



M Z U R I

**MZURI ESTATE  
ARCHITECTURAL GUIDELINE**

**AUGUST 2025**

Version 22

mzuri.co.za



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OPPORTUNITY

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# **MZURI ESTATE ARCHITECTURAL GUIDELINE**

## **1. PURPOSE OF THE ARCHITECTURAL DESIGN MANUAL**

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

All plans for new houses and alterations require the approval of the Architectural Design Review Committee (ADRC) and no such approval is guaranteed should the ADRC reject the application. The ADRC will give reasons should an application be rejected, and approval will only be granted once these reasons and conditions are met.

All Municipal by laws, building lines coverage and regulations must be fully complied with. No construction may commence until the ADRC have received confirmation that the building plans have been approved by the City of Cape Town Municipality (Local Authority).

## **2. DESIGN PHILOSOPHY**

The style of Architecture is a contemporary clean line fresh style which is to be maintained throughout the development. When designing a house on the Mzuri house plots the natural contours of the land and the building platforms will be the basis of determining the calculations for building heights. Correct orientation is encouraged, and considerations must be taken in respect to neighbours and adjoining properties. Driveway positions are, in most cases, predetermined as are sewer connection points, electrical and water connections.

While it is not intentional to be too prescriptive in terms of the proposed building footprint it is seen as preferable to design houses which run at right angles to the street boundary wherever possible and / or parallel to the side common boundaries.

These guidelines are to be read in conjunction with the Municipal Approval dated 16 April 2019, a copy of which can be found on the Mzuri website.

## **3. DESIGN BUILDING LINES**

### **3.1 Street Building Lines:**

**3.1.1** Building set back from the street boundary is 1.5 meters in the case of the dwelling and 5m from road edge to garage entrances or 3m from site boundary to garage entrance. A relaxation to this will be granted for erven 21177, 21201, 21202 and 21224.

**3.2** Side building lines except in the instance of a garage side wall on the property boundary which has a 0m building line - As per Annexure 2 of this Architectural Guideline.

**3.3** Rear building lines – As per Annexure 2 of this Architectural Guideline.

**3.4** All sites against the main estate boundary line will be controlled by the municipality building lines of 4.5m and 3m respectively.

**3.5** All building lines are to comply with Annexure 2 of this Architectural Guideline.

**3.6** Height restrictions:

**3.6.1** Double storey houses are permitted on all townhouse erven and terrace homes.

**3.6.2** On all the remaining erven, houses shall comply with a height restriction of 6m (six meters), measured from the base level to top of roof.

**3.6.3** Deviation from the levels provided in this Architectural Guideline are to be approved on a case-by-case basis.

**3.6.4** All building heights and levels above Mean Sea Level are to comply with Annexure 1 of this Architectural Guideline.

**3.6.5** The owner must provide the ADRC with a position and height certificate from a qualified land surveyor before proceeding with the structure above the house floor and garage top of concrete.

#### **4. EXTERNAL WALLS TO DWELLING**

**4.1** All external walls are to be plastered and painted brick walls with PVA or similar paint finish. Bagged brickwall will be permitted, as feature walls on all single residential dwellings.

**4.2** Hardwood timber paneling or screening will be permitted, sample required by ADRC before approval.

**4.3** Stone cladding to planter walls is encouraged. The material and scale of such stone cladding will be subject to ADRC written approval.

#### **5. EXTERIOR LIGHTING**

**5.1** Only low level, non-intrusive lighting allowed.

**5.2** The intention is that all exterior lighting on each erf will be subdued and indirect allowing only critical areas to be illuminated in a subtle fashion without the light source being exposed.

**5.3** Light sources should not be directly visible and should wherever possible be positioned at a low level.

**5.4** Non-intrusive lighting on porches can be higher, providing that it faces inwards/toward the dwelling and the source is not visible.

**5.5** No external flood lighting is allowed.

**5.6** External light positions should be carefully considered so as to avoid excessive "light pollution" and impose any adverse effect on neighbouring properties and the greater Mzuri Estate.

**5.7** Positions and the type of external lighting must be specifically approved by the ADRC.

5.8 No coloured lights are permitted.

5.9 No fairy lights are permitted.

## 6. BOUNDARY WALLS AND FENCING

6.1 All boundary walls to be of masonry construction with painted finish (in accordance with colour palettes).

6.2 Heights of boundary walls to be in accordance with Municipal regulations and bylaws.

6.3 Timber fencing is permitted, the detail of which is subject to the approval of the ADRC and Local Authority.

6.4 No boundary walls are to be constructed which protrude beyond the road facing front of the main dwelling, except for instances where a firewall is required as per municipal and fire regulations.

6.5 Clear view type fencing is permitted to the side and back boundaries of the homes only.

6.6 No precast concrete paneled walling will be permitted.

### 6.7 ERVEN ADJACENT TO THE WESTERN BOUNDARY WALL

6.7.1 The following erven are adjacent to the western boundary wall, Plot 102 21181, Plot 92 21182, Plot 91 21183, Plot 90 21184, Plot 52 21185, Plot 51 21186, Plot 50 21187, Plot 49 21188, Plot 48 21189, Plot 47 2190 as well as Sectional Title Units on erf 20465.

6.7.2 No fill material may be placed against this boundary wall above the original natural ground level.

6.7.3 Should it be desired to level the garden in this vicinity, a retaining wall is to be constructed from the original natural ground level to the desired new level. This retaining wall may not come into contact with the existing boundary wall.

## 7. EXTERNAL PAINT COLOURS

### **MAIN WALL COLOURS**

*Plascon Mandarin Tusk GR-Y04*

*Plascon Plaster 61 DC 21*

*Plascon Antique Petal 43 DC 15*

*White Kitten 30yy78/018*

*Carolina Sand 30yy69/048*

*Wayside Inn GR-Y04-00Y63/024*

### **ACCENT COLOUR**

*Plascon Thames Dusk 41 DC 14*

*Plascon Bovine 47 DC 16*

*Plascon Geneva Morn GR-Y01*

*Skylight Darkness 09BB07/008*

*Alloy Tough 21BG45/002*

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

## **8. CHIMNEYS AND BRAAIS**

- 8.1 Chimneys and flues to approved design and to match house finish.
- 8.2 Stainless steel flues and cowls are permitted.
- 8.3 Stainless steel or brick constructed braais are permitted.
- 8.4 No braais will be permitted to be constructed on common boundaries and must comply with the buildinglines of the development.

## **9. DOORS AND WINDOWS**

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

## **10. ROOFS**

- 10.1 The majority of the house is to have a pitched roof, recommended pitch of 35° with a maximum pitch of 40°.
- 10.2 Only metal roofing with a dark grey / charcoal colour will be permitted.
- 10.3 Flat roofs with either concrete (with screeds laid to falls) or metal roofing at 3° fall is permitted. All flat roofs on dwellings which are not concrete should be concealed within a parapet wall from the street elevation. Fall of roof to the back or side of dwelling.
- 10.4 Fascia's can be fibre cement or timber, painted to match the roof colour fixed to "clipped" eaves.
- 10.5 Gutters to be seamless watertight aluminium gutters in colour charcoal or dark grey to match the roof sheeting. Rainwater pipes to be either aluminium to match gutters or PVC painted to match house wall colour.

## **11. SHUTTERS AND WALL PANELLING**

- 11.1 Horizontally slatted hardwood timber (natural/ heat treated) will only be permitted for the gable ends of roofs.
- 11.2 Vertically slatted hardwood screens (natural/ heat treated) will be permitted.
- 11.3 Charcoal powder coated aluminium louvered sliding shutters are permitted.

