
SaltRock! CITY

SALT ROCK CITY ARCHITECTURAL GUIDELINES FREEHOLD and PUD STANDS

March 2025
Rev 0

Disclaimer: Please note that these guidelines are subject to ongoing review by SALT ROCK CITY DESIGN REVIEW COMMITTEE/HOMEOWNERS ASSOCIATION to ensure that the high standards of the village is maintained.

Contents

Page

1. Introduction	04
2. The vision – The Estate	05
3. The vision – Architecture	06
4. Site Controls	08
5. Built Form & Primary Elements	10
6. Built Form & Secondary Elements	16
7. Materials & Colours	22
8. Passive Design	24
9. Sustainable Principles	25
10. Architectural Appointments.....	27
11. Annexure A – SALT ROCK CITY Landscape & Conservation Guidelines (Including D-Moss guidelines)	
12. Annexure B - SALT ROCK CITY Site Specific Stormwater Design Guidelines	
13. Annexure C – SALT ROCK CITY Site Specific Sewer Design Guidelines	
14. Annexure D – Paint Colour Scheme	
15. Annexure E – SALT ROCK CITY House Connections	
16. Annexure F - Mount Cotton Exterior Signage Detail	

1. Introduction

This manual outlines the procedures required for the approval of building plans for new homes, structures, or any alterations or additions. Owners must obtain approval from the SALT ROCK CITY Design Review Committee (SALT ROCK CITY DRC) based on this document before submitting building plans to the controlling authorities.

The guidelines set out parameters to ensure the overall image, identity, value, and appearance of SALT ROCK CITY are maintained.

Site controls, common forms, and specific elements that create the aesthetic identity of the Estate are detailed to ensure the overall character and quality of the development are preserved. These guidelines call for the use of similar materials and a limited range of variations within the spirit of good neighbourliness.

For the successful application of the code, individual property owners are recognized as partners in the process. While the guidelines set out the requirements to ensure cohesiveness necessary to realize the vision of the whole, the review committee can exercise discretion in applying the guidelines to allow practical progression of certain site-specific opportunities while ensuring coherence with the overall intention. Each submission will be assessed on its merits in the overall context of SALT ROCK CITY.

Property owners must acknowledge that contributing to the vision for the Estate as a whole will have benefits in realizing mutual advantages of a well-planned environment where the focus is on creating an overall group with each building respecting its neighbours and surroundings. The ultimate intention of this code and related process is to ensure the integrity of the estate and, in doing so, protect and enhance all property values within SALT ROCK CITY.

The landscaping theme and related guidelines also serve to unify the overall design and quality of the Estate. The SALT ROCK CITY Landscape & Conservation Guidelines are included as Annexure A.

Owners must employ the services of a South African Council for the Architectural Profession (SACAP) registered Professional Architect for the full architectural service encompassing all work stages. All Architects and Landscape Architects must be accredited by the SALT ROCK CITY Design Review Committee. Proof of appointment of a registered professional architect and registered professional engineer for all stages of design and construction supervision will be required before designs are considered by the SALT ROCK CITY DRC. The submission process and requirements for building and landscape design are detailed in section 10, Architectural Appointments.

The onus is on the owner to ensure that their appointed architect is working off the latest revision of the architectural guidelines. The latest revision of guidelines supersedes all previous revisions. An Architect is approved for each residential dwelling only. A separate application must be submitted to the SALT ROCK CITY DRC to be considered to design any further residential dwellings on the estate.

The owner and their contractor will be subject to both the provisions of the Environmental Management Plan (EMP) and the SALT ROCK CITY Contractors Protocol, which will be administered by the SALT ROCK CITY Estate Management.

2. The Vision – The Estate

It is the Vision of the developers that SALT ROCK CITY:

- Fosters a sense of place, safety, and human scale.
- Is an ecologically and environmentally sustainable development.
- Creates unique public spaces for social interaction, specifically leveraging the local climate by focusing on outdoor activities.
- Enhances, creates, and protects relevant tree groupings and open space corridors.
- Incorporates and improves existing natural features such as wetlands and coastal forests.
- Encourages the creation of specific garden experiences, such as orchards, lawns, herb gardens, and vegetable gardens.
- Slows down the neighbourhood pace, giving pedestrians the right of way and creating low-speed vehicular traffic, making streets safe and interesting.
- Arranges development along contour lines wherever possible, with retaining embankments (rather than structures) becoming strong visual green elements linking the estate.
- Considers and mitigates the negative visual impacts of traffic, street lighting, security, and refuse collection wherever possible.
- Balances lighting for security and safety while avoiding light pollution.



3. The Vision - Architecture

The intention is for the architecture to evolve with a simple approach to form, constructed from practical, long-lasting, low-impact materials that enhance the coastal lifestyle. Architects should adopt sensible, practical, passive architectural design principles. The architecture should maximize views and orientation while retaining privacy and positively relating to prevailing weather and local climatic conditions.

A uniform architectural language is intended to be employed, adhering to the design criteria described herein. This will result in architecture bound together by the controlled use of cohesive forms, textures, and materials, while still allowing flexibility to satisfy owners' specific design requirements and personalities.

Exploration of self-sustained and off-the-grid infrastructure, achieved through alternative energy sources, rainwater harvesting, and waste management, is encouraged. The aim is for this project to lead to lower operating costs, improved occupant health, and reduced environmental impacts.

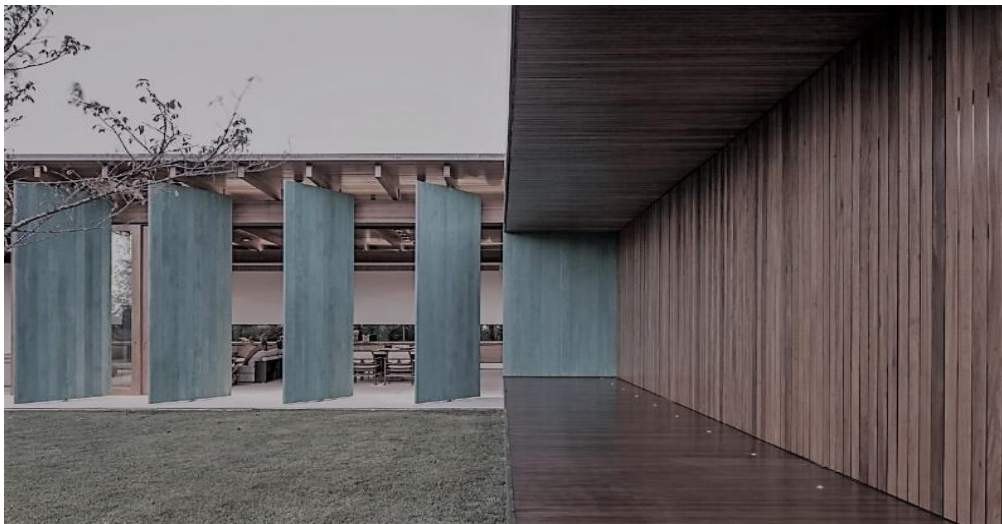
The Architectural Vision relies primarily on a simple, uncluttered response to the following aspects:

