Lords View Industrial Estate

Architectural DesignCriteria

Administered by the Lords View Property Owners Association

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SECTION A – SITE DESIGN AND DEVELOPMENT CRITERIA

2. AIM OF THE DESIGN CRITERIA

The aim of the Design Criteria is to set out the objectives and the controls to manage physical development at Lords View to achieve the desired overall functionality and estate character over time.
Compliance with the Design Criteria is a condition of subdivision. The Local Authority requires that building plans must first be approved by the Lords View Property Owners Association (LVPOA) prior to the submission of Scrutiny Plans to the Local Authority for the necessary building permits.

This document deals with the Site Design Criteria and the Architectural Design Criteria.

Collateral documents to be read with this document include the Conditions of Sale, Purchase Agreement, Zoning Conditions, the Environmental Management Plan, the Civil Design Criteria, the Landscape Design Criteria, and the Lords View Property Owners Association Constitution and Rules.

2. SITE DESCRIPTION

2.1. Location

Lords view is located mainly on the properties Klipfontein View Extension 5 and Chloorkop extensions 64, 66, 68 and 69. The site is located on the northern perimeter of Heartland on the highest land in the Metropolitan area and enjoys magnificent views in all directions.
Accessibility is very high from all points in the northern Metropolitan area. The distance to the airport is within 13.2 km. The major north south arterial route to Pretoria passes 7 km to the west. The new Gautrain station is situated approximately 7 km to the west. A large pool of skilled labour lives in the vicinity of the site.

2.2. Development Rights

The township has been rezoned for Industrial, commercial and office development. The General Plans have

been approved. An EIA has been concluded and an ROD has been issued with conditions of development.

2.3. Extent

There are approximately 63 sites within the currently approved estate. These may be developed in phases of approximately 10 to 20 erven. The Design Criteria will apply to any other portions, accessible via the new access road onto Allandale road, which may be incorporated into Lords View by the developer.

2.4. Access

A Traffic Impact Assessment has been conducted and a single multi-lane T-intersection has been approved giving direct and exclusive access from Allandale Road. The existing east-west link provided by this route will

be supplemented by a new road from the south which will intersect with Allandale Road close to the site

2.5. Topography

The site is a former quarry that was mined to variable levels depending on the material quality. The excavation left exposed shelves and outcrops of rock. Low areas in the North West quadrant are permanently flooded with storm water run-off. Stockpiles of tailings are being removed and the topography will be reshaped to provide a generally uniform shallow gradient on a phased basis. Exposed rock will be crushed on site and used to stabilize embankments.

2.6. Geology

The site is characterized by sheets of granite rock and weathered overlying granitic soils. Existing vegetation stabilizes topsoil in areas less extensively mined. There is no underlying Dolomite.

3. DEVELOPER'S VISION

The rehabilitation of a quarry provides a unique opportunity to establish an industrial township based on sustainable development principles. In the emerging world economy this is an important consideration for all businesses engaged in trade and manufacturing. By adopting the appropriate strategies for developing the site this goal can be achieved within the prevailing developed land price structure.

The following key sustainability elements have informed the development approach.

- Storm water attenuation on site in quarry dams
- Removal of alien vegetation for chipping and soil stabilization
- Introduction of wetland systems and swales for filtration of storm water run-off
- Greenbelt system established with indigenous flora and fauna.
- Removal of tailings for land fill stopping
- Development Design Criteria for sustainable construction and operations

  Electricity distribution will be handled by a private electricity distribution company.

The goal of the development Design Criteria is to ensure that businesses who establish at Lords View will develop their properties to a consistent standard that sustains property values and enables ease of operation for all users of the township. The Lords View Industrial Estate will offer the advantages of freehold title with the benefits of a managed estate controlled by a Property Owners Association.


KEY
LOW LYING (WETLAND)
ACCESSIBLE LANDSCAPED AREA
BACK LOTS
STREET ENVIRONMENT - PARKING COURTS
POSITIVE STREET FRONTAGE
FRAMEWORK PLANTING
EMBANKMENTS
ROAD
BOULEVARD
PRIMARY ROUTES
SECONDARY ROUTES
PEDESTRIAN ROUTES
TRAFFIC CIRCLE
TAXI TERMINUS
COMMERCIAL HUB
43 OPEN SPACE
5521 OPEN SPACE
RE/37/12-R
K115 - Centre-line
K 232 - Centre-line
Site Layout - OVERALL GUIDELINES FRAMEWORK PLAN

4. TOWNSHIP LAYOUT PRINCIPLES.

A double carriageway boulevard provides the primary entrance from Allandale Road. This terminates in a traffic circle which routes the flow of vehicles onto a ring road system that will circle the entire site on completion of all the phases of development. Secondary roads are arranged in short culs-de-sac or mid-block connectors within the perimeter of the ring road. The road system incorporates a pedestrian network on one side of the road reserve. These routes connect to paths around the perimeter of the green belt system.

The layout has been arranged to locate existing major embankments along common mid-block boundaries between individual properties. The steepest embankments on the western perimeter of the green belt are located in common private open space and become a landscaped feature of this amenity.
The sites are generally rectangular with an average area of around 1,0 hectares, distributed in a range of sizes between 0,7 ha and 2,0ha. Sites may be consolidated to form larger properties in terms of the Site Development Criteria.

Some sites for commercial office development have been identified on the western edge of the green belt area.

A mixed-use hub site has been identified in the center of the development. This will also be the location for the common facilities including the Property Owners Association offices, maintenance facilities and retail facilities including services and amenities supporting the industrial and commercial activities established at Lords View.

5. STATUTARY DEVELOPMENT RIGHTS

5.1. Land Use

The site is zoned Industrial 1 including Offices.

5.2. Coverage

The permissible coverage shall be 60% in accordance with the Zoning Conditions of the Local Authority

5.3. F.A.R. (bulk factor)

The permissible bulk shall be determined in accordance with the Zoning Conditions.
The permissible F.A.R is 0,6.

5.4. Height Restrictions

The maximum height of buildings shall be in accordance with the Zoning Conditions of the Local Authority.
The maximum extent of development is 3 stories (maximum height 15m)

5.5. Parking

Parking shall be provided in accordance with the Zoning Conditions of the Local Authority.

The minimum parking requirements are

- 2 bays per 100m2 of industrial and warehouse floor area.
  2 bays per 100 m2 of storage area (this may be relaxed with the consent of the Local Authority) 4 bays per 100m2 of office floor area.

5.6. Building Lines

The building line setbacks shall comply with the Zoning Conditions.

The minimum statutory set back requirements are 5,0m meters on common boundaries and 6,0m from internal street boundaries. Along the boundary with Allandale Road the minimum setback is 16,0m (which may be relaxed to 10,0m subject to approval).

5.7. Loading and Offloading

All loading and offloading must be accommodated on individual sites. These activities are not permitted in the common public spaces of streets and green belts.

5.8. Environmental Management Plan

Development of private sites must conform to the approved Environmental Management Plan and the Ecological Management Plan