## **12. CARPORTS**

- 12.1 Carports will be permitted subject to approval by the ADRC and Local Authority.
- 12.2 No pre-manufactured carports or shade cloth coverings will be permitted on any Single Residential Home or Townhouse. Shade cloth coverings will only be permitted for Asante at Mzuri Homes.
- 12.3 Carports may not be enclosed.

## **13. PERGOLAS AND AWNINGS**

- 13.1 Timber and aluminium pergolas will be permitted subject to acceptance and approval of the design by the ADRC.
- 13.2 External awnings will be permitted subject to the design and colour being approved by the ADRC.

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

- 14.1 No external aerials / antennae (other than satellite dishes installed by the developer) will be permitted. Any additional aerials / antennae must be installed in the roof space.
- 14.2 Air conditioning condensers and / or heat pumps must be installed at low level and may not be visible from the street.

## **15. SWIMMING POOLS**

- 15.1 Swimming pools must not undermine the foundations of any structure and must be fully compliant with Municipal Regulations. Pool pumps need to be positioned so as to be discreet and must be sound insulated. Pool installation must be approved by the ADRC and the Local Authority.

## **16. BURGLAR BARS**

- 16.1 No external burglar bars or security gates will be permitted.
- 16.2 Internal burglar bars are discouraged but in the event of a homeowner wishing to install burglar bars then the design, material and colour of such burglar bars will require the written approval of the ADRC.

## **17. SOLAR PV (PHOTOVOLTAIC) PANELS AND BATTERY BACKUP**

- 17.1 Solar PV and battery backup installations will be subject to the approval of the ADRC and the City of Cape Town.
- 17.2 Small-scale embedded generation (SSEG) through rooftop-mounted solar (PV) systems is permitted within Mzuri Estate, subject to the following terms and conditions

- 17.2.1.1. The Home Owner must apply in writing to the Home Owners Association (HOA) before commencing the installation of a solar PV system to ensure sufficient capacity is available on the estate's electrical network for connection
- 17.2.1.2. The HOA reserves the right to implement a first-come-first-serve policy for solar PV approvals to comply with prevailing legislation.
- 17.2.1.3. Legislative changes may impact these rules, and the HOA reserves the right to amend them accordingly.
- 17.2.1.4. The Home Owner is solely responsible for ensuring that the solar PV and/or battery backup system complies with all applicable statutory and regulatory requirements, including but not limited to SANS 10142, City of Cape Town requirements for SSEG, NRS 097, and the South African Grid Code.
- 17.2.1.5. Approval from the City of Cape Town must be obtained prior to installation, and if HOA involvement is required in the application process, the Home Owner must submit a written request.
- 17.2.1.6. The solar PV system must be a non-feed-in system, with no export of electricity to the grid, and must include reverse power flow blocking.
- 17.2.1.7. Additionally, the application to the City of Cape Town must specify that the property is equipped with a private electricity meter supplied from the estate's bulk supply.

17.3 The cost of which will be borne by the owner as per Annexure 4.

## **18 REFUSE BINS AND WASHING LINES**

- 18.1 Homeowners are encouraged to apply to the City of Cape Town for their municipal bins prior to the home being completed so as to ensure that the bin is delivered timeously.
- 18.2 Refuse bins and gas cylinders must be concealed behind walls and not be visible on the property from the street.
- 18.3 No washing line may be visible from the street.

## **19 TEMPORARY STRUCTURES**

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

## **20 SIGNAGE**

- 20.1 No external signage, in particular "For Sale" and "To Let" signage, of any shape or form, other than permanent building and street signage installed by the developer, is permitted. Any such signage required may only be displayed from within the residential unit and is subject to approval of the ADRC.
- 20.2 Each home will be provided with a street number, which must be installed so that it is clearly visible and readable from the road. The number will be provided by the POA and the cost thereof will be recovered from the member.

20.3 Post Boxes – No post boxes (freestanding or integrated) are allowed.

## 21 PAVING AND DRIVEWAYS

21.1 All paving visible from the street is to be cement paver or grey cobbles.

## 22 POTABLE AND IRRIGATION WATER

22.1 Potable and Irrigation water connections must be established from the main supply to the house. This connection should be equipped with a **Stainless-Steel Stopcock with a Ball Valve**, which will be installed inside a **Rainbird Valve Box (2.88kg, 400 x 270 x 200mm)** clearly marked in with a **blue handle** (potable water) and **red handle** (irrigation water). The installation should be inspected and approved by the ADRC before an occupational certificate is issued on behalf of Mzuri Estate.



*Rainbird Valve Box, 2.88kg.  
400 x 270 x 200mm*

## 23 UTILITY METERS

23.1 Each ERF will be provided, at the cost of the member, with an electronic water and electricity meter which will need to be installed by the Owner's building contractor during construction.

23.2 Once the homeowner has installed the meters, the Estate Manager will arrange for the commissioning of the meters.

## 24 ARCHITECTURAL DESIGN REVIEW COMMITTEE PLAN SUBMISSION

### 24.1 Submission to Architectural Design Review Committee

24.1.1 Building plans may only be submitted to local authority once it has been approved by the ADRC. Please refer to Annexure 3 of the Architectural Guideline.

24.1.2 Plans submitted to the ADRC for approval shall include the following information:

- 24.1.2.1 Site plan showing roof plan, building lines, driveways and paved areas,
- 24.1.2.2 1:100 Floor plans. All Elevations 1:100 showing levels, heights, materials and finishes,
- 24.1.2.3 1:100 sections as required,
- 24.1.2.4 Schedule of finishes and specifications,
- 24.1.2.5 Structural engineer drawings clearly showing design and intent,
- 24.1.2.6 Landscape drawing as specified in the Landscape Guideline.

24.1.3 Two sets of plans pertaining to the buildings are to be submitted to the ADRC via the Estate Manager.

24.1.4 ADRC submission and scrutiny fee for reviewing, and approving plans will be required.

## **24.2 ADRC Scrutiny Fees**

24.2.1 Minor Works (Freestanding Carports, Boundary Walls, internal renovations) – see Annexure 4

24.2.2 Major Works (New House submission) – see Annexure 4

## **24.3 Local Authority Plan Approval**

24.3.1 On approval of the plans by the ADRC, plans can be prepared for submission to the Municipality – in terms of the National Building Regulations and the Local Authority Requirements.

24.3.2 All submissions are to be the responsibility of the Owner.

## **26. ERF HANDOVER**

The member shall request for the erf to be handed over. Such a request to be made in writing to the Estate Manager 7 (seven) days prior to the required date of handover.

### **26.1 Site Survey**

26.1.1 At the erf handover, the Estate Manager shall conduct a site survey of the roads and services in the vicinity of the erf.