- Nature:
 - Buildings should sit comfortably in a natural landscaped environment with clean-lined facades complementing the rolling hills and roof edges blurred by trees.
 - The massing of the built form will be typified by fragmentation of the architecture to render less imposing built elements, easily broken by landscaping elements.
 - The landscaping around the buildings becomes a significant feature of the design, often more important than the structures themselves.
- Climate and Passive Design:
 - Orientation, use of natural ventilation, and energy efficiency should inform the design process.
 - KwaZulu-Natal has a sub-tropical climate, which should influence an architectural response focused on achieving thermal comfort using passive design elements such as screens, generous overhangs, natural ventilation, insulation, and other shading elements including planting.
 - An appropriate passive response to the local climatic conditions should give rise to an architectural language appropriate in character and devoid of any pastiche or inappropriate replicas of foreign styles.
 - Conducive to outdoor living, a seamless flow from indoors to large open covered outdoor living spaces will be a common principle, creating buildings that appear layered rather than having flat facades.
 - Sub-tropical architecture relies on cross ventilation as a cooling technique. It is envisioned that living courtyards are employed to allow homes to remain open and ventilated by means of these internalized landscaped spaces. Courtyard architecture is encouraged to enhance privacy and factor in the climatic conditions.

SaltRock!

CITY

- **Simplicity and Quality:**
 - Basic geometric forms, simple materials, and clear arrangement of structure will evoke a sense of order and calm.
 - A sense of luxury and sophistication will be reflected by the quality of design, attention to detail, and quality of build, materials, and landscaping.
 - Design decisions must address the need for robust materials able to endure coastal conditions and retain their integrity and intended appearance.
- **Topography:**
 - The undulating nature of the site requires a specific architectural response, where retaining elements are integrated into the buildings, courtyards, and landscaping elements. The roof architecture should be sympathetic in form and material to the onlooking properties.
 - While planted natural banks are preferred, structured level changes should be carefully considered through positive treatment of retaining walls and interwoven terraces, creating cohesive features and outdoor living spaces.
 - Wherever possible, buildings should be arranged parallel with natural contours.



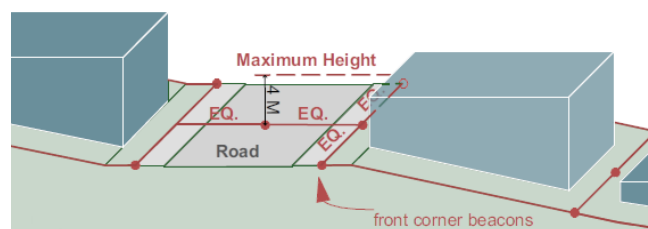
4. Site Controls

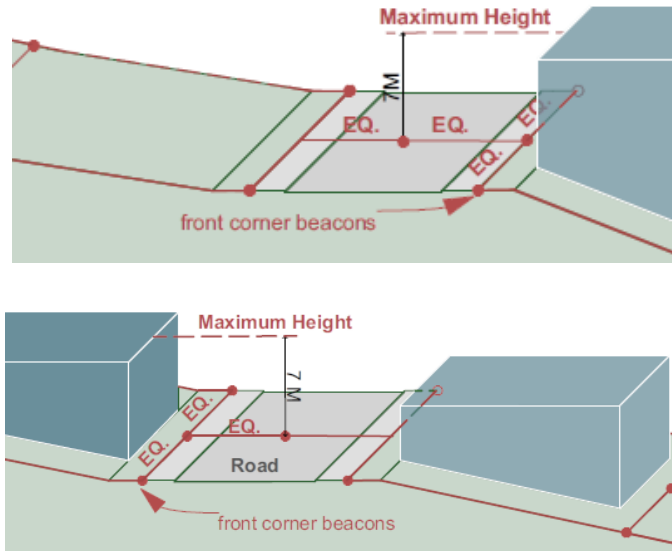
In the event of any conflict between the constraints specified in this manual and council requirements, the most stringent control will apply.

4.1 Site and Servitude Plan (SSP)

Each freehold Erf within SALT ROCK CITY will have a specific Site and Servitude Plan (SSP) indicating the following controls which may vary from site to site:

- Coverage:
 - Coverage refers to all building footprints, including main dwellings, outbuildings, covered and enclosed verandas and balconies. It excludes roof overhangs less than 1,0m, permeable pergolas, open/slatted timber decks and pools, and corridors open to elements on at least one side. The maximum permissible coverage is site specific and is indicated on individual Site and Servitude Plans.
- Floor Area Ratio (FAR):
 - The maximum built area permitted is site specific and reflected as a ratio of site area on individual SSP's. This area excludes that of structured parking i.e., garages.
- Setbacks:
 - Front, side, and rear building lines are indicated on each SSP.
- Height:
 - Each SSP will include a height limit. This limit applies to the absolute maximum height of any structure except for a chimney if required.
 - The height limit indicated is to be measured from the centre of the road from which access to the site is allocated. The position from which the height limit is to be determined will be midway between the side boundary beacons of the relevant site. Should a level of 1.0m from the NGL midway between the beacons on the higher side of the site be determined to be higher than the allocated level from the road, the higher of the two may be used as the maximum height limit. Examples are indicated in the diagrams below.





4.2 Basements:

A basement (i.e., the lowest part of any building excluding habitable spaces more than 50% below FGL) may only protrude or be exposed to a maximum of 1.5m above the Natural Ground Level.”

4.3 Retaining and Fill:

No level of any site may be filled or raised by more than 2.0m above Natural Ground Level unless approved by the SALT ROCK CITY DRC.

4.4 Site Services:

Note that site services (especially sewer and stormwater) are located at the road edge. This needs to be considered when the building is lower than the road level.

Please refer to the following documentation:

- Annexure B - SALT ROCK CITY Site Specific Stormwater Design Guidelines
- Annexure C – SALT ROCK CITY Site Specific Sewer Design Guide
- Annexure E – SALT ROCK CITY House Connections

4.5 Servitudes and Buffer Zones:

Three dimensional structures cannot be installed in the servitudes and buffer zones.

5. Built Form & Primary Elements

The architecture should be performance-driven rather than style-driven, emphasizing appropriate scale and proportion with limited decoration. The handling of proportions, scale, and articulation will be scrutinized in detail by the review committee. Horizontal layering and composition of the building are imperative. Articulation of facades through layering, using columns, patios, screens, and inner courtyards, will define the buildings.