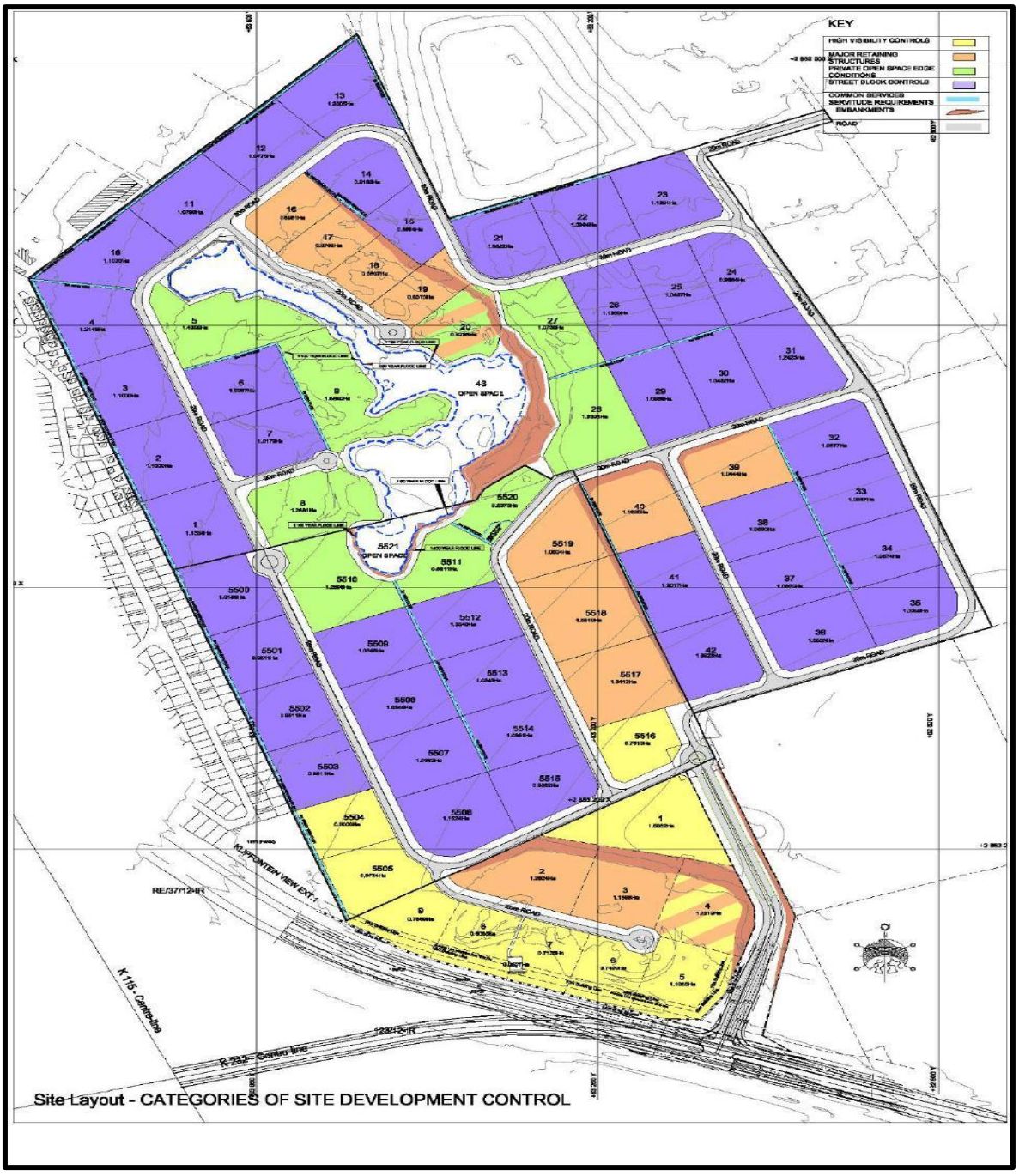
Submissions that do not comply with the rules will be referred to the Lords View Board of Directors for consideration. A fully detailed motivation will be required.

. DESIGN CRITERIA FOR UTILIZATION OF SITES

The aim of these Design Criteria is to ensure the creation of positive enclosure of the public environment, to gain the full benefit of the planned green space and to achieve a cohesive built image of the estate. The controls aim to ensure a consistent approach to the internal arrangement and layout of sites.

The sites have been divided into four main categories which reflect the different neighbourhood requirements:

- High visibility sites – these are located closest to Allandale Road and require specific attention to visible facades and boundary enclosures.
- Green edge sites – these are sites in the north western quadrant with boundaries directly onto the green belt containing the storm water retention ponds and communal private open space.
- Typical internal sites – these sites are arranged in urban blocks fronting onto internal streets.
- Embankment sites – these sites incorporate a portion of a major level change embankment on their boundaries.


KEY
HIGH VISIBILITY CONTROLS
MAJOR RETAINING STRUCTURES
PRIVATE OPEN SPACE EDGE CONDITIONS
STREET BLOCK CONTROLS
COMMON SERVICES SERVITUDE REQUIREMENTS
EMBANKMENTS
ROAD
OPEN SPACE
RE/37/12-IR
K115 - Centre line
R 232 - Centre line
Site Layout - CATEGORIES OF SITE DEVELOPMENT CONTROL

6.1. Site Development Categories

6.1.1 Typical sites

All internal sites will have a primary street frontage. The aim is to locate the primary on-site parking and landscaping adjacent to the designated primary street boundary with visually open fencing to create the sense of a wide landscaped street environment.

Habitable space such as offices or labour intensive production areas must face towards the parking courts and/or designated primary street frontages.

Service and loading yards should be set back out of direct site of the primary street frontages.

6.1.2 High visibility sites

The frontages of these sites towards Allandale Road and the entrance boulevard will be subject to specific criteria to ensure that the entrance environment reflects the quality standards of the whole development. In return the higher visibility presents the opportunity for bold signage and individual brand awareness. A consistent scale of signage and façade design is required for these stands.

The same criteria applicable to typical sites will generally apply to High Visibility sites. In addition, other street boundaries with high visibility will be required to meet the same standards as the primary street approach frontages.

The design of signage and building facades will be coordinated in terms of the specific criteria relating to the orientation of these sites.

6.1.3 Green edge sites

The green belt and storm water dams are intended to be an amenity for all properties enjoying the Lords View address. This area must be developed and maintained with a natural indigenous landscaped character. Provision of paths and lighting by the developer will make this a pedestrian friendly environment with provision for maintenance and security.

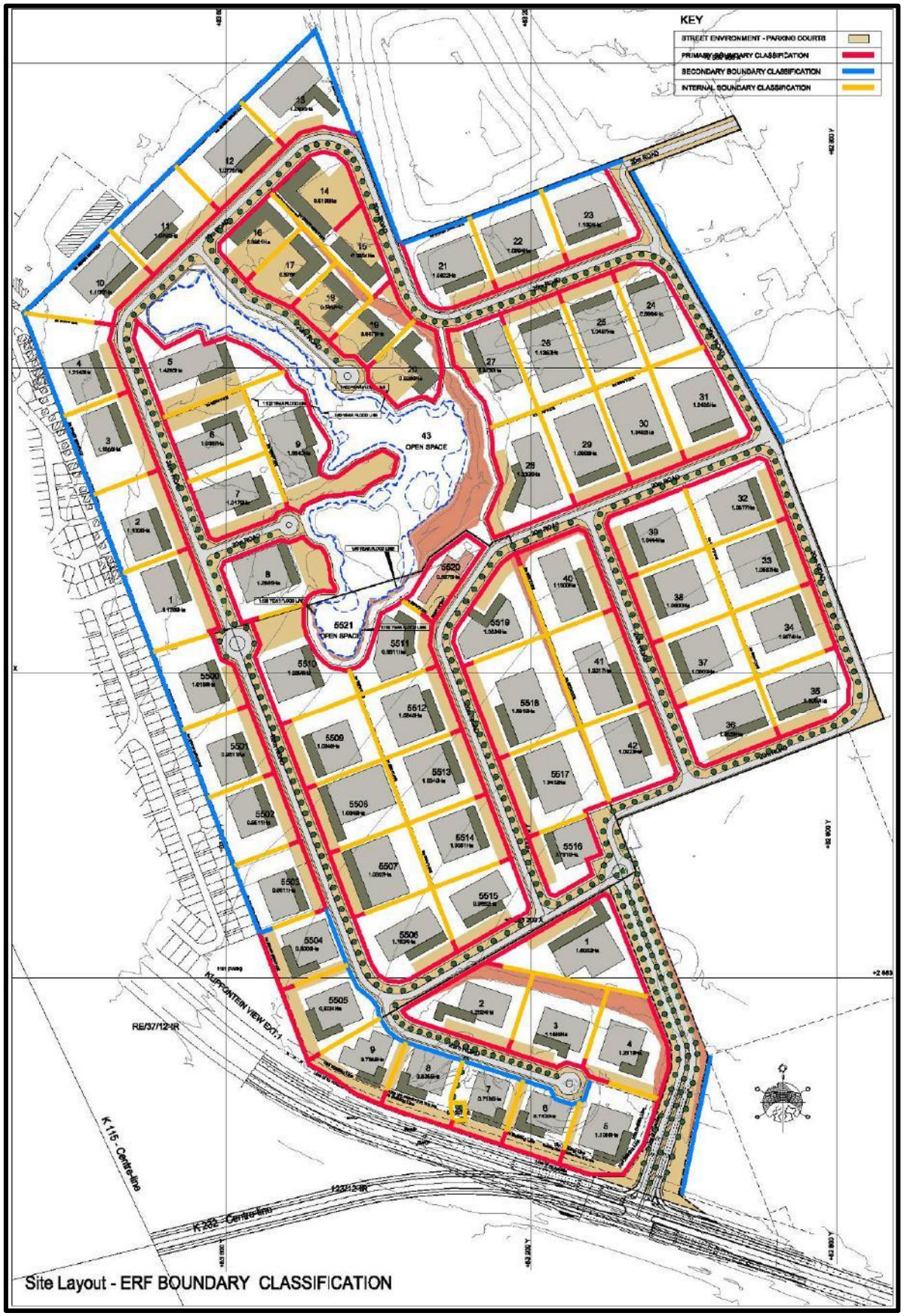
Sites directly adjacent to the green belt are required to treat the common boundary as a secondary public frontage. Facades facing the green belt must be treated as for secondary street frontage conditions.