26.1.2 The site survey shall be recorded in photographs and kept on the erf file.

26.1.3 The site survey will be used to verify the condition of the surrounds at the occupation stage.

26.1.4 The cost of which will be borne by the owner as per Annexure 4.

### **26.2 Erf Services**

26.2.1 The Estate Manager shall identify and point out the following services to the owner:

1. Sewer connection
2. Storm water connection
3. Potable water connection
4. Irrigation water connection
5. Electrical connection
6. Driveway position

26.2.2 The cost of which will be borne by the owner as per Annexure 4.

## **27. CONSTRUCTION**

### **27.1 Commencement of Construction**

**27.1.1** A Letter to Commence Construction will be issued by the Estate Manager only once the following requirements have been met/provided:

1. Builders Code of Conduct correctly signed
2. NHBRC Home Enrolment
3. NHBRC Builder Registration Certificate
4. Copy of the Approved Building Plans from the Local Authority
5. Building Programme
6. Construction Deposit Paid
7. Health and Safety Plan
8. Environmental Compliance Plan

#### **27.1.2 Beacon Inspection**

1. The erf pegs for all the erven at Mzuri have been surveyed and installed by a professional land surveyor.
2. However, it is not possible to guarantee that these pegs are still intact.
3. Prior to commencement of construction, the member shall provide a Beacon and Benchmark certificate confirming the position of the erf pegs and their height above sea level.
4. The cost will be borne by the owner.

#### **27.1.3 Foundation Inspection**

1. The geotechnical quality of the soils across the Mzuri Estate varies considerably.
2. In order to ensure that homes are constructed on a sound footing the member shall provide the ADRC with a Foundation Inspection Certificate verifying that the footings are suitable for the structure to be built thereon.
3. Such certificate to be provided by a qualified structural engineer registered with the Engineering Council of South Africa (ECSA).
4. Such certificate to be provided before foundations are cast.
5. The cost of which will be borne by the owner.

#### **27.1.4 Height Inspection**

1. Once the foundation walls have been constructed to slab level, the member shall provide a certificate from a registered Land Surveyor confirming that the foundation walls have been constructed to the correct level which will result in the correct top of concrete (TOC).
2. The cost will be borne by the owner.

### **27.2 Construction Deposit**

**27.2.1** A construction deposit, as per Annexure 4, is payable by each Owner in the Estate to cover possible damages which could occur as a result of negligence by their

builder, or failure by their builder to comply with the various control documents. Penalties levied against an Owner for non-compliance of any of the rules, regulations, procedures or Code of Conduct of the Estate will also be deducted from the Construction Deposit.

**27.2.2** It is recommended that, in appointing their Contractor, Owners provide for the recovery of such penalties from their Contractors for failure to adhere to the necessary control Documents.

**27.2.3** Please note that the ADRC will not enter into any dispute with the Contractor but will merely deduct any damages and / or penalties from the Construction Deposit. It is the responsibility of the Home Owner to ensure recovery of such amounts from their Contractor. It is important to note that should the Construction Deposit be substantially reduced during the construction process, the ADRC will have the right to suspend access to the site until such time as the Owner has topped up the Construction Deposit to the amount required.

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

### **27.3 Construction Security**

**27.3.1** Construction access for all contractors and construction deliveries will be restricted to the Summer Hill Road access gate (Lower Gate House).

**27.3.2** The Lower Gate House will be operational during the following times:

Monday to Friday	-	07h00 to 18h00
Saturdays	-	08h00 to 13h00
Sundays	-	CLOSED
Public Holidays	-	CLOSED
Builder's Holiday	-	CLOSED

**27.3.3** The Security Guard will fulfill the following duties:

1. Check all personnel entering the Estate i.e. valid access cards, ID
2. Check all personnel leaving the Estate
3. Check all deliveries entering the Estate
4. Check all vehicles leaving the Estate
5. Ensure that any materials, equipment or tools that leave the Estate have been correctly authorised by the relevant member / contractor

**27.3.4** The cost of which will be borne by the owner as per Annexure 4.

## **27.4 Occupational Health and Safety**

The Contractor shall:

- 27.4.1** Ensure implementation of all applicable health and safety specifications as prescribed in the Occupational Health and Safety Plan, during all works on site, failing which penalties, as outlined in the Occupational Health and Safety Plan may be imposed by the Estate Manager or appointed Health and Safety Officer;
- 27.4.2** Be registered and be in good standing with the compensation fund or with a licensed compensation insurer as contemplated in the Compensation of Occupational Injuries and Diseases Act, 1993 (Act No. 130 of 1993).
- 27.4.3** Ensure that a health and safety file as contemplated in regulation 7(1)(b) of the Construction Regulation 2014, Occupational Health and Safety Act 85 of 1993 is held on site and correctly maintained including but not limited to the following information:
  - 1. Induction training
  - 2. Attendance Register
  - 3. Employees Medical Fitness Certificates
  - 4. Employees Identification
  - 5. PPE Issue Register
  - 6. Occupation Health and Safety Plan
  - 7. Emergency Plan and Emergency Numbers
  - 8. Risk Assessment
  - 9. Written Safe Work Procedures and Method Statement
  - 10. Fall Protection Plan
  - 11. Incident/Accident Management
  - 12. Toolbox Talks and Attendance Register
  - 13. Daily, weekly, monthly Inspection Registers and Checklists
- 27.4.4** The cost of which will be borne by the owner as per Annexure 4.

## **27.5 Environmental Control**

The Contractor shall:

- 27.5.1** Ensure implementation of all applicable environmental management specifications as prescribed in the Environmental Management Plan, during all works on site, failing which penalties, as outlined in the environmental management specifications may be imposed by the Estate Manager or appointed Environmental Control Officer;
- 27.5.2** Ensure that all of its sub-contractors, employees, suppliers or agents are fully aware of the environmental management specifications detailed in the Environmental Management Plan, and implement them;
- 27.5.3** Liaise closely with the Estate Manager or the appointed Environmental Control Officer, and ensure that the works on site are conducted in an environmentally sensitive manner;

- 27.5.4 Inform the Estate Manager or the appointed Environmental Control Officer should environmental issues arise on site e.g. spills, pollution etc.;
- 27.5.5 Carry out instructions issued by the Estate Manager or the appointed Environmental Control Officer required to fulfil his/her compliance with the Environmental Management Plan.
- 27.5.6 The cost of which will be borne by the owner as per Annexure 4.

## **28. BUILDING PROCEDURE COMPLETION**

28.1 On completion of the house, the process to be followed is:

- 28.1.1 The member shall request in writing to the Estate Manager, an Occupation Certificate Inspection of the buildings and landscaping 7 days prior to the required inspection date.
- 28.1.2 Simultaneously with this written request, the following documents are to be submitted to the Estate Manager:
  - 1. Certificate of Compliance – Electrical.
  - 2. Certificate of Compliance – Plumbing
  - 3. Certificate of Compliance – Gas
  - 4. Certificate of Compliance – Aluminium and Glass
  - 5. Foundation Inspection Certificate – signed off by Council Building Inspector
  - 6. Roofing Inspection Certificate
  - 7. A3 Architectural Drawings showing:
    - 7.1. Location of water taps, potable water and irrigation
    - 7.2. Location of optic fibre entry point to house
    - 7.3. Storm water location and layout
  - 8. Practical Completion Snag List
  - 9. Homeowners deposit refund form
- 28.1.3 Once the documentation has been received, the Estate Manager will arrange the inspection of the house on the required date.
- 28.1.4 Should the home prove to be built in accordance with the approved plans and of the required quality, the Estate Manager will provide an Occupation Certificate (Mzuri Occupation Certificate).
- 28.1.5 The cost of which will be borne by the owner as per Annexure 4.
- 28.1.6 Once the above Mzuri Occupation Certificate has been issued, the member may apply to the City of Cape Town for a Municipal Occupation Certificate.
- 28.1.7 Prior to occupation, the following documents are to be submitted to the Estate Manager:
  - 1. Occupation Certificate issued by Mzuri Estate
  - 2. Occupation Certificate issue by the City of Cape Town

**29. DISCLAIMER**

- 29.1** This document is considered supplementary to the Local Authority requirements and cannot take precedence. Should any provisions of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail, other than for the aesthetic or architectural approval.
- 29.2** This document is to be considered supplementary to the Mzuri Estate Property Owners' Association Constitution and all its annexures.
- 29.3** Please note that this Architectural Guideline will be subject to periodical revision.
- 29.4** The ADRC reserves the right to amend or overrule guidelines, on a case-by-case basis.