As with the entire precinct, the general forms must be rectilinear, with functional “clip-ons” and cut-outs creating a distinctive architectural style.

5.1 Massing Principles:

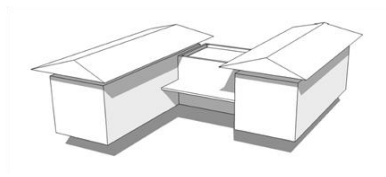
Modulated façades are created by employing the following design and massing principles:

- A distinct architectural expression of a Base, a Middle, and a Top.
- Roofs should “disengage” from the walls, except for linking elements, by floating on glazed clerestory elements or recesses with large overhangs.
- The top structure should be characterized by overhanging low-pitch or flat roofs.
- For buildings with a plinth, it is preferred that these elements are recessed, allowing the buildings to “float” in the landscape when ground floor levels are set above the natural ground level (NGL).
- When the plinth is intended to project as a usable terrace, it is encouraged that the leading edge of the terrace extends beyond the plinth walls.
- Recessed plinth walls should be darker in colour or made of “heavier” materials to emphasize the floating effect of the floor above.
- If a basement is included, it must be set back a minimum of 1 meter from the visible projecting edge of the floor above.

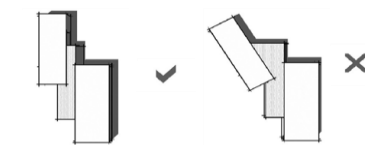


Major Plan Forms:

These structures must have an overall width not exceeding 7.5 meters and a minimum width of 4.0 meters. The design intent is to ensure that these built forms are simple and functional, avoiding decorative and ornate elements that do not serve a practical purpose. The built form should consist of major plan form elements connected by minor plan forms or simple linking elements. The arrangement of these built forms should take into account the correct orientation with respect to the sun and prevailing winds.

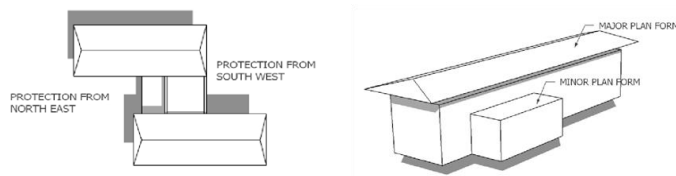


Rectangular plan forms should not be angled relative to one another, except where such an offset is justified as a sympathetic response to specific site shapes or natural topography and is explicitly approved by the Design Review Committee.



Minor plan Forms:

Minor plan forms should be utilized to connect major plan forms and to “layer” the facade of large major plan forms, thereby preventing large, overbearing, and dominant facades. These minor plan forms include linking elements, verandas, walkways, decks, lean-tos, concrete roofs, pergolas, shading devices, screening devices, and privacy/courtyard walls.



Double Storey:

Where double storey structures are permitted, these elements should conform to major form guidelines and should be parallel to the ground floor plan orientation (not angled). It is encouraged that the upper floor form overhangs the floor below to create layering and shading glazing below effected by direct heat gains in summer.



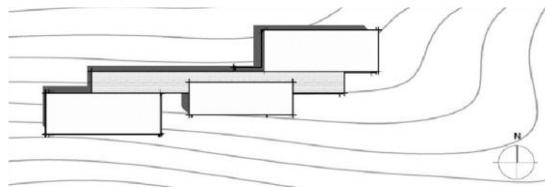
5.3 Courtyards:

It is envisioned that the expression of courtyards and internalized landscaped spaces within each building will become a strong unifying element of the architecture within the estate. Sub-tropical architecture relies on cross ventilation as a cooling technique for internal spaces. This, combined with the desire to maximize views, results in large openings. Courtyards are envisaged to maximize airflow within spaces, create a dual-sided nature to internal spaces, and allow the home to remain open and ventilated while facades fronting the more public realm or prevailing winds can still be closed when required. On smaller sites, it is encouraged that these courtyards be created through the manipulation of boundary and dividing walls of adjoining properties and through landscaping.



Orientation in relation to contours and natural features:

It is encouraged wherever possible that the linear form of the structures run in the direction of the contours on the site.



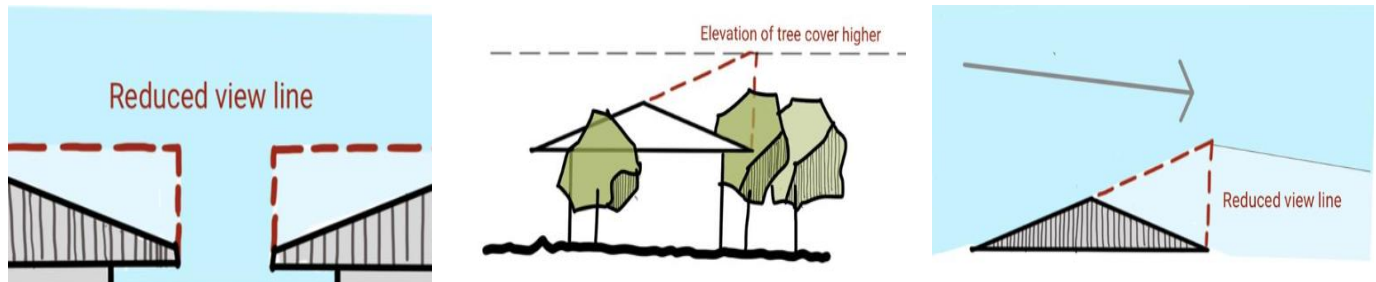
5.4 Roofs:

The most visually dominant element of the estate is the overall roofscape. The intent is to ensure these elements contribute to a cohesive whole within the landscape. The roof design should reduce the apparent scale of the buildings and minimize their overall visual impact on the surrounding development while emphasizing their shading qualities. The mass of these “canopies” should be understated in terms of their elevation height. Roof heights and forms should correspond to the hierarchy of the spaces they enclose. Major plan forms should be roofed individually with concrete flat roofs or glass elements linking them. Major plan forms may only be roofed with pitched hipped roofs or flat concrete roofs. Minor plan forms and linking elements may be roofed with flat concrete roofs, glazed elements, or single-pitch sheeted roofs with a minimum pitch of 5 degrees and a maximum of 7 degrees.

5.5 Roof Forms:

Low-pitched hipped roofs and/or flat concrete roofs are considered appropriate responses to the architectural language of SALT ROCK CITY, primarily substantiated by the following:

- Flat concrete roofs can be planted (preferred), dramatically reducing their impact on overlooking properties.