The layout has been adjusted to enable the front approaches to these sites to face towards the green belt. The boundary treatments along the green must be visually open. Lighting across the boundary into the green belt will be required.

Provision for access to the green belt is required in specific locations.

6.1.4 Embankment sites

The major embankments are stabilized by the Developer. The subdivision has been arranged to ensure that embankments on private property are located along the property boundaries. This area is included in the F.A.R. calculation but cannot be built on. Maintenance of the embankment is the responsibility of the individual Property Owner. Structural changes to the embankment may not be made without the consent of the LVPOA and must be certified by a suitably qualified Engineer.

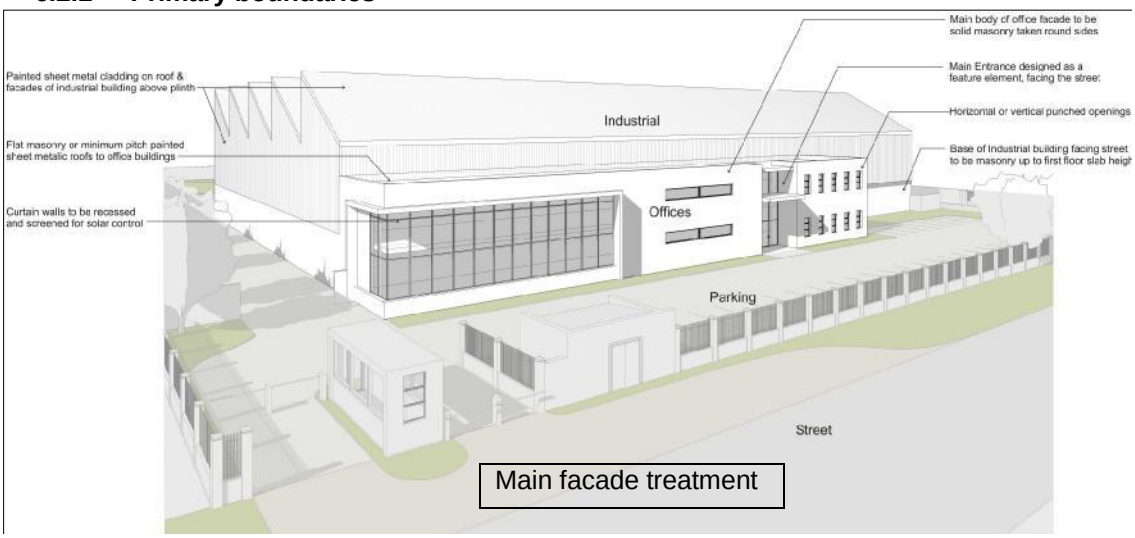

KEY
STREET ENVIRONMENT - PARKING COURTS
PRIMARY BOUNDARY CLASSIFICATION
SECONDARY BOUNDARY CLASSIFICATION
INTERNAL BOUNDARY CLASSIFICATION
43
OPEN SPACE
5521
OPEN SPACE
RE/37/12-IR
K115 - Centreline
K252 - Centreline
Site Layout - ERF BOUNDARY CLASSIFICATION

6.2. Boundary Classification

In order to establish a consistent common environment for the township the boundaries of all properties have been classified into three categories. These categories are the basis for the site planning controls for each individual property. The categories are:

- Primary Boundaries
- Secondary Boundaries
- Internal Boundaries

6.2.1 Primary boundaries



These generally define the streetscape or green belt and provide the approach frontage to each property.

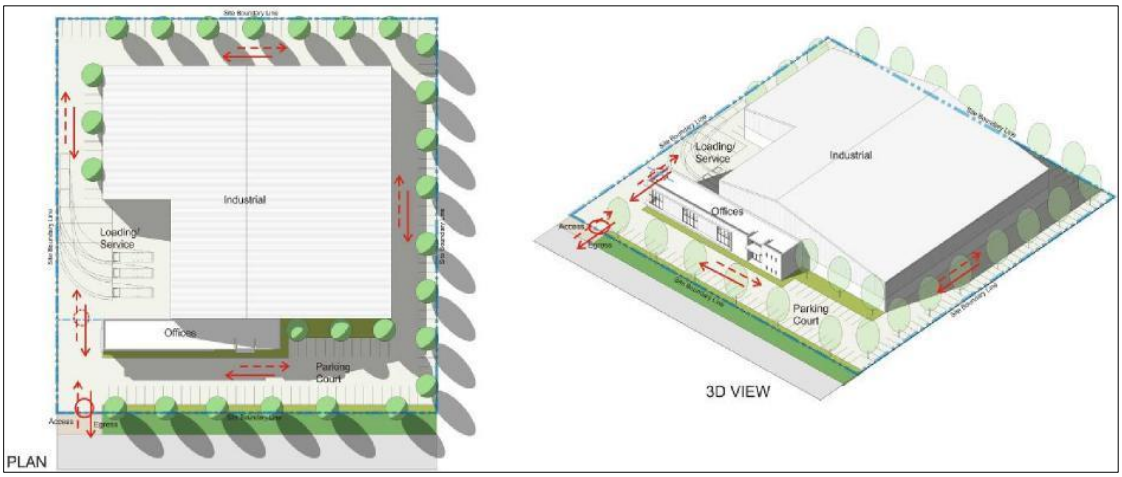
The control of individual site layouts along these boundaries is intended to ensure a consistent public environment lined by office facades, main entrances and parking courts, suitably landscaped and maintained.

- The main facades of habitable buildings (offices or labour intensive production areas) must face this boundary.
- The main parking court must be situated adjacent to this boundary in a parallel layout or at right angles with the boundary.
- A planting strip is to be provided along the full length of these boundaries (interrupted for access driveways), extending into the property to a minimum distance of 2,0 meters from the front boundary.
- Main entrances and primary signage must face this boundary.
- Boundary enclosure and entrance gates along these boundaries must be visually open and conform to the specifications permitted in the Design Criteria. Common side boundary enclosure shall match the front enclosure design and be visually open to a distance back from these boundaries so as to line up with the main façade or screen walls.
- No service yards and loading areas may be located facing these boundaries without visually closed screen walls positioned on or behind the street building line
- The minimum set-back for buildings and solid boundary and screen walling parallel to these boundaries shall be 6,0 meters.

- The LVPOA may, upon receipt of a written application or the submission of a site development plan, allow the erection of a building in the building restriction area in the case of a corner erf, or if, as a result of the topography of the property or the adjacent land or of the propinquity of buildings already erected on the building restriction area or if adherence to the building line requirements would unreasonably hamper the development of the property.
- Refuse rooms at the street boundary shall be screened as specified in the Design Criteria

Site Boundaries & Circulation





6.2.2 Secondary Boundaries

These boundaries also define the streetscape but are not designated as the main approach frontage to the individual properties. This typically occurs on a corner stand or where a property is situated between two parallel street boundaries. These boundaries front common space and need to be finished to the same standard as the Primary Boundaries. There is less effect on the internal planning of sites.