ANNEXURE 1 – MZURI ESTATE BUILDING PLATFORM LEVELS

ANNEXURE 2 – MZURI ESTATE BUILDING LINES

ANNEXURE 3 – MZURI ESTATE BUILDING PLAN SUBMISSION TO THE ADRC

ANNEXURE 4 – MZURI ESTATE FEES AND CHARGES

ANNEXURE 5 – MZURI ESTATE DESPOSIT REFUND FORM

ANNEXURE 6 – MZURI ESTATE SITE DEVELOPMENT PLAN SHOWING DRIVEWAY POSTIONING

ANNEXURE 7 – MZURI ESTATE PHASE 1B COORDINATES



M Z U R I

**MZURI ESTATE  
BUILDING PLATFORM LEVELS**

APRIL 2025

Version 02

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## Mzuri Platform Levels 1B

Plot	Erf	HSE PL	HSE TOC	GAR TOC
39	21198	78,00	78,31	76,95
40	21197	76,50	76,81	75,45
41	21196	76,10	76,70	75,04
42	21195	75,60	76,20	74,54
43	21194	75,10	75,70	74,40
44	21193	74,60	75,20	73,54
45	21192	74,10	74,70	73,04
46	21191	73,50	73,80	72,44
47	21190	73,00	73,30	72,30
48	21189	71,20	71,50	71,16
49	21188	69,90	70,20	69,86
50	21187	68,50	68,80	68,46
51	21186	67,00	67,30	67,30
52	21185	66,00	66,33	67,00
53	21199	66,25	66,55	67,25
54	21200	66,70	67,00	67,57
55	21201	67,70	68,04	67,70
56	21202	66,15	67,45	66,60
57	21218	67,97	68,27	68,95
58	21219	68,70	68,72	68,95
59	21213	71,30	71,58	70,22
60	21214	70,88	71,08	69,70
61	21215	70,20	70,52	69,16
62	21216	69,70	69,96	68,60
63	21217	69,25	69,55	68,18
64	21208	71,50	71,83	72,34
65	21209	71,90	72,19	72,90
66	21210	72,60	72,87	73,38
67	21211	73,10	73,39	73,90
68	21212	73,56	73,86	73,10
69	21235	73,20	73,53	72,85
70	21234	72,00	72,28	71,60
71	21233	71,00	71,30	70,79
72	21232	70,10	70,40	69,89
73	21231	69,00	69,28	68,60
74	21230	67,83	68,13	67,96
75	21229	67,40	67,70	67,53
76	21220	67,20	67,50	67,84
77	21221	67,20	67,50	67,50
78	21228	66,10	66,40	66,57
79	21227	66,10	66,40	66,23
80	21226	64,80	65,10	65,27
81	21225	64,80	65,10	64,93
82	21222	65,20	65,46	65,80
83	21223	65,20	65,46	65,10
84	21224	64,29	64,59	64,25
85	21203	64,74	65,04	64,70
86	21204	64,74	65,04	64,70
87	21205	64,74	65,04	64,70
88	21206	64,74	65,04	64,70
89	21207	65,00	65,30	64,62
90	21184	65,00	65,30	65,13
91	21183	64,50	64,82	64,48
92	21182	63,64	63,94	64,45
93	21172	63,11	63,41	63,72
94	21173	63,50	63,83	64,00
95	21174	63,50	63,83	64,00
96	21175	63,33	63,63	63,80
97	21176	63,33	63,63	63,80
98	21177	61,80	62,00	61,66
99	21178	61,95	62,24	61,90
100	21179	61,95	62,24	61,90
101	21180	62,40	62,69	61,50
102	21181	62,46	62,76	61,40
Clubhouse	20425	73,40		

**Mzuri Phase 2B  
House and Platform Levels**

Plot	Old Erf No.	NEW ERF NO.	House Platform	House TOC	Average contour from where the Height will be measured	Garage TOC	Avg Road Level
1	20429	22086	78,15	78,35	78,50	78,10	77,50
2	20430	22087	78,55	78,75	79,00	78,25	77,65
3	20431	22088	78,90	79,10	79,20	78,60	78,00
4	20432	22089	78,95	79,15	79,20	78,90	78,30
5	20433	22090	78,76	78,96	78,80	78,96	78,90
6	20434	22091	80,05	80,25	80,20	80,00	79,40
7	20435	22092	80,40	80,60	80,80	80,10	79,50
8	20436	22093	81,10	81,30	81,50	80,80	79,30
9	20437	22094	79,70	79,90	80,00	79,40	78,80
10	20438	22095	78,65	78,85	79,00	78,60	78,00
11	20439	22096	77,73	77,93	78,00	77,68	77,20
12	20440	22097	76,12	76,32	76,40	76,32	76,80
15	20443	22098	75,57	75,77	75,60	76,02	76,50
16	20444	22099	75,07	75,27	75,20	75,52	76,00
17	20445	22100	74,42	74,62	74,60	75,12	75,60
18	20446	22101	74,12	74,32	74,20	74,82	75,30
19	20447	22102	73,62	73,82	73,80	74,32	74,80
20	20448	22103	73,32	73,52	73,40	74,02	74,50
21	20449	22104	72,72	72,92	72,80	73,42	73,90
22	20450	22105	72,30	72,50	72,40	73,00	73,30
23	20451	22106	71,52	71,72	71,80	72,22	72,70
24	20452	22107	70,82	71,02	71,10	71,52	72,00
25	20453	22108	70,37	70,57	70,60	70,82	71,30
26	20454	22109	70,12	70,32	70,20	70,32	70,80
27	20462	22110	73,78	73,98	74,00	73,98	73,50
28	20461	22118	75,25	75,45	75,40	75,20	74,60
29	20460	22117	75,65	75,85	76,00	75,60	75,00
30	20459	22116	76,52	76,72	76,60	76,72	77,20
31	20458	22115	78,22	78,42	78,40	78,92	79,40
32	20457	22114	78,02	78,22	78,20	78,72	79,20
33	20456	22113	77,42	77,62	77,60	78,12	78,60
34	20455	22112	77,12	77,32	77,20	77,82	78,30
35	20463	22111	75,23	75,43	75,40	75,18	74,70
36	20426	22083	72,75	72,95	72,40	72,70	73,00
37	20427	22084	73,90	74,10	74,00	74,10	74,40
38	20428	22085	75,02	75,22	75,20	75,22	75,40

## Mzuri Platform Levels Legend

HSE PL = House Platform Level (as described in the Municipal Approval, Annexure A clause 4, is equivalent to Base Level)