Pitched Roofs:

- Roofs must be hipped with a maximum pitch of 5 degrees.
- It is important that the roof is perceived as a separate element of the building. To achieve this, the junction between the elevation and the roof should be clearly expressed. The use of glazing or deep recesses in a dark colour ensures that the roofs appear to sit lightly or float above the plan forms.
- Roof overhangs:
 - A minimum roof overhang of 400mm and a max of 1200mm is preferred.
 - A minimum overhang of 650mm is permitted on all street frontages
 - A minimum overhang of 850mm is required on sites with an overall street frontage width of 18m or more.
- Pitched Roof coverings may include:
 - Pre-coated, concealed fix profile, steel, or aluminium sheets in approved Charcoal colour.
 - Saflok 700
 - Thunderstorm
 - Slate
 - Klip-Tite 700
 - Heron Grey
 - All metal roof sheets to be single lengths (no end joints allowed).
 - Diamond Dek AZ200 standing seam sheeting or equivalent approved.
 - Rheinzink Roof sheeting.
- Specific Exclusions:
 - Domed, curved, or semi-circular vaulted roofs are not permitted.
 - Mono-pitched roofs are discouraged.
 - Gabled roof designs are not permitted.
 - Double pitch roofs are not permitted.
 - Asymmetrical, dual pitched roofs are not permitted.
 - Roof terraces are not permitted.
 - Thatch roofs or 'Lapa' structures are not permitted.
 - Tiled or any finish other than specified sheeting is not permitted as a covering.
 - Boxed-in eaves are not permitted.
 - No plant or services are permitted on the roof.

Concrete Roofs:

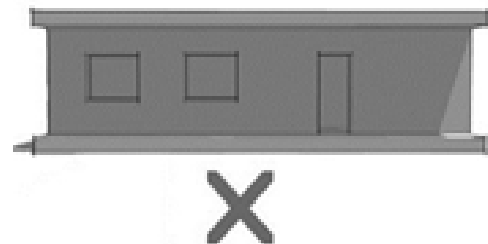
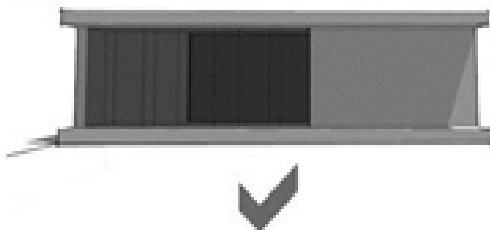
- Flat concrete elements used to roof major forms must have an overhang of at least 650mm, preferably larger, with design detailing that allows the edges to appear relatively thin and elegant.
- Flat concrete roofs used as linking elements must lie beneath the eaves line of a pitched roof and do not require an overhang.
- Flat roof elements are also permitted as covers over verandas, terraces, and internal minor linking elements.
- Concrete roofs should preferably be planted or, at a minimum, finished with a 50mm layer of stone in accordance with the approved type and size.
- Stone chip colours are to be presented to and approved by the SRC DRC.



5.6 Openings, Windows:

Windows and other glazed external surfaces significantly impact the efficiency of the building envelope. The composition and design of window and door openings should enhance the light and transparent character of sub-tropical architecture, taking into account proportions, scale, and articulation.

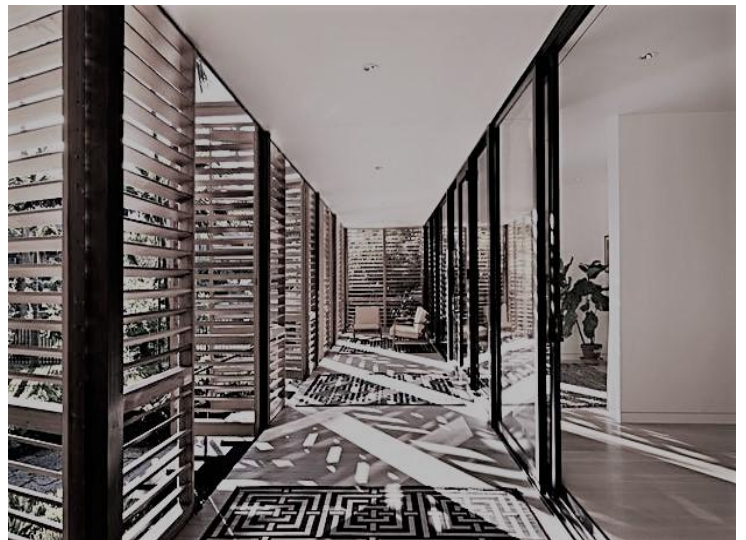
The integration of glazing with the façade allows large portions of “walls” to be flexible, enabling them to open and close to achieve a seamless spatial flow between interior and exterior spaces. The correct orientation concerning the sun and prevailing winds should be considered when positioning openings and glazed elements.



- Openings must be protected from sun and rain by large overhangs, functional shutters, pergolas, or planting.
- Irregularly shaped windows are not permitted.
- Arched openings are not permitted.
- Dormer windows are not permitted.
- Window frames must be made of powder-coated aluminium and comply with the prescribed colour range.
- The colour of window frames must be consistent throughout each house.
- Where opaque glass is required, plain frosted glass should be used, not patterned glass.
- Pre-cast concrete window systems are not permitted. Reflective or coloured glazing is also not allowed.
- External burglar bars are not permitted.
- "Cottage Pane" style windows are not permitted.
- All glass sizes must conform to SABS 0400 –1990 Part N Glazing Regulations and SANS 10400.

5.7 Doors:

- External doors and doorframes must be in a natural timber finish or aluminium and must be finished according to the prescribed colour range. Glass or mirrored finish doors are not permitted.
- The colour of door and window frames must be consistent throughout the exterior of each house.
- Ornate carved doors are not allowed.
- External metal security gates are not permitted.
- Garage door colour must match the windows and doors of the house or be in natural timber.
- Ornate panelled or glazed garage doors are not allowed. Only vertical or horizontal slatted doors are permitted.



6. Built Form & Secondary Elements

6.1 Lean-to/Veranda Roofs:

- Maximise outdoor living while breaking down the massing and articulating facades.
- Protect large, glazed openings.
- Lean-to roofs must be connected to major forms.
- Lean-to and veranda roofs must have a pitch no greater than 5 degrees or be flat concrete.

6.2 Garage Roofs:

- Garage roofs must match the architectural language of the main dwelling and adhere to the same architectural guidelines.
- Flat concrete roofs with parapet construction are encouraged over garages. These should preferably be planted or finished with a 50mm layer of stone in accordance with the approved type and size.

6.3 Rafters and Trusses:

- The construction of the roof must achieve a clean-lined aesthetic throughout the estate. Exposed truss systems visible from the exterior must be purpose-designed as sophisticated, clean elements.
- Standard truss systems using gang-nailed junctions must not be visible or exposed. Gang nail junctions must sit inside the wall plate or be concealed.

6.4 Overhangs

- It is critical that roof overhangs provide solar protection for the glazed elements beneath them. Where sufficient overhangs cannot be achieved, alternative shading or screening devices must be used.