Facades and signage facing these boundaries must be finished and maintained to the same standard as those facing the Primary Boundaries.
No service yards and loading areas may be located facing these boundaries without visually closed screen walls positioned on or behind the building line.
The minimum set-back for buildings and solid boundary and screen walling parallel to these boundaries shall be 6,0 meters.
Boundary enclosure along these boundaries may be visually closed provided the design conforms to the specifications permitted in the Design Criteria.

6.2.3 Internal boundaries

All properties are to be fully enclosed with suitable security walling.

Common boundaries behind the setback lines associated with Primary and Secondary Boundaries must be enclosed with solid walling for security and site stabilization to a minimum height of 2,0 meters in accordance with the specifications in the Design Criteria.

Buildings are to be set back a minimum distance of 5,0 meters from all internal boundaries.
Boundary enclosure cutting across steep embankments must be designed by a qualified Engineer to maintain the structural integrity of the embankment stabilization.

6.3. Site Planning Criteria

Further to the conditions determined by the Boundary Enclosure Categories the following requirements apply

to the layout of individual sites:

6.3.1 Access and circulation

A single two-way entrance driveway will be permitted across the Primary Boundary.

Two one-way entrance driveways will be permitted across the Primary Boundary in the case of a one-way on-site circulation system.

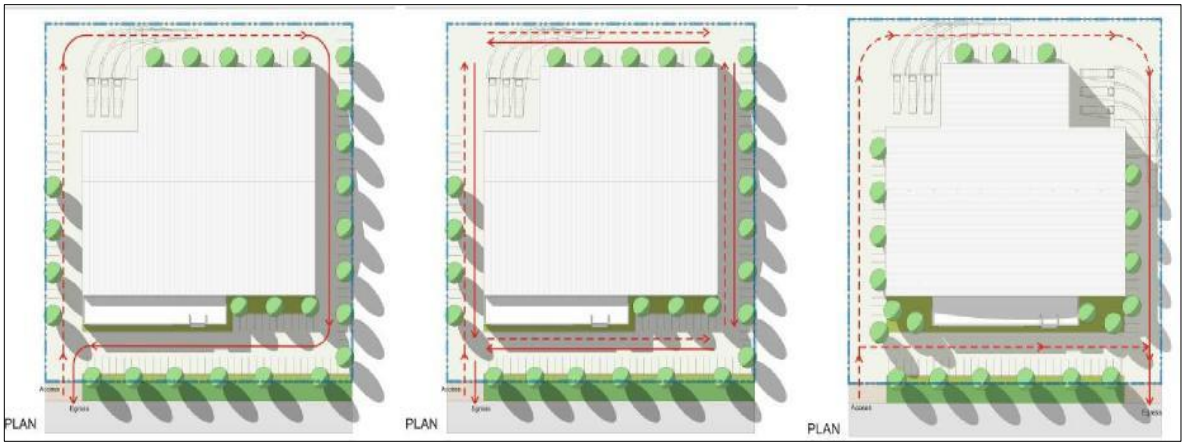
Gates may be set flush with the boundary provided that any gate shall be set back a minimum of 12,0 meters from the kerb line of the public access road.

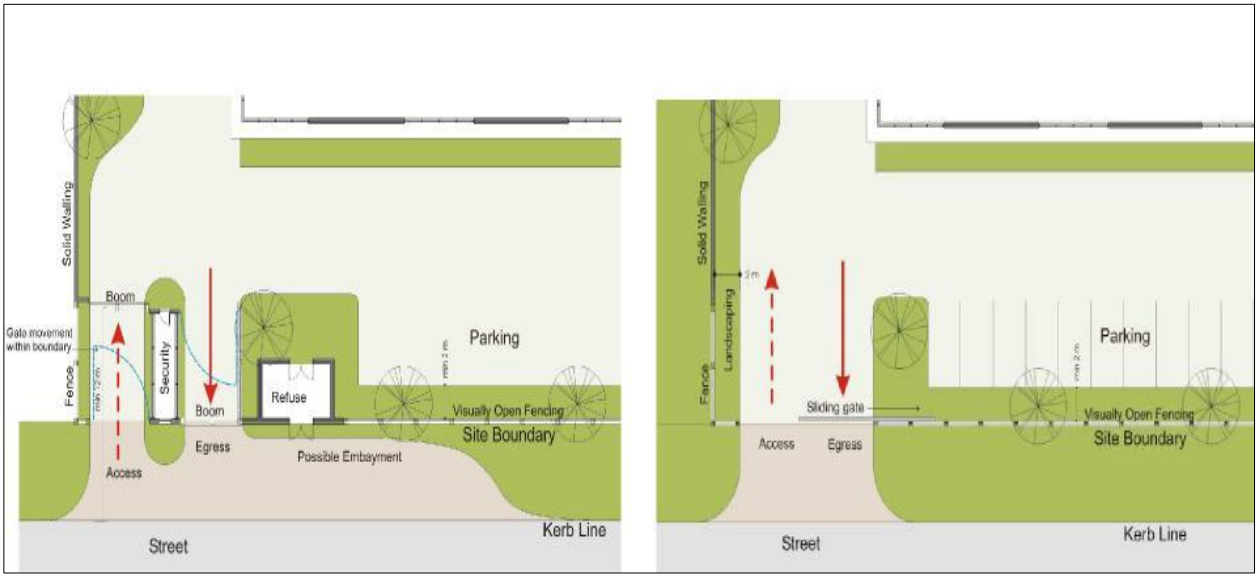
No entrance driveway will be permitted within 12,0 meters of an intersection.

Internal roads and parking may extend over the building set back lines to any boundary.

Entrance with swing gates, booms & gatehouse
Entrance with sliding gate, site access and circulation

Single entry – On way	Single entry – two- way	Two one-way driveways





6.3.2 Parking

Staff and visitors parking must be located in the main parking courtyards adjoining the Primary Boundaries, generally in the configuration indicated and preferably on the lower side of the site, to allow for permeable paving (described below).

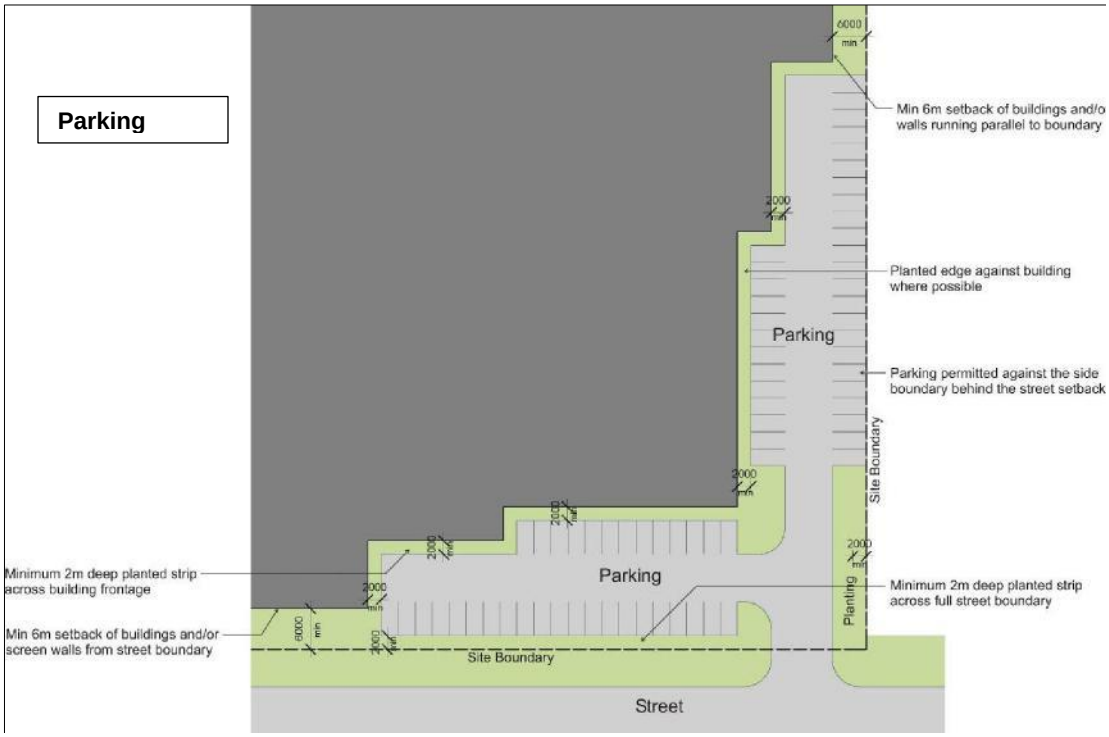
Additional parking may be located elsewhere on the site, along the side or rear boundaries.