HSE TOC = House Top of Concrete

GAR TOG = Garage Top of Concrete



M Z U R I

**MZURI ESTATE  
BUILDING LINES**

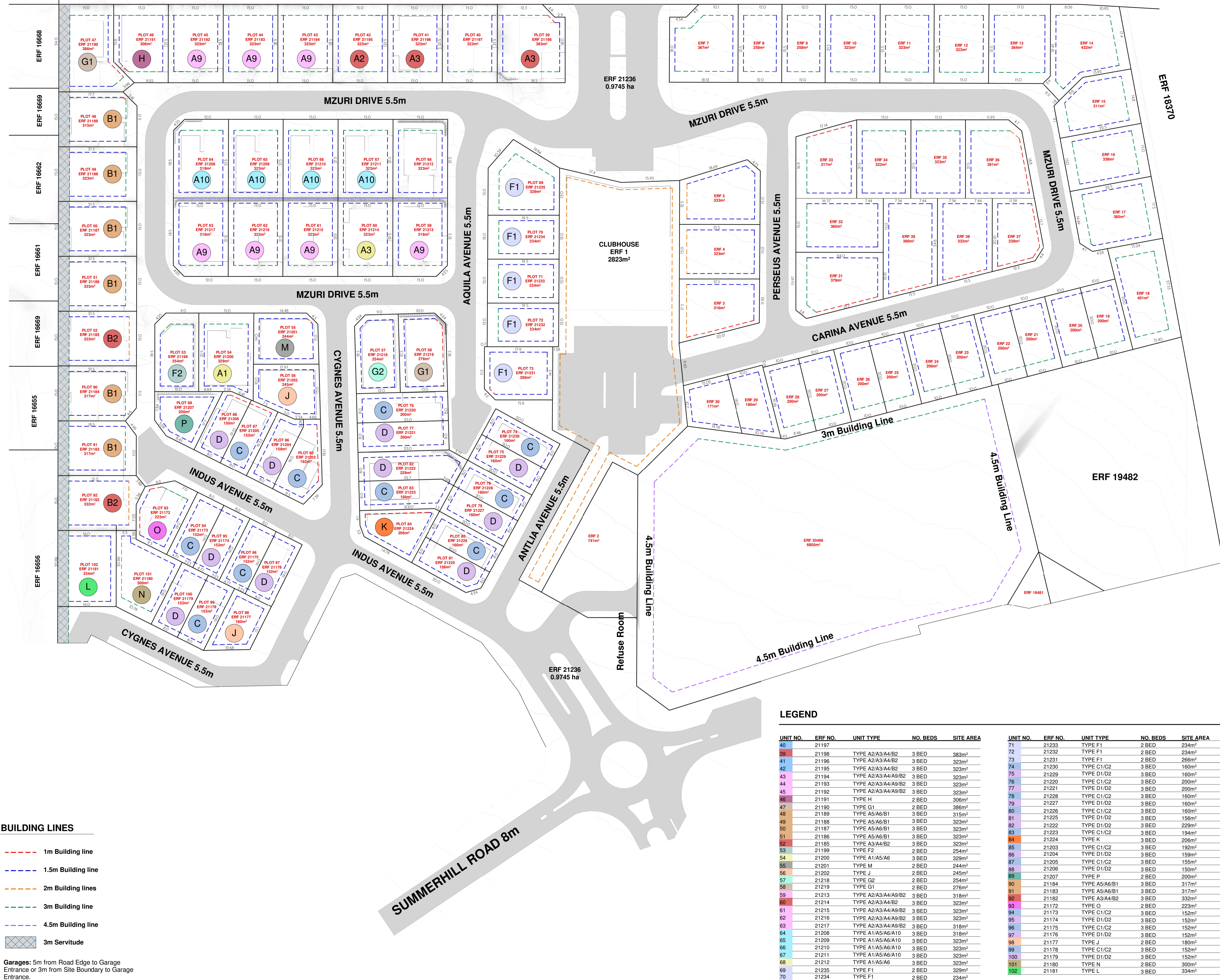
**APRIL 2023**

Version 00



EMBRACE  
OPPORTUNITY

**BIZWENI AVENUE 16m**



Rev.   No.	Description	Date
------------	-------------	------

Owner: MARK TEUCHERT  
 Architect: Lourens Christiaan Zietsman SACAP: PrArch43880616

**NOTES**  
 COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF ZIETSMAN ARCHITECTS AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT No 63 OF 1965 IS HEREBY SPECIFICALLY EXCLUDED.  
 ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.  
 THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.  
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.  
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.  
 DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.  
 ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

**DRAWING TITLE:**  
 SDP  
**PROJECT:**  
 MZURI ESTATE  
**FOR:**  
 MARK TEUCHERT  
**ERF NUMBER:**  
 ERF 183 71/ 183 72/ 183 73  
**STREET ADDRESS:**  
 SUMMERHILL ROAD, SOMERSET WEST

JOB NO. 2019.17	DRAWING NO. LA - SDP 01	REV.
DATE 2023-04-03 14:00:47	SCALE As indicated	DRAWN BY TZ

**ZIETSMAN ARCHITECTS**  
 Address: 16 Fairholm Avenue, Durban North, 4051  
 Email: hiaan@zietsmanarchitects.co.za +27 (83) 258 3381  
 Email: levin@zietsmanarchitects.co.za +27 (72) 828 6349

**LEGEND**

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
40	21197			
39	21198	TYPE A2/A3/A4/B2	3 BED	383m²
41	21196	TYPE A2/A3/A4/B2	3 BED	323m²
42	21195	TYPE A2/A3/A4/B2	3 BED	323m²
43	21194	TYPE A2/A3/A4/A9/B2	3 BED	323m²
44	21193	TYPE A2/A3/A4/A9/B2	3 BED	323m²
45	21192	TYPE A2/A3/A4/A9/B2	3 BED	323m²
46	21191	TYPE H	2 BED	306m²
47	21190	TYPE G1	2 BED	386m²
48	21189	TYPE A5/A6/B1	3 BED	315m²
49	21188	TYPE A5/A6/B1	3 BED	323m²
50	21187	TYPE A5/A6/B1	3 BED	323m²
51	21186	TYPE A5/A6/B1	3 BED	323m²
52	21185	TYPE A3/A4/B2	3 BED	323m²
53	21199	TYPE F2	2 BED	254m²
54	21200	TYPE A1/A5/A6	3 BED	329m²
55	21201	TYPE M	2 BED	244m²
56	21202	TYPE J	2 BED	245m²
57	21218	TYPE G2	2 BED	254m²
58	21219	TYPE G1	2 BED	276m²
59	21213	TYPE A2/A3/A4/A9/B2	3 BED	318m²
60	21214	TYPE A2/A3/A4/B2	3 BED	323m²
61	21215	TYPE A2/A3/A4/A9/B2	3 BED	323m²
62	21216	TYPE A2/A3/A4/A9/B2	3 BED	323m²
63	21217	TYPE A2/A3/A4/A9/B2	3 BED	318m²
64	21208	TYPE A1/A5/A6/A10	3 BED	318m²
65	21209	TYPE A1/A5/A6/A10	3 BED	323m²
66	21210	TYPE A1/A5/A6/A10	3 BED	323m²
67	21211	TYPE A1/A5/A6/A10	3 BED	323m²
68	21212	TYPE A1/A5/A6	3 BED	323m²
69	21235	TYPE F1	2 BED	329m²
70	21234	TYPE F1	2 BED	234m²
71	21233	TYPE F1	2 BED	234m²
72	21232	TYPE F1	2 BED	234m²
73	21231	TYPE F1	2 BED	266m²
74	21230	TYPE C1/C2	3 BED	160m²
75	21229	TYPE D1/D2	3 BED	160m²
76	21220	TYPE C1/C2	3 BED	200m²
77	21221	TYPE D1/D2	3 BED	200m²
78	21228	TYPE C1/C2	3 BED	160m²
79	21227	TYPE D1/D2	3 BED	160m²
80	21226	TYPE C1/C2	3 BED	160m²
81	21225	TYPE D1/D2	3 BED	156m²
82	21222	TYPE D1/D2	3 BED	229m²
83	21223	TYPE C1/C2	3 BED	194m²
84	21224	TYPE K	3 BED	206m²
85	21203	TYPE C1/C2	3 BED	192m²
86	21204	TYPE D1/D2	3 BED	159m²
87	21205	TYPE C1/C2	3 BED	155m²
88	21206	TYPE D1/D2	3 BED	150m²
89	21207	TYPE P	2 BED	200m²
90	21184	TYPE A5/A6/B1	3 BED	317m²
91	21183	TYPE A5/A6/B1	3 BED	317m²
92	21182	TYPE A3/A4/B2	3 BED	332m²
93	21172	TYPE O	2 BED	223m²
94	21173	TYPE C1/C2	3 BED	152m²
95	21174	TYPE D1/D2	3 BED	152m²
96	21175	TYPE C1/C2	3 BED	152m²
97	21176	TYPE D1/D2	3 BED	152m²
98	21177	TYPE J	2 BED	180m²
99	21178	TYPE C1/C2	3 BED	152m²
100	21179	TYPE D1/D2	3 BED	152m²
101	21180	TYPE N	2 BED	300m²
102	21181	TYPE L	3 BED	334m²