6.5 Gutters:

- Where used, simple powder coated, rectangular, aluminium 'Watertight,' or similar, must be used. Gutters must match the roof colour.
- Wherever possible, gutters should form part of a rainwater harvesting system incorporated into the design. Gutters and down pipes must appear to be part of the structure and be placed on the structural grid lines to facilitate this aesthetic.
- Down pipes must be of the same material and make as the gutter and must be mounted flush or recessed into the wall.
- PVC or Fibre Cement gutters are not permitted.
Any uncaptured stormwater run-off must be managed on each site and discharged under strict control onto an adjacent road or open space designed to receive this water.

6.6 Skylights:

- The angle of skylights must match the pitch of the roof.
- Pyramid or dome-type skylights are not permitted.

- Roof lights must be set into the plane of the roof and must be of uniform size when used in the same roof plane.
- Clerestory lighting is preferred over the use of skylights.

6.7 Shutters:

- 'Kinetic' shading devices that allow maximum solar gain in winter and minimize it in summer are encouraged.
- Screens are encouraged to span the full height of openings, matching the height of windows/glazing. All eastern and western openings should have shading devices if there are insufficient overhangs.
- It is suggested that these lockable screens/shutters also serve as a form of security.
- Canvas shading devices are not permitted.
- Pre-manufactured awnings, fake shutters, or cottage-type shutters are not permitted.
- Timber shutters must be rectilinear in form.

6.8 Gates & Screens:

- Gates and screens must be finished in hardwood (natural finish) or aluminium to match the windows and doors. Hardwood shutters and screens must be finished in natural oil; gloss varnish is not permitted.
- The design must feature vertical or horizontal patterns only.
- Wash line areas must be screened from external view.
- Decorative wrought iron or cast aluminium gates or screens are not permitted.
- Brick and plaster and/or stone-clad wall elements, not exceeding 1.8m in height, may be used for screening but must be designed as part of the garden and landscaping design and approved as part of the overall planning submission.
- Masonry screen walls must have the same finish and colour as the house.

6.9 Pergolas and Verandas:

- Pergolas and verandas are to be used as shading devices that layer or connect major form elements.
- The use of pergolas and verandas is essential in softening the edges of buildings facing the street and public open spaces.
- Verandas and pergolas are to be treated as minor forms and used to soften and layer major forms.
- Pergolas may be constructed from natural hardwood, powder-coated aluminium, or galvanized and painted steel.
- Timber must be finished naturally or with a clear finish.
- Pre-cast, cast iron, or circular columns are not permitted. Ornate details are not permitted.
- Brightly coloured or striped canvas shading is not permitted.
- Perspex coverings on pergolas are not permitted.

6.10 Balconies:

- Balconies must be positioned to face the street or open space and not address an adjacent residential site.
- Balcony roofs, if applicable, must be similar in character to the main house roof or follow the requirements for verandas and pergolas.

- Balconies must be rectilinear in plan form.

6.11 Balustrades:

- Balustrades need to appear lightweight and be visually permeable.
- Balcony and veranda balustrades must be in keeping with the architecture of the house and may be made of frameless glass, natural hardwood finish, or powder-coated aluminium, all in compliance with approved colours.
- Only regular linear type patterns are allowed.
- Ornate or overly decorative railing styles are not permitted.

6.12 Awnings:

Shade devices should form an integral part of the building's architecture and should become an important architectural feature.

- Sun control for openings shall be achieved through pergolas, wide roof overhangs, shutters, planting, or specified horizontal solar shading devices.
- Pre-manufactured clip-on aluminium or canvas awning systems may not be used over windows or doors.
- Specifically designed horizontal solar shading, comprising hardwood louvers or aluminium construction, is encouraged but will be subject to design review committee approval.
- Colours should be natural or stained timber, or if in aluminium or steel, should match the window colours.

6.13 Retaining Walls

- Retaining walls should be integrated into the design of the building.
- Retaining walls should be constructed from one of the following materials:
 - Local natural stone or gabion construction (filled with local stone).
 - Off-shutter concrete.
 - Brick infill retaining structures must be constructed from clay common bricks and painted in an approved dark colour, or an approved face brick colour will be permitted (e.g., "Onyx Satin" imperial face brick from Corobrick's FBX range).
 - Dry stack retaining structures should be vegetated and incorporate minimal concrete stabilization to promote plant growth.
- Any wall higher than 1.5m must have a planted landscaping bed along its full length.
- Constructed retaining walls visible from outside the erf that are higher than 1.8m need to be articulated to break down the scale.
- If a retaining wall is located within a private courtyard of a home and not visible from the street or adjoining properties, the allowable finish and height of the wall will be considered on individual merit by the SALT ROCK CITY DRC.
- Retaining structure evaluation is at the discretion of the SALT ROCK CITY DRC. Specific cases will be assessed on merit and considered if there is a compelling case.

6.14 Garages

- Only one vehicle entrance driveway will be permitted for single residential sites. Areas with solid surface paving should be kept to a minimum.

- Driveway depth must be a minimum of 4.8m from the site boundary.
- Driveway surface materials and finish must be brick or cobble paving to match the specified type.
- Driveway paving layout and design must be submitted for approval prior to construction.
- The design treatment of garages should match the main structure of the house in style, elevation, and material use.
- Prefabricated garage units are not permitted.
- Garages may not be utilized as living or entertainment areas.

6.15 Carports

- Carports are only permitted if they comply with these guidelines for minor plan forms.
- Shade cloth carports are not permitted.
- Prefabricated carports are not permitted.

6.16 Outbuildings

- The design and treatment of outbuildings should match the main structure of the house in style, elevation, and material use.
- Staff accommodation should open into a courtyard or screened area and not directly onto the street.

6.17 Yards

- Staff accommodation should open into a courtyard or screened area and not directly onto the street.
- Kitchen yards must have access to the street and accommodate garbage bins, wash lines, gas containers, etc. Walls should be similar in materials and colours to the building and be a maximum of 1.8m in height.

6.18 Plant Equipment

- Pool pumps and filtration systems must not be visible from surrounding roads and neighbours. Pumps and motors must be housed in a professionally designed, sound-insulated enclosure approved by the SALT ROCK CITY DRC if located near a shared boundary.
- The position of these systems must be indicated on the drawing submission and approved by the SALT ROCK CITY DRC. They cannot be within 4 meters of neighbours' bedrooms. The position of the plant will be reviewed on an individual basis.
- All plumbing and other pipework must be concealed from view.
- Air conditioning and heat pump condensers must be screened from public view using vertical slatted aluminium or timber screens or an equivalent approved method. Window-mounted units are not permitted.
- Solar heating and PV panels should be incorporated into the building and appear to form part of the basic structure. Panels will be allowed on concrete flat roofs only if specifically motivated and approved by the SALT ROCK CITY DRC. However, geysers must be concealed and out of view.
- Solar geyser combinations are not allowed.
- The colour of the solar panels must be black or charcoal to match the roof colour. Complete specifications of solar panels, with drawings, must be submitted to the SALT ROCK CITY DRC for approval.