A maximum of one level of parking may be provided under buildings at ground level. Structured parking facing the Primary Boundary shall be screened with façade walls in keeping with the character of the adjoining accommodation.

Basement parking may be provided at the discretion of the Property Owner.

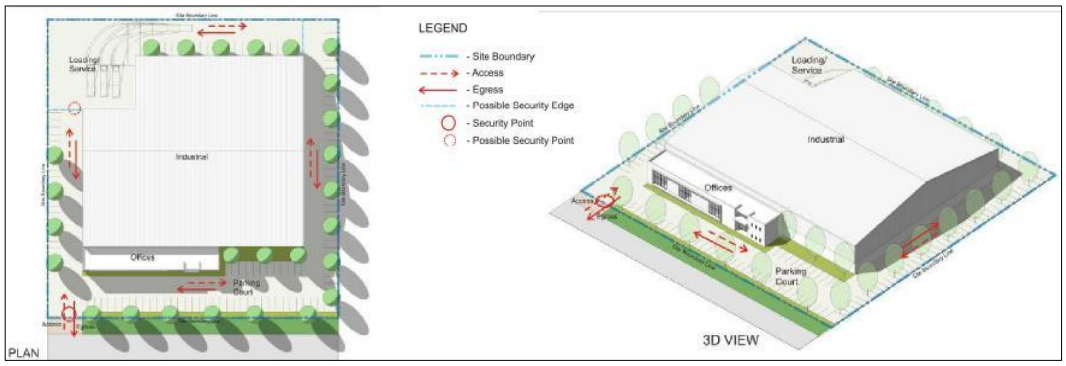
6.3.3 Loading areas, service yards, and external plant installations.

All routes and maneuvering spaces associated with loading areas for service vehicles must be located on individual sites in accordance with these Design Criteria.



These may be located along the sides or rear of the buildings
They may not be located in front of the office facades.
They may not be visible across the Primary or Secondary Boundaries.
Loading yards facing Primary Boundaries must be visually screened as specified in the Design Criteria and may not exceed 1/3 of the length of the Primary Boundary on any property.

Please ensure the above Design parameters are met. Submissions that do not comply with the Rules and Regulations above, must be presented as a Concept submission, with a detailed motivation for consideration. Approval remains at the Discretion of the Lords View Property Owners Association Board of Directors.


LEGEND
- Site Boundary
- Access
- Egress
- Possible Security Edge
- Security Point
- Possible Security Point
Loading/ Service
Industrial
Offices
Parking Court
PLAN
3D VIEW

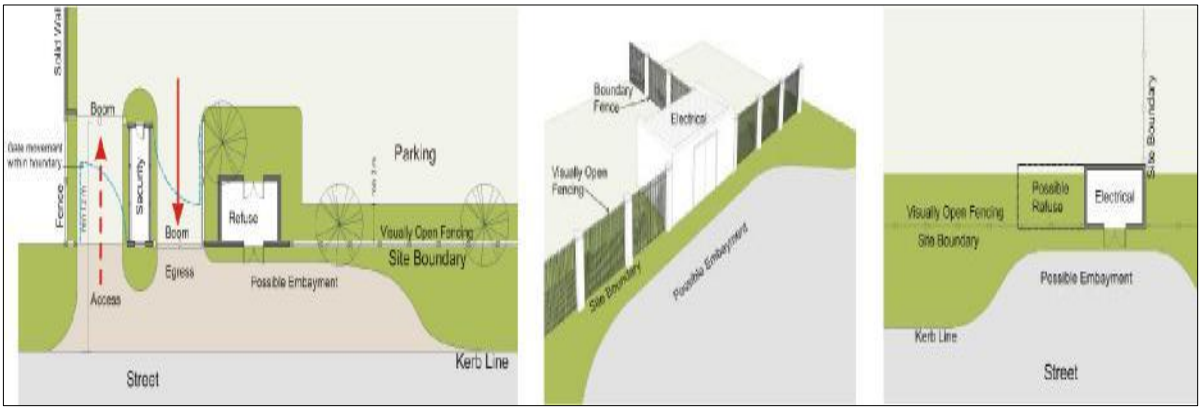

Loading/ Service
Industrial
Offices
Parking Court
PLAN
3D VIEW
LEGEND
- Site Boundary
- Access
- Egress
- Possible Security Edge
- Security Point
- Possible Security Point

6.3.4 Refuse Rooms

These shall be located within the property on the street boundary.

They should be integrated with other structures on the street boundary including the entrance gateway or electrical substation.

Access from the street shall conform with the requirement of the Local Authority.



6.3.5 Electrical Sub-stations

These shall be located within the property at the intersection of a common side boundary and the street boundary, generally not at the lowest point along the boundary to avoid storm water run-off .

The siting, access, specification and reticulation of electrical substations shall conform to the Electrical Design Criteria.

The enclosure and access gates for electrical substations shall be designed to match the street boundary enclosure.

6.3.6 Drainage

Service Ducts
Service sleeves under driveways

6.3.7 Building types

Office buildings must be located adjacent to the main parking courtyard, street or green belt.

Warehouse and industrial structures must be set back behind the main office facades.

Height Schedule indicating Actual and Permissible


Industrial
Offices
Street
PLAN
Public Road - no access
Offices
Industrial
Street
PLAN
Industrial
Offices
Street
PLAN
Industrial
Offices
Street
PLAN

7. SECURITY DESIGN CRITERIA

All individual properties shall provide their own security. Perimeter security measures shall comply with the Site Design Criteria.

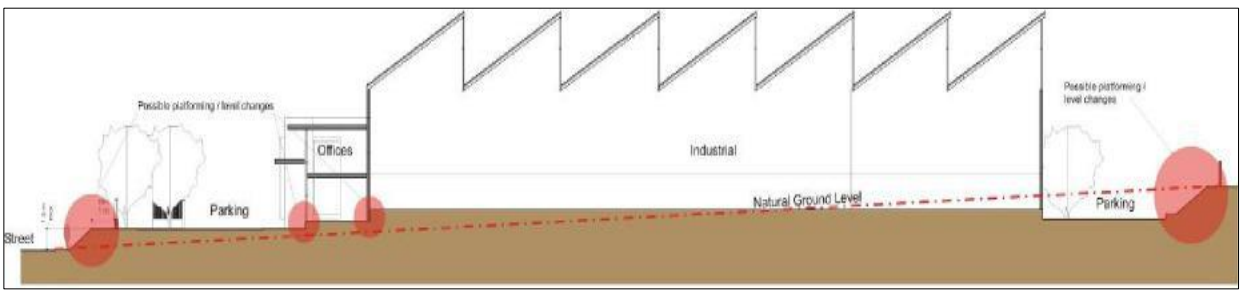
- Physical security measures (e.g. spikes, barbs, electrified fencing) on Primary, Secondary and Connecting boundaries must be integrated into the design of the perimeter enclosure to standards acceptable to the LVPOA.
- Razor wire may not be introduced in visible locations on boundaries or structures.
- Security flood lighting must be mounted on buildings or external walling or fencing.
- Area lighting of parking areas and circulation routes may be pole mounted luminaires not exceeding 8,0 meters in height.
- Gatehouses must be positioned inside the boundary and integrated with the design of the boundary enclosure. No boom may be located closer than 12,0 meters to the back of kerb line of the public access road at the point of entry.