**BUILDING LINES**  
 - - - 1m Building line  
 - - - 1.5m Building line  
 - - - 2m Building lines  
 - - - 3m Building line  
 - - - 4.5m Building line  
 [Hatched Box] 3m Servitude  
 Garages: 5m from Road Edge to Garage Entrance or 3m from Site Boundary to Garage Entrance.



**M Z U R I**

**MZURI ESTATE  
BUILDING PLAN  
SUBMISSION TO THE  
ADRC**

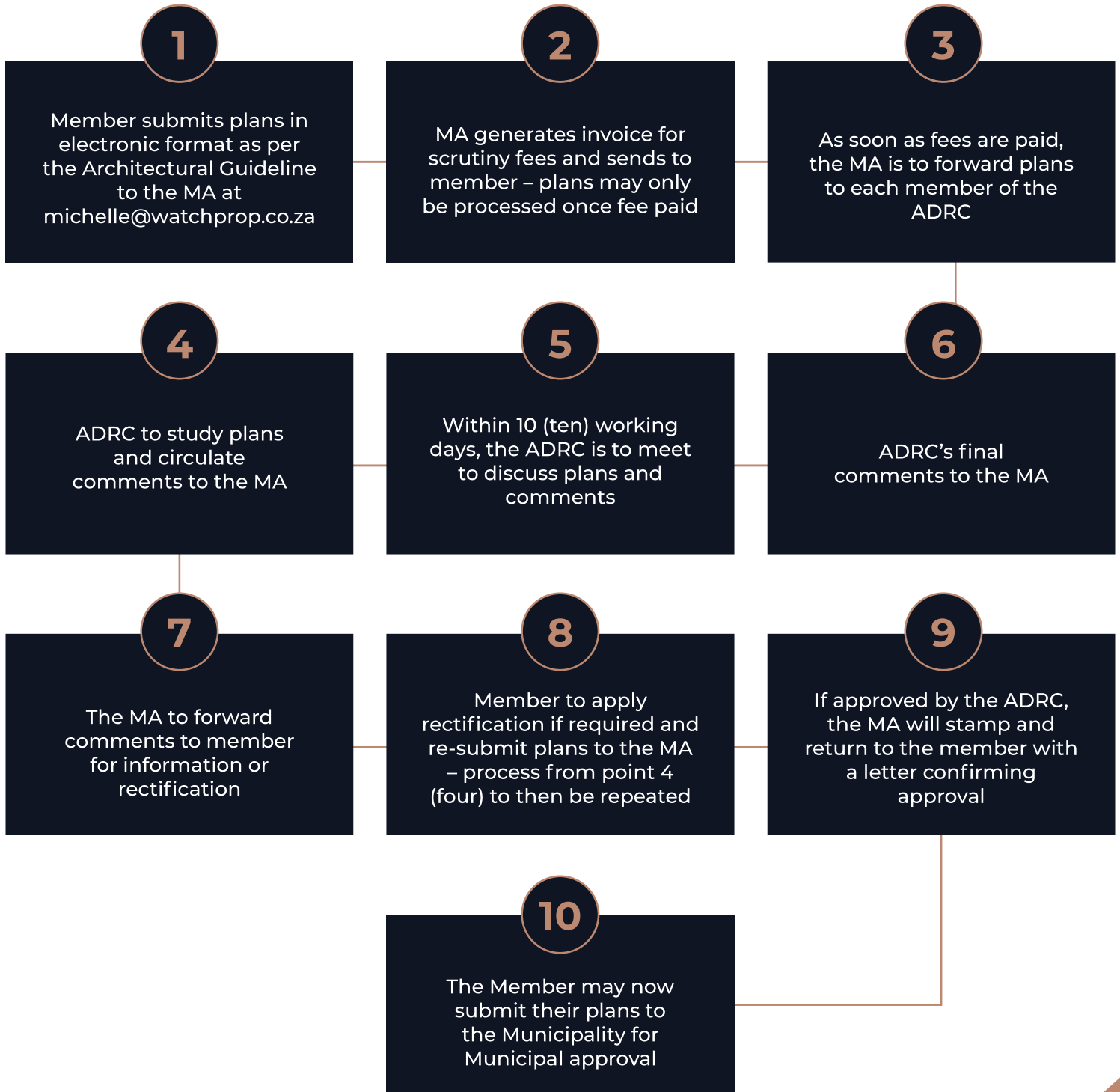
**MAY 2023**

Version 01



**EMBRACE  
OPPORTUNITY**

# PLAN APPROVAL PROCESS MAP



## LEGEND

- ADRC** = Architectural Design Review Committee  
Members:  
Developer  
Architect  
Estate Manager  
Property Development Manager
- MA** = Managing Agent



**MZURI**

EMBRACE OPPORTUNITY



M Z U R I

**MZURI ESTATE  
FEES AND CHARGES**

**AUGUST 2025**

Version 07

mzuri.co.za



EMBRACE  
OPPORTUNITY

Everything you would expect

## 1. PLAN SCRUTINY FEES

1.1. Architectural Plans		
1.1.1. Minor Works (Freestanding Carports, Boundary Walls, internal renovations)		R 3,500.00
1.1.2. Major Works (New House submission)		R 7,500.00
1.1.3. Mzuri Estate Occupation Certificate		R 2,000.00
1.2. Landscape Plans		
1.2.1. Landscaping related changes in public open areas		R 1,250.00
1.2.2. Site landscaping plan including hard landscaping, the planning plan and irrigation plan		
1.2.3. Inspection after installation		R1,200.00

## 2. BUILDING COMMENCEMENT

2.1. Before any building activity may commence and before any materials may be delivered to the site, the following fees and charges must be agreed to and be paid for:

### 2.2. Once Off per Erf

2.2.1. Construction Deposit		R 30,000.00
2.2.2. Permanent Water Meter		R 5,950.00
2.2.3. Permanent Electricity Meter		R 3,800.00
2.2.4. Street Number		R 350.00
2.2.5. Access Cards		R 50.00
2.2.6. Commencement of Construction – Facilitation Fee (including Beacon, Foundation and Height inspections)		R 2,000.00
2.2.7. Solar Photovoltaic (PV) System Application (if applicable)		R 2,000.00