- Prior approval must be obtained if a homeowner wishes to install solar panels in any position other than on the roof, such as positions integrated with the landscaping. Drawings with full specifications must be submitted for approval by the SALT ROCK CITY DRC.
- The final location of all solar panels will also be subject to aesthetic approval by the SALT ROCK CITY DRC.
- Wind turbines are specifically prohibited.
- TV aerials, satellite dishes, and other such items must form part of the basic structure and be positioned below the eaves.
- Underground tanks in the basement are preferred. Water storage tanks must be concealed or screened.
- No plant or services are permitted on the roof.

6.19 Exterior Lighting

- Only low-level, non-intrusive lighting is permitted.
- All exterior lighting on each property should be subdued and indirect, illuminating only critical areas subtly without exposing the light source.
- Light sources should not be directly visible and should be positioned at a low level whenever possible.
- Non-intrusive lighting on porches can be higher, provided it faces inward toward the dwelling and the source is not visible.
- External flood lighting is not allowed.
- External light positions should be carefully considered to avoid excessive light pollution and any adverse effects on neighbouring properties and the greater SALT ROCK CITY estate.
- The colour of the light source must be consistent throughout the development and should be in the warm white range.
- Positions and types of external lighting must be specifically approved by the SALT ROCK CITY DRC.
- Coloured lights are not permitted.
- Fairy lights are not permitted.

6.20 Swimming pools

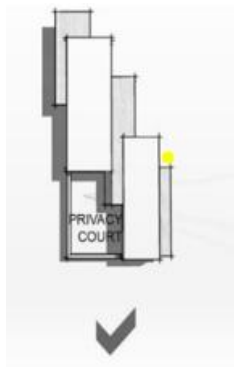
- Retaining walls for pools must blend seamlessly with the building's aesthetic and adhere to the same design code regarding materials and form as the main structure.
- Safety fences must be black or charcoal in color and match the balustrade aesthetic. Compliance with local authority safety regulations is required.
- Rectangular pool forms are preferred but not mandatory.
- Portable pools are not permitted.

6.21 Signage & House Names

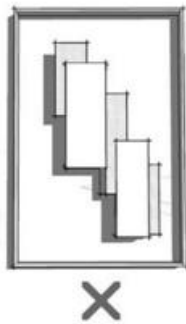
- Size and Text: Individual house numbers or letters shall not exceed 20 centimetres in height and must utilize the Calibri font style.
- Material: House names and numbers shall be constructed from powder-coated aluminium in either graphite or charcoal colour.
- Post Boxes: The installation of post boxes, whether freestanding or integrated, is prohibited on individual homes.
- Reference: Please refer to Annexure F – SALT ROCK CITY Exterior Signage Detail for further details.

6.22 Perimeter Walls and Screens

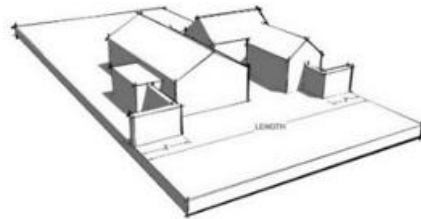
- Boundary walls are discouraged and should only be used where necessary for screening or to contain pets.
- The visual impact of boundary walls should be minimized, with particular attention to their articulation.
- It is encouraged to use landscaping and/or the structure of the buildings to create privacy and enclosure.
- Boundary walls should be a maximum of 0.9 meters high unless they are part of a screen wall element and must connect with the main structure.
- It is encouraged that the dwelling constitutes the majority of the boundary walls facing streets or public open spaces. The total length of the boundary wall along these boundaries should not exceed 50% unless specifically justified and approved by SALT ROCK CITY DRC at its discretion.
- Fencing on the street boundary is not permitted unless effectively screened by a planted hedge. This must comply with the rule of 50% and be constructed using Clear-Vu fence material in dark grey or black



Encouraged



Discouraged



$Y + x \leq 50\% \text{ Length}$

6.23 Camera's/ Surveillance

- Are permitted only during the construction phase.
- Permanent camera/surveillance installations post-construction for occupation is subject to DRC review and approval.

7. Materials and colours

- Natural materials such as sustainable woods and stone are encouraged. All other material origins should be considered and selected for their low energy use in manufacture and delivery.

- Main Structure:
 - Off shutter concrete
 - Plastered brickwork
 - Steel
 - Timber
 - Cementitious-based coating products are encouraged
 - Limited panels of natural stone (predominantly on the base)
 - Plastered wall – only vertical brush texture, indiscriminate scratch texture, or smooth plaster is allowed
 - Face brick may be employed in limited feature panels only. Face brick must be uniform grey or black or white, with the brick sample specifically approved by SALT ROCK CITY DRG.
- Clip-ons
 - Screens can be Steel, Glass, Concrete, or planting
 - Off shutter concrete
 - Timber
 - Glass – Non reflective and Non coloured
 - Metal / Aluminium Grilles or louvres
 - Technical screens can be timber steel, off shutter concrete or natural stone.
- Retaining Structures
 - Natural Stone
 - Gabion Walls
 - Natural concrete
 - Plastered and painted brickwork
 - Suitably engineered and pre-approved dry stack walls painted to Landscape guidelines.
- Driveway paving
 - 50mm paver for where we have fig. 7 kerbs [Bevel Bond Paver - 50mm Thick Bevel Paver - Bosun](#)
 - 60mm paver for where there are fig. 6 kerbs [Citylock Paver - Interlocking Paver Available in 60mm - Bosun](#)
- Materials/Elements not permitted:
 - Classical or ornate mouldings or moulded plaster work.
 - Artificial Stone
 - Ornate Fountains
 - Precast concrete columns and walls
 - Paned windows and doors
 - Exposed Plumbing pipes
 - Exposed antennas, satellite dishes, mechanical plant such as air conditioners or heat pumps
 - Mock/Non-Functional Shutters
 - No quoining will be allowed.
 - No religious statues, flags, shrines...Etc, are permitted.
 - No glass doors / glass panels to be used in garages.