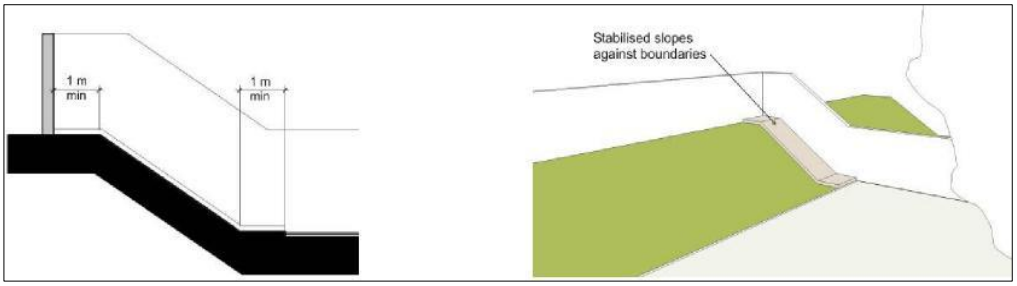
8. DEALING WITH PLATFORMS

The site is graded to shallow gradients over the greater portion of each phase by the Developer. Significant changes in level have been arranged along specific boundaries. Certain streets also follow a steeper gradient and the classification of boundaries and access has been arranged to ensure that access to properties is subject to the least changes in level.

To reduce cut and fill between neighbouring properties and with the street, the following criteria must be observed when determining finished levels on sites:

- Cut and fill must balance on each site. If this is not possible, substantiating information by a suitably qualified Engineer must be submitted in order to obtain the special consent of the LVPOA for the removal of material from an individual site.
- Large level changes must be avoided where it is possible to introduce several platforms between the various buildings and usage areas on the site.
- In the case of level changes at the property boundary, embankments must be set back 1,0 meter from the boundary line and not impact on neighouring properties. The design must be submitted for LVPOA approval by a suitably qualified Engineer.
- Internal gradients must be kept shallow and avoid concentrating run-off of storm water across any boundary.





9. DEALING WITH CONSOLIDATION

The intent of the Site Design Criteria, to maintain a consistent standard and layout approach to the common environment at Lords View, shall continue to apply when sites are consolidated, irrespective of the site configuration resulting from the consolidation.

9.1. Site Classification

- The classification zones and the intentions and controls applicable to individual sites shall remain in place and apply to the same portion of any consolidated group of sites.

9.2. Boundary Conditions

- The controls and site planning criteria associated with the demarcated Boundary Conditions shall remain in place and apply to the same portions of any consolidated group of sites unless otherwise agreed with the LVPOA due to the configuration of buildings and operations on the consolidated site.
- However, the controls applicable to Internal Boundaries as defined in the Design Criteria, and specifically in the case of building set-backs, shall not remain in force for previous common boundaries of sites situated within the perimeter of a subsequently consolidated site.

9.3. Platforms

- The same criteria relating to platforming on individual sites shall apply to consolidated sites.

SECTION B – ARCHITECTURAL DESIGN CRITERIA

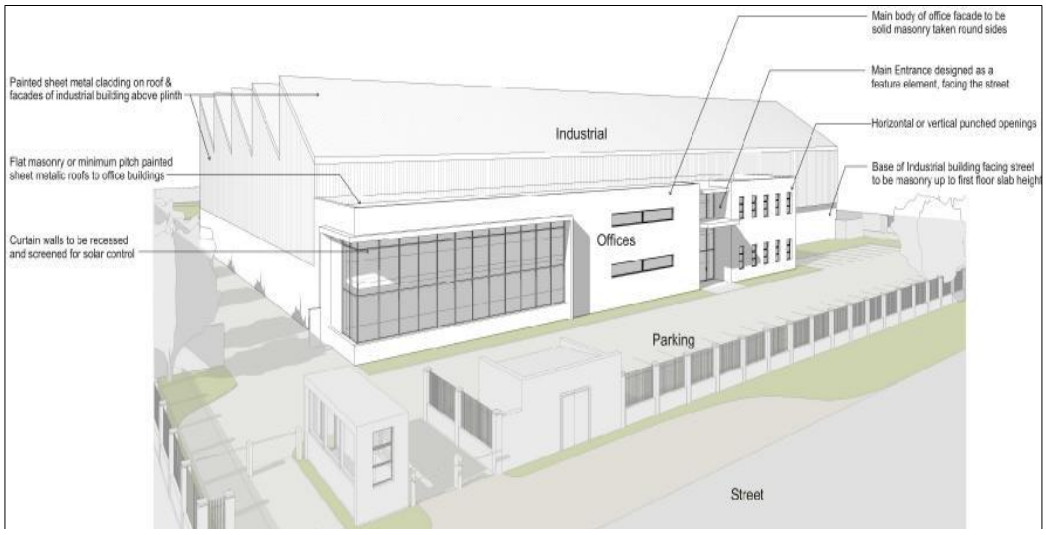
10. ARCHITECTURE

10.1. Building Forms

The design of the buildings must be contemporary and minimalist, and respond to the climate using sustainable design principles to reduce energy consumption in manufacture and throughout the life cycle of the building.

The following elements will be deployed to achieve this:

- Habitable spaces to be constructed in masonry. Plastered or face brick finishes may be used in accordance with the Design Criteria.
- Roofs to habitable spaces are to be insulated.



- All roofs and metal wall cladding must be finished with light grey or white roofing material to reflect heat and maintain a consistent character to Lords View.
- Windows to be protected from direct sunlight by canopies or shutters.
- Large glazed areas must use low heat transmission laminated glass. Highly reflective glass will not be permitted.
- Ventilation and heat extraction through roofs is permitted. Low profile cowls that are integrated with the roof must be used.

10.1.1 Office buildings and workshops

The main body of the office building should be masonry wall architecture with punched window openings with deep reveals.
Where a curtain wall or floor to ceiling glazing is introduced into the façade, this should be recessed deeply so no direct sunlight falls on this Façade between 10h00 and 14h00.
A maximum of 50% of the façade will be allowed to be glazed in this manner.
The entrance to the office building must face the parking court and be designed as a focal element of the property
Where the office building comprises a separate footprint, the roof must be separated from the roof of the main industrial warehouse structure behind.
In this case the office roof must be mono-pitched or low pitched with an eaves overhang at the façade perimeter.
The main entrance must be treated as a feature on the office façade, providing shelter over the main door.

10.1.2 Industrial and warehouse buildings

The industrial building should be screened by the administrative building. The two components may be joined or integrated provided that the Site Design Criteria are adhered to.
The main body of the industrial building can be a sheet metal façade; however, this should be articulated by revealing structure or developing rhythm in the façade. Metal sheet cladding of facades facing Primary Boundaries should not extend below the first-floor level which should be expressed as a solid base masonry structure finished to match the office building.
Loading bays should be protected by overhanging canopies designed to tie in with the roof construction and finish.

11. BUILDING HEIGHTS

The statutory height limits will be applied subject to the following additional controls.

11.1. Office Buildings

- Where offices are the secondary use on a site accommodating a larger industrial or warehouse building, the height of the office building roof must be lower than the eaves height of the industrial or warehouse buildings on the site.

11.2. Industrial buildings and Warehouses

- The maximum eaves height of an industrial or warehouse building shall not exceed 13,5 meters above average finished ground level measured around the full perimeter of the industrial or warehouse building footprint.

12. MATERIALS

12.1. Roofs

- Roofs may be profiled sheet metal finished in factory applied colours (white or light grey). Accents of Charcoal will be permitted. Approval will remain at the discretion of the Lords View Association). Flat roofs may be concrete or malthoid on timber surfaced with stone chip over suitable black or silver waterproofing.
- Roof profiles can accommodate various forms of monitor roof lights within the permitted height limits.
- Eaves and barge details must be crisp and angular and must match the roof colour. Bullnose profiles will not be permitted.
- Exposed rainwater gutters and downpipes must match the roof and cladding colour.

12.2. Main Body

- Metal profiled cladding in factory applied colours to match the roof is permitted on warehouse and industrial buildings. Habitable offices and workshops must be finished in white painted plaster or natural face brick.
- Face bricks must match the Corobrick Nala Travetine FBS or Golden Wheat Travetine FSX, face brick or Corobrick Tambotie.
- All suspended concrete slabs to be constructed using Echo Prestress hollow core slabs or similar approved system.