### 2.3. Monthly Contribution per Erf during construction

2.3.1. Health and Safety – Once Off Initial Fee		R 750.00
2.3.2. Health and Safety – Monthly Contribution		R 200.00
2.3.3. Environmental Control Officer		R 200.00
2.3.4. Security		R 1,000.00

**3. FINES**

3.1. Commencing construction without an ADRC commencement letter	R 5,000.00
3.2. Security, Site Access and Egress	R 1,000.00
3.3. Access Cards	R 1,000.00
3.4. Discipline	R 1,000.00
3.5. Health and Safety non-conformance	R 1,000.00
3.6. Environmental Control non-conformance	R 1,000.00
3.7. Site Presentation	R 1,000.00
3.8. Deliveries to Service Providers	R 1,000.00
3.9. Concrete and Brick deliveries	R 1,000.00

**ACCEPTANCE OF FEES AND CHARGES:**

Thus, done and signed at \_\_\_\_\_ on the \_\_\_\_\_ of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of signatory  
Who by signature hereof warrants  
Authorisation hereto

\_\_\_\_\_  
Capacity of Signatory  
for and on behalf of  
Home Owner / Contractor / Builder

Erf Number\_\_\_\_\_



M Z U R I

**MZURI ESTATE  
REFUND FORM**

**MARCH 2024**

Version 00

[mzuri.co.za](https://mzuri.co.za)



**EMBRACE  
OPPORTUNITY**

Everything you would expect

**Owner / Builder Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Erf No:** \_\_\_\_\_

**Reason for Refund:**

Completed building

Other

**BANK DETAILS:**

Account Name: \_\_\_\_\_ Account Number: \_\_\_\_\_

Bank Name: \_\_\_\_\_ Branch: \_\_\_\_\_

Branch Code: \_\_\_\_\_

Bank Swift Code: \_\_\_\_\_

**Owner / Builder Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_/\_\_\_/\_\_\_

**Estate Manager Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_/\_\_\_/\_\_\_

Refund will not be processed if the form is incomplete and not signed by the Estate Manager and Owner / Builder.

Please return via Email: [michelle@watchprop.co.za](mailto:michelle@watchprop.co.za); [brian@lazercor.co.za](mailto:brian@lazercor.co.za):



M Z U R I

**MZURI ESTATE  
SITE DEVELOPMENT  
PLAN**

**MARCH 2024**

Version 00

**mzuri.co.za**



**EMBRACE  
OPPORTUNITY**

Everything you would expect



SITE PLAN  
SCALE 1 : 500

Owner: MARK TEUCHERT  
 Architect: Lourens Christian Zietsman SACAP: PArch3880616

NOTES  
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 DONOT SCALE THE DRAWING. USE FIGURED DIMENSIONS ONLY.  
 ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

DRAWING TITLE:  
**SITE PLAN**  
 PROJECT:  
**MZURI ESTATE**  
 REGISTERED PROPERTY OWNER:  
**MARK TEUCHERT**  
 ERF NUMBER:  
**ERF 183 71/ 183 72/ 183 73**  
 STREET ADDRESS:  
**SUMMERHILL ROAD, SOMERSET WEST**

JOB NO.	DRAWING NO.	REV.
2019.17	LA - 001	
DATE	SCALE	DRAWN BY
2023/10/28 14:22:19	1 : 500	TZ

**ZIETSMANARCHITECTS**  
 Address: 16 Farholm Avenue, Durban North, 4051  
 Email: [tsam@zietsmanarchitects.co.za](mailto:tsam@zietsmanarchitects.co.za)  
 Tel: +27 (0)31 258 3361  
 Email: [tsam@zietsmanarchitects.co.za](mailto:tsam@zietsmanarchitects.co.za)  
 Tel: +27 (0)31 258 6349



M Z U R I

**MZURI ESTATE  
PHASE 1B CO-ORDINATES**

**JUNE 2024**

Version 00

[mzuri.co.za](http://mzuri.co.za)



EMBRACE  
OPPORTUNITY

Everything you would expect

Reference	Y Coordinate	X Coordinate
SR17	11781.200	3774505.800
1	11865.014	3774558.490
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5	11839.616	3774542.524
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11	11793.281	3774538.790
10	11802.737	3774544.735
7	11815.437	3774552.718
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3	11840.835	3774568.685
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358	11873.824	3774609.255
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377	11843.191	3774624.139
378	11841.443	3774623.030
379	11842.968	3774666.470
380	11854.412	3774649.375
381	11835.118	3774663.816
382	11847.767	3774644.921
383	11849.618	3774688.445
384	11850.858	3774668.483
385	11841.634	3774687.949
386	11833.649	3774687.453
387	11894.567	3774595.970
403	11842.874	3774667.987
404	11834.889	3774667.491
501	11717.122	3774607.260
502	11735.325	3774618.703
503	11773.190	3774518.482
504	11783.383	3774542.608
505	11765.181	3774531.165
506	11775.373	3774555.291
507	11757.171	3774543.847
508	11767.364	3774567.973
509	11749.161	3774556.530
510	11759.354	3774580.656
511	11741.151	3774569.212
512	11751.344	3774593.338
513	11733.142	3774581.895
514	11725.132	3774594.577
515	11743.335	3774606.021
516	11788.321	3774534.789
517	11725.420	3774634.387
518	11710.196	3774624.775
519	11711.717	3774622.366
520	11710.564	3774617.644
545	11741.854	3774681.795
547	11754.560	3774689.766
586	11731.260	3774675.150
590	11769.385	3774699.066
591	11687.710	3774653.831
592	11692.503	3774652.796
593	11694.925	3774648.960
594	11710.194	3774658.496
613	11894.519	3774727.116
614	11892.899	3774723.459
615	11887.413	3774725.890
616	11889.034	3774729.547
623	11838.765	3774729.266
622	11845.930	3774717.773
BM2	11733.605	3774575.921
X45	11928.102	3774600.664

X47	11780.840	3774506.342
514X	11725.312	3774594.683
501X	11717.845	3774607.703
1X	11864.489	3774559.332
4X	11851.771	3774551.347
5X	11839.084	3774543.368
8X	11826.365	3774535.379
9X	11813.687	3774527.416
13X	11800.999	3774519.420
89X	11801.194	3774676.947
330X	11920.246	3774594.386
355X	11902.582	3774583.296
370X	11889.871	3774575.306
371X	11877.175	3774567.332
503X	11774.020	3774519.016
505X	11766.017	3774531.698
507X	11758.013	3774544.367
509X	11750.022	3774557.064
511X	11742.422	3774570.004
513X	11734.005	3774582.431
393	11855.299	3774750.164
X1	11854.875	3774744.536
325X	11907.529	3774654.944
326X	11872.942	3774651.685
327X	11869.769	3774654.397

