas from kitchens</p> 
40	White infill panels	40	White infill panels permitted along boundary walls
41	Not covered by our rules currently	41	<p>TREE HOUSES PROPOSED RULE:</p> <ul style="list-style-type: none"> ➤ Tree houses permitted on condition they are within the property boundary ➤ Appropriate position selected, must be well hidden within a dense tree. ➤ Dark colour wood ➤ Neighbours consent ➤ Size, extent, design and positioning only on application and approval by P&A. ➤ Design assessed on Merit.

			
42	Clause 5.3 speaks to the monkey screens	42	<p>MONKEY SCREENS Recommend we permit these to be installed externally on doors if designed to echo the door style. Only permitted where the doors open inwardly.</p>
43	Clause 5.8 – requires further detail regarding loft rooms	43	<p>LOFT ROOMS: Loft rooms” (addition above the garage with external entrance) Recommend that where building line relaxations have previously been granted for single storey habitable dwellings, neighbours’ consents are required if loft room is over the building line.</p> <p>Reason for Change: We find more residents wanting lofts above their garages and many of which are over the building line with the staircases which become very imposing from a neighbour’s perspective.</p> <p>PROPOSED RULE:</p> <ul style="list-style-type: none"> ➤ External entrance ideally should not be on road frontage. ➤ If there is a large area between the road and dwelling, stairs will be permitted subject to these being bricked up so that they become internal. ➤ If it impacts on the road frontage it will not be permitted. ➤ Only on application and as approval by P&A.
44	Clause 5.7 – pool tile colours	44	<p>POOL TILES WITHIN THE POOL: Recommend that any colour other than turquoise or navy blue permitted</p>
45	No rule currently regarding these in current design guidelines	45	<p>FIXED PICTURE WINDOW Reason for recommendation: Modern style of Architecture. Provides an open effect from the inside. A picture window is a large, fixed-pane window, generally made without glazing bars. It is designed to</p>

give you a clear view of your surroundings without any obstructions, essentially acting as a **picture** frame for the scenery outside the **window**.

PROPOSED RULE:

- It would be a feature window and only permitted on a certain section of the home.
- Limit on extent.
- Plain clear glass only.
- Full length or in line with existing windows as depicted in the picture.



46

Clause 5.3: Windows and Doors – an addition in terms of size of panes proposed.

46

WIDE PANE DOORS

Reason for Change: We allow full pane doors leading onto the veranda. Many people are moving towards contemporary style of architecture and in line with that we want to expand on this type of lifestyle by not having a limit on the size of each door pane. Wide pane doors give a more open effect

PROPOSED RULE:

- Dependant on the width and in proportion to the existing opening.
- Each application assessed on merit.





47 Clause 5.6: Garages and Carports - existing guideline only permits raised and fielded panel doors

47 **GARAGES & CARPORTS**

Existing rule: Garage doors are to be raised and fielded.

Reason for Change: To move with the times and to enhance contemporary architecture. The P&A Committee feel that this would bring a more contemporary look to the outdated style of doors

PROPOSED CHANGE:

- Permit Horizontal slatted doors.
- Must be white.



Existing Raised and Fielded



Proposed Horizontal slatted doors

48 Clause 5.7: Pools - not covered in existing guidelines

48 **POOL SLIDES**

Reason for addition: Due to many families moving onto the Estate with little children. Recommend permit multi coloured play equipment for children.

PROPOSED RULE:

- Community centre, all recreational and play equipment can be multi-coloured.
- Must not under any circumstance be visible from the road or golf course.
- Subject to neighbour's consent.

P&A PROCEDURES:

1. Deviations to guideline materials: procedure to be followed should a new material be identified for e.g. For decking. Once the material is approved by the P&A Committee and Board, members can implement AT THEIR OWN RISK, and subject to final approval at the AGM. An undertaking will to be signed by the owner and a timeline given.
2. Architects to present their first submission to the P&A Committee in person for any major work. This will stop a lot of back and forth with plans. Decision by Management as to what plans will warrant an architect presenting his plans. The client need not attend but the architect should present.
3. Scale and size of plan submissions to be standardized.
4. Only qualified Architects are permitted to work on the Estate unless a technician has been approved by the P&A Committee.
5. To qualify to be placed on the preferred list of architects / technicians permitted to work on the Estate, the candidate must submit the necessary documentation for approval by the P&A Committee.