12.3. Plinths

- These may be painted plaster in darker earth colours or the face brick specified above.

12.4. Windows And Doors

- External windows, doors and glazed curtain walling frames shall be in steel or aluminum, finished in black, white, light grey or natural anodized aluminum.

12.5. Internal Roads And Parking Areas

- The parking court must be surfaced with grey concrete pavers or with clay brick pavers to match the Corobrick Cedarberg paver. Porous paving must be designed to provide stormwater filtration on site before discharging into the common stormwater drainage system.
- Internal roads must be surfaced in pavers to match the parking courts. Roads bearing heavy traffic may be surfaced in premix or concrete. Turning areas for heavy vehicles and loading yards may be constructed with concrete surface beds.
- Only light metal framed white or grey fabric shade structures will be permitted over car embayment's in the parking. Rigid steel carports will be subjected to the review of the design submitted to the LVPOA architectural review committee.

12.5.1 Solar Panel Carports

- Light metal framed white or grey structure will be permitted in steel and galvanised steel. Aluminium structures to be natural anodised or powder coated grey or white.
- The carports are to be of a cantilever nature either in a single direction or in butterfly configuration and will not be permitted to be flat, but may be at an optimal pitch of between 5-20°, with preference being given to a 10° pitch and north facing.
- Carports are to be protected with windproof and waterproof fascia bulkheads.
- The structure is to be centrally supported on an off shutter concrete plinth and not in four-post configuration.
- Where terrain is irregular, steel pile ground mounting is preferable.
- Battery storage will be optional according to client requirements and battery rooms sized according to output. Battery rooms are to be positioned in such a location and manner that maximises shortened cables runs and should be contained in the services and utilities area of the building. Battery storage is optional.
- It is preferable to opt for an off-grid hybrid system that utilises the solar efficiency during sunlight and working hours and relies on grid consumption during non-peak hours.
- Invertor and control positions shall be located in such a manner that does not obstruct vehicle or pedestrian flow and does not detract from the general architectural aesthetic.
- All solar panel installations and carports are to comply with recommended SABS standards and are to be certified by a Professional registered engineer.

13. PERIMETER ENCLOSURE

13.1. Visually Open Boundary Enclosures May Be One Of The Following:

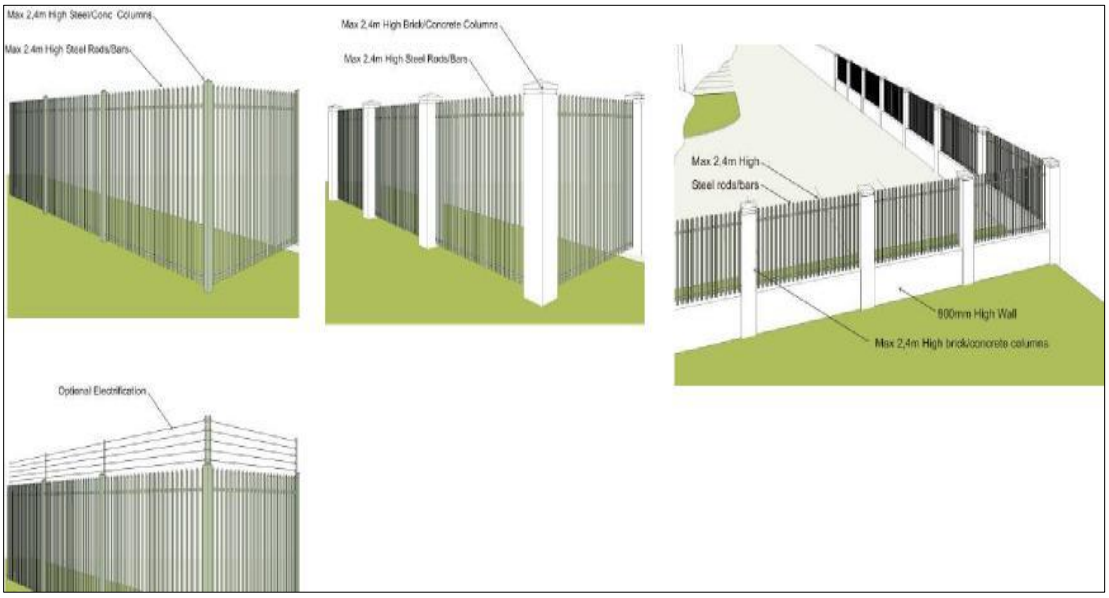
- Vertical metal palisade fencing with steel columns not exceeding 2,4 meters in height, painted in black or dark green.
- Vertical metal palisade fencing with masonry columns with a plastered and paint, or face brick finish to match the main building façade not exceeding 2,4m in height.
- Clear View fencing will be permitted.

13.2. Visually Closed Boundary Enclosures On Exposed Boundaries May be one of the following:

- Masonry walls with piers on the internal face with plaster and paint, or face brick finish, to match the main building façade not exceeding 2,4 meters in height.
- Echo concrete modular panel walling to match the park boundary, not exceeding 2,4m in height.

13.3. Common Boundaries May Be One Of The Following:

- Masonry walls with piers on the internal face with plaster and paint, or face brick finish, to match the main building façade not exceeding 2,4 meters in height.
- Echo concrete modular panel walling to match the park boundary, not exceeding 2,4m in height.



EXTERNAL STRUCTURES

All external buildings and light structures and shall be masonry structures to match the character and standard of the main buildings on the site.

To be positioned at or near the Entrance or Exit only.

REFUSE

Refuse and waste material on site shall be housed in structures to the statutory standards.

16. LANDSCAPING DESIGN CRITERIA

Each individual site is required to add to the environmental quality of Lords View by contributing to the green space and landscaping of the township. Plants must be selected from the plant list approved by the LVPOA. Landscaped areas must be irrigated to the satisfaction of the LVPOA. Private landscaping must conform to the approved Environmental Management Plan for Lords View.

The landscape design and implementation must conform to the Lords View Landscape Design Criteria.

16.1. Soft Planting

Where planting has already occurred across the area where access is to be taken, care must be taken not to disturb more of the planting than is absolutely necessary. All planting adjoining the access ways is to be reinstated if disturbed.

16.2. Pedestrian Paving

Where pedestrian paving has been installed or where it is intended to install pedestrian paving, coordination with the landscape architect is essential so as to ensure that the aesthetic of the sidewalk is not deteriorated.

17. CIVIL DESIGN CRITERIA

17.1. Earthworks and Ground Stabilization

The design and implementation of earthworks, embankments and retaining structures must conform to the
Lords View Civil Design Criteria.

17.2. Essential services

Service connection points and service kiosks have been offset from the boundary so as not to interfere with the positioning of the ingress and egress from individual erven. Care must be taken to protect service connections and kiosks and should it be necessary to have them moved, arrangements must be made with the Estate Management for this work to be done.

Each individual property is connected to the water borne sewerage system serving the Development. The position and depth of each connection is shown on the Record Drawings available from the Estate Management.

Each individual property is provided with a standard 110mm water connection. Where a larger connection is required, arrangements must be made with the Estate Management and the necessary application and fees paid for such connections.

Future Services: 2 x 150mmsleeves are to be installed at a depth of 600mm, two meters from the boundary line, for future services.

17.3. Stormwater Management

The storm water design and implementation must conform to the approved Lords View Environmental
Management Plan for Private Sites and the Lords View Civil Design Criteria.

The normal storm water system which connects to kerb inlets on the road kerb line is to intercept 1:5 and 1:25 year storm occurrences and convey them in an underground pipe network to large attenuation facilities within the Development.

Clean storm water attenuation
It is a requirement that each property has porous paving or stormwater attenuation positioned under some part of the paving on the site. The position of the connection point for the discharge of each property is indicated on the Record Drawings available from Estate Management.

17.4. Roads and parking

The design and implementation of trafficable areas must conform to the Lords View Civil Design Criteria

Access through a median
Where access through the constructed median is approved by the Design Review Committee, after specific written request and motivation, the Estate Management will make the necessary arrangements for the opening to be constructed at the applicant's expense.