**LEGEND**

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
40	21191			
41	21198	TYPE A3A9B2	3 BED	383m²
42	21196	TYPE B2	3 BED	323m²
43	21195	TYPE A2	3 BED	323m²
44	21194	TYPE A3A9B2	3 BED	323m²
45	21193	TYPE A3A9B2	3 BED	323m²
46	21192	TYPE A3A9B2	3 BED	323m²
47	21191	TYPE A3	2 BED	359m²
48	21190	TYPE G3	2 BED	386m²
49	21189	TYPE B1	3 BED	319m²
50	21188	TYPE B1	3 BED	323m²
51	21187	TYPE B1	3 BED	323m²
52	21186	TYPE B1	3 BED	323m²
53	21185	TYPE A3A9B2	3 BED	323m²
54	21199	TYPE F2	2 BED	254m²
55	21200	TYPE B1	3 BED	323m²
56	21201	TYPE M	2 BED	244m²
57	21202	TYPE J	2 BED	245m²
58	21218	TYPE G2	2 BED	254m²
59	21219	TYPE G2	2 BED	276m²
60	21213	TYPE A3A9B2	3 BED	318m²
61	21214	TYPE A3A9B2	3 BED	323m²
62	21215	TYPE A3A9B2	3 BED	323m²
63	21216	TYPE A3A9B2	3 BED	323m²
64	21217	TYPE A3A9B2	3 BED	318m²
65	21208	TYPE B1	3 BED	318m²
66	21209	TYPE B1	3 BED	323m²
67	21210	TYPE B1	3 BED	323m²
68	21211	TYPE A1A5A6	3 BED	323m²
69	21212	TYPE A1A5A6	3 BED	323m²
70	21225	TYPE F1	2 BED	234m²
71	21224	TYPE F1	2 BED	234m²
72	21223	TYPE F1	2 BED	234m²
73	21222	TYPE F1	2 BED	234m²
74	21231	TYPE C1C2	3 BED	266m²
75	21230	TYPE C1C2	3 BED	160m²
76	21229	TYPE D1D2	3 BED	160m²
77	21228	TYPE D1D2	3 BED	200m²
78	21227	TYPE D1D2	3 BED	160m²
79	21226	TYPE D1D2	3 BED	160m²
80	21225	TYPE D1D2	3 BED	160m²
81	21224	TYPE D1D2	3 BED	159m²
82	21223	TYPE D1D2	3 BED	229m²
83	21222	TYPE D1D2	3 BED	192m²
84	21221	TYPE K	3 BED	209m²
85	21203	TYPE C1C2	3 BED	192m²
86	21204	TYPE D1D2	3 BED	159m²
87	21205	TYPE C1C2	3 BED	155m²
88	21206	TYPE D1D2	3 BED	150m²
89	21207	TYPE P	2 BED	209m²
90	21184	TYPE B1	3 BED	317m²
91	21183	TYPE B1	3 BED	317m²
92	21182	TYPE A3A9B2	3 BED	323m²
93	21172	TYPE O	2 BED	223m²
94	21173	TYPE C1C2	3 BED	152m²
95	21174	TYPE D1D2	3 BED	152m²
96	21175	TYPE C1C2	3 BED	152m²
97	21176	TYPE D1D2	3 BED	152m²
98	21177	TYPE J	2 BED	180m²
99	21178	TYPE C1C2	3 BED	152m²
100	21179	TYPE D1D2	3 BED	152m²
101	21180	TYPE N	2 BED	300m²
102	21181	TYPE L	3 BED	334m²

**LEGEND**

UNIT NO.	ERF NO.	UNIT TYPE	NO. BEDS	SITE AREA
1	-	TYPE E1E3	2 BED	89m²
2	-	TYPE E1E3	2 BED	89m²
3	-	TYPE E1E3	2 BED	89m²
4	-	TYPE E1E3	2 BED	89m²
5	-	TYPE E1E3	2 BED	89m²
6	-	TYPE E1E3	2 BED	89m²
7	-	TYPE E1E3	2 BED	89m²
8	-	TYPE E1E3	2 BED	89m²
9	-	TYPE E1E3	2 BED	89m²
10	-	TYPE E1E3	2 BED	89m²
11	-	TYPE E1E3	2 BED	89m²
12	-	TYPE E1E3	2 BED	89m²
13	-	TYPE E1E3	2 BED	89m²
14	-	TYPE E1E3	2 BED	89m²
15	-	TYPE E1E3	2 BED	89m²
16	-	TYPE E1E3	2 BED	89m²
17	-	TYPE E1E3	2 BED	89m²
18	-	TYPE E1E3	2 BED	89m²
19	-	TYPE E1E3	2 BED	89m²
20	-	TYPE E1E3	2 BED	89m²
21	-	TYPE E1E3	2 BED	89m²
22	-	TYPE E1E3	2 BED	89m²
23	-	TYPE E1E3	2 BED	89m²
24	-	TYPE E1E3	2 BED	89m²
25	-	TYPE E1E3	2 BED	89m²
26	-	TYPE E2E4	2 BED	87m²
27	-	TYPE E2E4	2 BED	87m²
28	-	TYPE E2E4	2 BED	87m²
29	-	TYPE E2E4	2 BED	87m²
30	-	TYPE E2E4	2 BED	89m²
31	-	TYPE E2E4	2 BED	89m²
32	-	TYPE E2E4	2 BED	87m²
33	-	TYPE E2E4	2 BED	87m²
34	-	TYPE E2E4	2 BED	89m²
35	-	TYPE E2E4	2 BED	89m²
36	-	TYPE E2E4	2 BED	89m²
37	-	TYPE E2E4	2 BED	88m²
38	-	TYPE E2E4	2 BED	92m²
39	-	TYPE E2E4	2 BED	92m²
40	-	TYPE E2E4	2 BED	93m²
41	-	TYPE E2E4	2 BED	89m²
42	-	TYPE E2E4	2 BED	111m²
43	-	TYPE E2E4	2 BED	91m²
44	-	TYPE E2E4	2 BED	89m²
45	-	TYPE E2E4	2 BED	81m²
46	-	TYPE E2E4	2 BED	81m²
47	-	TYPE E2E4	2 BED	82m²
48	-	TYPE E1E3	2 BED	83m²
49	-	TYPE E1E3	2 BED	85m²
50	-	TYPE E1E3	2 BED	86m²
51	-	TYPE E1E3	2 BED	86m²
52	-	TYPE E1E3	2 BED	81m²
53	-	TYPE E1E3	2 BED	80m²
54	-	TYPE E1E3	2 BED	80m²
55	-	TYPE E1E3	2 BED	79m²
56	-	TYPE E1E3	2 BED	79m²
57	-	TYPE E1E3	2 BED	90m²
58	-	TYPE E1E3	2 BED	131m²
59	-	TYPE E1E3	2 BED	108m²
60	-	TYPE E1E3	2 BED	85m²
61	-	TYPE E1E3	2 BED	89m²
62	-	TYPE E1E3	2 BED	85m²
63	-	TYPE E2E4	2 BED	89m²
64	-	TYPE E2E4	2 BED	85m²
65	-	TYPE E2E4	2 BED	85m²
66	-	TYPE E2E4	2 BED	85m²
67	-	TYPE E2E4	2 BED	85m²
68	-	TYPE E2E4	2 BED	85m²
69	-	TYPE E2E4	2 BED	85m²
70	-	TYPE E2E4	2 BED	85m²
71	-	TYPE E2E4	2 BED	86m²
72	-	TYPE E2E4	2 BED	86m²
73	-	TYPE E2E4	2 BED	107m²
74	-	TYPE E2E4	2 BED	132m²
75	-	TYPE E2E4	2 BED	150m²
76	-	TYPE E2E4	2 BED	126m²
77	-	TYPE E2E4	2 BED	116m²
78	-	TYPE E2E4	2 BED	105m²