7.1 Wall Colours

- All external walls on an erf may only be painted one colour, with no contrasting colour variations between walls.
- Base colours can be one of three: White or Grey (a selection of colours will be specified for the architect to choose from). Refer to Annexure D for the Colour Scheme.
- Detail colours can include a maximum of three colours (a selection of colours will be specified for the architect to choose from). Polished Stainless steel should have controlled use and be softened by natural elements such as timber or powder coated.
- Metal roof colour should be dark grey (a selection of colours has been specified in Annexure D for the architect to choose from).
- Specifically, the following are not allowed:
 - Pastel colours
 - Green (this should be planting)
 - Large areas of silver
 - Reflective materials
- Plaster and paint must comply with approved colour schemes (refer to Colour Schemes available in Annexure D).
- Stone cladding should be from approved specifications.
- Off-shutter concrete should have a Class 1 finish.
- Soft roofs should have sheeting colour as per the Colour Schemes.
- Frameless glass balustrading with concealed fixings is preferred, and face-fixed bolts are discouraged.
- Steel balustrading should be used as per the external balustrade detail for reference purposes; aluminium balustrading is not permitted.
- Garage doors should be aluminium or fibreglass (submit for consideration), with the colour matching the scheme.
- Timber front doors are required.
- Aluminium sliding doors (details to be submitted for approval).
- Soffit cladding: Painted fibre cement is discouraged unless open jointed planks are used.
- Hardwood timber external eaves closures are encouraged.
- Paving and hard landscaping for driveways: Submit proposal in accordance with the landscaping code.
- Soft landscaping should follow the Landscaping Design Guidelines.

SALT ROCK CITY DRC will consider alternative materials if they can be shown to achieve the quality and design ethos outlined in the SALT ROCK CITY Sibaya Design Manual. Alternatives must be submitted with a justification for approval.

8. Passive Design

Architects must consider the KZN climate when designing homes within SALT ROCK CITY Sibaya Estate. The estate's vision emphasizes respect for the environment, particularly in energy and water conservation. Designs must demonstrate responsiveness to the environment through the use of climate, topography, materials, and form.

The following guidelines are included to encourage owners and their professional teams to align with this vision:

8.1 Passive Solar principles

- Orientation: Preferably align buildings linearly on an east-west axis if the contours allow, with north-facing living areas.
- Reference passive solar heating and cooling principles.
- Pay attention to north-facing walls and their external shading/screening to shield from direct sun in summer but not in winter.
- Design east and west facades to manage low sun angles and heat gain in summer.
- High insulation levels, especially for thermal mass, are critical. Bulk insulation helps retain heat during winter.
- Use cross ventilation and passive cooling in summer while protecting from strong or cold winds. Incorporate natural and induced ventilation devices as part of the building's aesthetic.
- Integrate landscaping strategies.
- Encourage convective ventilation and heat circulation.

Pitched Roofs:

1. Panels to sit flush on the roof (no tilt/pitch allowed)
2. Panels to be the same colour as the roof (or as close as possible)
3. The fixing method must be approved by the roof tile/sheeting supplier to maintain the warranty.

Flat/Concrete Roofs:

1. If solar panels are pitched, they must not exceed the parapet wall height (parapet wall height takes precedence over height restriction).
2. Panels must have a uniform design or orientation (not multidirectional).
3. Panels should be placed as close to the back of the home as possible to avoid interfering with sea views and should be arranged linearly.
4. If the installation creates a nuisance (such as glare) for neighbours, further mitigation measures will be required.

All applications must be submitted to the Design Review Committee for approval before installation.

9. Sustainable Principles

The following principles should be considered intrinsic to sustainable development:

- Local appropriateness
- Conservation of the natural environment
- Resource efficiency
- Lifecycle approach
- Zero waste
- Use of renewable resources
- Sustainable procurement
- Local production for local use
- Human health and wellbeing

9.1. Energy

- Homeowners and their architects are encouraged to include alternative energy sources to limit the overall energy consumption of the estate.

9.2. Photovoltaic cells

- Alternative power supplies are advised to meet the needs of each dwelling. These should align with the overall formal aesthetic, be incorporated into the design, and approved by the DRC.
- It is recommended that panels sit flush in the solar north-facing roof plane. If not at a similar angle to the roof, they must be located on the lower part of the roof in a linear arrangement. Batteries, inverters, and storage devices must be concealed.

9.3. Water Heating

- Each residence must have sustainable water heating systems. Storage tanks (solar geysers) should be concealed to comply with the estate's visual aesthetic.
- Solar energy collection surfaces/panels must be flush with the roof plane and correspond to the structural grid. These need to be designed and installed according to specialist details.

9.4. Lighting

- Use appropriate indoor and outdoor lighting designs. Lighting controls (e.g., dimming switches, time sensors) allow regulation of light levels and reduction of electricity consumption. Low-consumption LED fittings should be used wherever possible.
- Outdoor solar lighting and low-voltage lighting are encouraged for landscape lighting.

9.5. Electrical Appliances

- Homeowners and their architects are encouraged to include alternative water sources. Rainwater collection is encouraged, with underground placement or screening of tanks as per plant and equipment guideline requirements.
- Self-sustaining systems for re-use of grey water are also encouraged. Water-saving appliances should be employed, including but not limited to:
 - Low flush toilets
 - Flow-restricting and aerated faucets and efficient shower heads
 - Mandatory pool covers
 - Low water use dishwashers and washing machines



10. Architectural Appointments

10.1 REVIEW SUBMISSION PROCEDURE

10.1.1 SALT ROCK CITY Estate Panel of Architects

Listed below are the pre-approved architects for the SALT ROCK CITY precinct development. They have been chosen for the quality of their work and their suitability to carry out the envisioned aesthetic of the Estate.

- CRAFT OF ARCHITECTURE (COA)
- BLOC ARCHITECTS
- PAUL NEL ARCHITECTS
- JULIA RUTHERFOORD ARCHITECT
- LISA RORICH ARCHITECTS
- MAP ARCHITECTS
- ELPHICK PROOME ARCHITECTURE (EPA)
- ARKUS STUDIO
- MODA STUDIO ARCHITECTS

NOTE: IT IS ENCOURAGED TO USE AN ARCHITECT FROM THE PANEL OF PRE-APPROVED ARCHITECTS TO ENSURE THE ENVISIONED ARCHITECTURAL AESTHETIC AND MAINTAIN A HIGH LEVEL OF EXCELLENCE IN DESIGN ON THE ESTATE.

10.1.2 Use of external architects

- a. Owners must employ the services of a South African Council for the Architectural Profession (SACAP) registered Professional Architect for the full architectural service encompassing all work stages.
- b. All Architects and Landscape Architects must be accredited by the DRC.
- c. Proof of appointment of a registered professional architect and registered professional engineer for all stages of design and construction supervision will be required prior to designs being considered by the SALT ROCK CITY DRC.