Where no-mountable kerbs occur.

A bell mouth with kerb radii of not less than 5m needs to be constructed and the paving of the relevant

driveway needs to be taken right up to the edge of the surfacing of the road.

Where mountable kerbs occur.

The kerb is to remain in place and the paving of the relevant access is to be taken up to the back of the kerb.

18. SIGNAGE

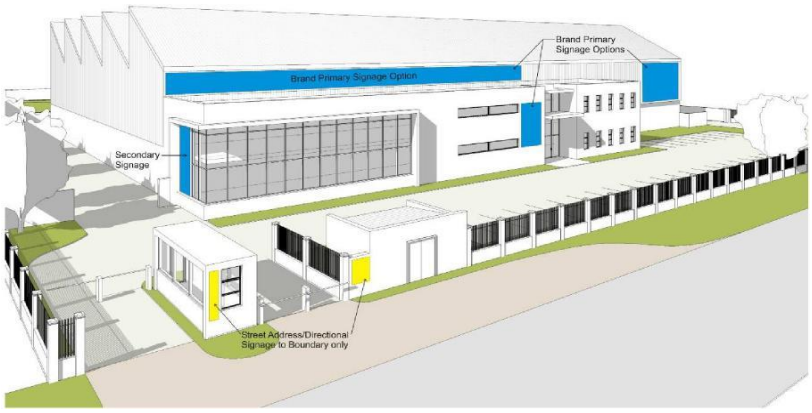
- The objective of the signage Design Criteria is to allow individual corporate brand establishment in a consistent manner throughout Lords View.
- Private brand signage may only be located on buildings on private properties and will not be provided in the public environment.
- Directional signage based on street addresses is provided by the Developer and LVPOA part of the approved street furniture system.
- No third-party advertising will be permitted at Lords View
- ALL SIGNAGE TO BE IN ACCORDANCE WITH THE MUNICPAL ADVERTSING BY LAW.

18.1. Street Address

- Each site shall be identified by a sign showing the street number at the entrance gate.
- This sign shall be mounted for good visibility on the boundary enclosure or gate post and conform to the graphic standard for Lords View as defined by the LVPOA.
- Address signs shall use 200 mm high black lettering in Helvetica/Arial font, on a white background.

18.2. Signage on Buildings

- Signage on buildings must be fully integrated with an architectural feature on the façade and may not comprise more than 10% of any façade.
- The brand primary signage must face the Primary Boundary and reinforce the approach to the entrance.
- Signs may be located on any vertical elevation of the building, but not flat or sloping roof surfaces.
- Other than the street address sign, brand signage is not permitted on boundary enclosures.
- Painted signs directly on roof and wall materials are not permitted.



19. SECURITY MEASURES

Private security measures must be visually unobtrusive and environmentally and functionally compatible with the private and common uses at Lords View. Details of physical security installations must be submitted to the PVPOA for approval.

19.1. Site Perimeter Enclosure

All security measures at the boundary must conform to the specifications set out in the Design Criteria.

19.2. Building Perimeter

Security measures on the buildings must be fully integrated with the architectural design of the facades. Burglar bars, must be integrated with small pane windows and frames set within wall reveals. Hinged or sliding shutters may be mounted on facades. Security gates must be mounted within door frames set into wall reveals. Roller mechanisms must be mounted behind or within the façade opening.

19.3. External Areas

Security measures on sites for human safety and to protect industrial operations shall conform to the specifications in the Design Criteria for external walling, enclosure, security booths and External lighting.
Security measures may not cause disturbance or risk to any neighbouring properties or the common environment.

20. CONSTRUCTION

20.1. Site Clearance and Stabilization

The work shall be carried out in accordance with the Lords View Civil Design Criteria.

20.2. Removal off Rock

The work shall be carried out in accordance with the Lords View Civil Design Criteria

20.3. Earthworks

The work shall be carried out in accordance with the Lords View Civil Design Criteria

20.4. Site Establishment

Any builder's site establishment camp and stockpile shall be contained on the individual property unless prior
written consent has been granted by the Property Owners Association to an alternative location.

20.5. Access and Traffic Management

The Property Owners Association may restrict access routes and impose other conditions governing the movement of construction traffic from time to time to ensure the minimum disturbance and wear and tear to the established township infrastructure and property owners.

20.6. Noise and Disturbance

The Lords View Property Owners Association may introduce conditions to control the noise and disturbance resulting from the development of an individual property to ensure the minimum disturbance to the established township and property owners.

21. DESIGN REVIEW PROCESS

The LVPOA will adjudicate each building plan submission strictly in accordance with these Design Criteria and any other conditions that the LVPOA may be empowered to impose on the development of properties at Lords View. All Submissions must satisfy LVPOA, with approval, prior to Municipal Submission. No deviations or adjustments may be submitted to Council, without prior consent from LVPOA. LVPOA require a copy of the Approval from Council for record purposes. The ultimate approving authority remains the relevant Local Authorities with jurisdiction over this area.

22. SITE DEVELOPMENT PLANS (SDP) SUBMISSION REQUIREMENTS

22.1. Objects of the SDP

The SDP submission must patently address and illustrate in drawings and specification, all the conditions and requirements of these Design Criteria, all Statutory conditions applicable to the site, the National Building Regulations, the requirements of the Factories Act and other applicable legislation and any other conditions that he the LVPOA may be empowered to impose.

22.2. Requirements

22.2.1. Site plan

The Site plan shall show the site boundaries, applicable set back lines, site levels, outline of all built structures, external works including roads, parking, boundary treatments and external structures. Drawing shall be prepared to a minimum scale of 1:20

22.2.2. Site Survey.

Official Site survey completed by a Registered Surveyor, must accompany the Initial Submission.
Survey must include Neighbours' positioning of Boundary Treatment.

22.2.3. Plans, sections and elevations and schedules

These shall be prepared to a minimum scale of 1:100. Plans and sections must show all finished floor levels in relation natural ground levels at the facades and at the site boundaries. Details of carriageway crossing levels between street levels shall be shown. Properties abutting the green belt shall also show finished levels on site in relation to the 50- and 100-year flood lines within the green belt. The eaves height of structures on neighbouring properties shall be

shown. All retaining walls shall be indicated with supporting information on levels.

Elevations must indicate the finishes to be used.

Signage positions on facades must be indicated and the graphic layout and construction details of the signs are to be submitted for the approval of the LVPOA.

22.2.4. Supporting Illustrations

Submissions must include images of the adjoin properties and neighbouring streetscape. Illustrative renderings are optional but where provided should show the site development in context with the surroundings.

Full surveys, to include Neighbouring Fences/Boundary

22.2.5. Any necessary services and traffic plans

Civil Design information prepared by a qualified Engineer shall be submitted to the LVPOA in accordance with

the Civil Design Criteria.

22.2.6. Landscape plan

A landscape plan shall be submitted to the LVPOA, in accordance with the Landscape Design Criteria, for approval.

22.2.7. Storm water management plan

A Storm water Management Plan prepared by a suitably qualified Engineer shall be submitted to the LVPOA, in accordance with the Civil Design Criteria, for approval.

22.2.8. Electrical demand requirements

An Electrical Report prepared by a suitably qualified Engineer shall be submitted to the LVPOA, in accordance with the Electrical Design Criteria, for approval.

22.2.9. Specialists

Any process deemed to have a high level of environmental impact or disturbance affecting neighbouring property owners may require specialist input and the implementation of special development conditions at the discretion of the Property Owners Association, within reasonable parameters.

Any supporting documentation relating to the accommodation of unique processes on individual sites must be included in the submission.

22.3. Submission

22.3.1. Approval by the Lords View Property Owners Association

Applications are to be submitted directly to the designated office of the LVPOA.

22.3.2. Local Authority plan approval

Once the LVPOA has approved the plans for an individual site the Owner may forthwith submit the approved plans to the relevant Local Authority for building plan approval.

No deviations or adjustments may be submitted to the Relevant Authority without prior approval from the LVPOA. The Owner is at risk of incurring a fine or penalty if they fail to obtain the LVPOA approval prior to Council Submission.