10.2 RULES APPLICABLE TO ALL ARCHITECTS WORKING ON THE ESTATE:

- a. It is solely the responsibility of the owner to enquire about the status of the practitioner prior to commissioning them. They must be qualified architects registered with the South African Council for the Architectural Profession (SACAP).
- b. The DRC will not be responsible for monies wasted on “professionals” who are not authorized to work on the estate.
- c. The architect must be engaged for a minimum service of design, Local Authority submission drawings, and construction drawings (Stages 1 - 6 as classified by SACAP).
- d. Principle Agent Requirements:
 - SACAP Registered Professional Architect or
 - SACPCMP Professional Project Manager or
 - Professional Quantity Surveyor or
 - Professional Engineer

- e. The Association will inspect progress on site and sign off the buildings upon completion, certifying that they have been built in accordance with the approved plans.
- f. Minor deviations to the approved plan (e.g., moving a single window) must be approved by the DRC prior to the change.
- g. Major deviations made to homes during construction must be submitted as deviation plans for approval by the DRC, with the stipulated fee.
- h. Plans submitted after the construction of deviations, and without the approval of the DRC, will incur a penalty fine and may not be approved.

NOTE: ONCE THE DEVIATION HAS BEEN BROUGHT TO THE ATTENTION OF THE DRC, IT IS AT THEIR DISCRETION WHETHER A CHANGE IS CLASSIFIED AS "MINOR" OR "MAJOR".

NOTE: THIS DOCUMENT IS ATTACHED TO THE "SALT ROCK CITY DRC – PLAN SUBMISSION CHECKLIST" AND MUST BE SIGNED BY THE ARCHITECT AND OWNER.

10.3 REVIEW SUBMISSION FEES

- All SALT ROCK CITY Design Review meetings will be charged a fee of R 5000.00 excl. VAT per meeting.
- Ad hoc queries regarding submission and approval of plans will be charged at a rate of R1500.00 excl. VAT per query.
- Fees must accompany all building plan review submissions and be paid directly to the SALT ROCK CITY Management Association.

10.4 REVIEW SUBMISSION DATES

- For a submission to be tabled at a meeting, the full submission, including all architectural and landscape drawings (both hardcopy and PDFs), completed submission forms, and any supporting documents, must be received by 12h00 five working days before the meeting is scheduled to take place.
- Plans not complying with the requirements will be notified and given 48 hours to make the necessary amendments or additions. If not corrected within this time, they will not be admitted onto the agenda and will have to wait until the following meeting for admittance and scrutiny.
- The SALT ROCK CITY DRC will meet fortnightly, and such dates will be published by the Association. Dates may be slightly flexible to accommodate members of the DRC.
- The Association shall have up to seven days from the date of the review submission meeting to provide comments and/or the status of your plan's approval.
- All communications regarding the submission and approval of plans are to be done through admin@saltrockcity.co.za and not directly with the SALT ROCK CITY DRC members.

NOTE: THE DECISION OF THE DESIGN REVIEW COMMITTEE IS FINAL

10.5 FORMAT OF REVIEW SUBMISSION

The review procedure consists of three stages to avoid unnecessary time and cost delays. Preliminary plans and models will be examined at the DRC meeting for an “approval in principle”

10.5.1 STAGE ONE - PRELIMINARY REVIEW SUBMISSION (CONCEPTUAL)

- a. For a submission to be tabled at a meeting, the full submission, including all architectural and landscape drawings (consolidated PDFs), completed submission forms, and any supporting documents, must be received by 12h00 five working days before the meeting is scheduled to take place.
- b. Locality plan: Google Earth image with SDP overlay showing Erf location and site access from the municipal road, as well as all relevant cadastral, owner, and architect information.
- c. Site layout/analysis: Specific survey drawing from a registered Land Surveyor reflecting the contours of the site, boundary pegs, and levels. This should illustrate design principles implemented, site constraints, relationship to adjacent sites, buildings (if built) and road, building footprint, 30% soft surfaces, hard surfaces, driveway, retaining walls, orientation, and prevailing weather.
- d. A 3D site massing computer model: Illustrating the extent of cut and fill, all retaining walls (position and type of retaining system), platform levels, natural embankments, etc.
- e. 1:100 Freehand (accurate) or formal drawings illustrating the following:
 - Floorplan
 - Streetscape elevation
- f. Sustainable approaches - a brief analysis stating approach etc.
- g. Preliminary schedule of finishes - Inspiration, colours, and materials
- h. A site layout plan/sketch plan in digital format (PDF or JPEG). This should reflect the boundary of the site, the building footprint, sections, and elevations.
- i. UNDERTAKING: The architect must list any deviations from the guidelines. If such a list is not provided and the plans are approved, with deviations later discovered, the author is responsible for rectifying the deviations and any costs incurred by the DRC. The DRC has the right to revoke approval if deviations are discovered.
- j. NOTE: Attached to the end of this Design Code manual are the relevant checklists that must accompany each stage plan review submission made to the DRC.

10.5.2 STAGE TWO - DETAILED SUBMISSION

- a. A1 Format
- b. Local Authority submission plans
- c. Plans may not deviate from the Stage One approved submission. The architect must provide motivation for any proposed changes or revert to the Stage One submission.
- d. Your stage two comprehensive plans for the Estate shall include the following:
 - A site development plan at 1:200 scale. The site plan should record any servitudes traversing the site in respect of services. It should also show the proposed contractor’s yards, storage facilities, and access proposal to the site.
 - One set of comprehensive building plans of all levels, sections, and elevations (minimum 1:100) as required for Local Authority submission. Elevations should be in full colour, indicative of the selected colours and materials. Sections should indicate ceiling and roof levels as well as window and door descriptions.

- All plans must show all materials used, and colours must be selected from the palette of colours specified in the architectural guidelines.
- Plans must be detailed and cannot be marked “as to client’s approval.” Plans without sufficient detail will not be approved.
- A landscaping plan at 1:100 scale must be included. The landscaping plan should feature a landscape design with a complete list of suggested plants, divided into categories of indigenous trees, shrubs, ground covers, grasses, and lawn types. These must complement the site and comply with the list of approved plants and guidelines within the Landscape Code provided. The Environmental Management Plan (EMP) for the Estate must be adhered to in its entirety. A copy of the EMP is available from the Association Office. The plan will be reviewed by a landscaper on the Design Review Committee.
- A Storm Water Management Plan (SWMP) must be approved by the consulting engineers to the Association and the Local Authority before any construction activity occurs on site. Each SWMP must align with the estate’s SWMP.
- Existing Estate Engineering Services running mid-block and on roads must be clearly indicated and annotated on drawings submitted for review.

10.6 LOCAL AUTHORITY SUBMISSION

- Following approval by the DRC, plans must be submitted to the Local Authority according to the required submission procedures to obtain planning approval before construction begins.
- NOTE: The Local Authority will not scrutinize any drawings without the SALT ROCK CITY DRC approved stamp.
NOTE: The controls of this building design code do not override those of the Local Authority. Both the drawings approved by the DRC or the Association and the Local Authority must be reflected on the working drawings/construction drawings.

10.7 STAGE THREE – CONSTRUCTION

- The SALT ROCK CITY DRC may inspect the buildings for compliance with the approved drawings as the work progresses. However, it remains the responsibility of the owner and their appointed agent to ensure the built work complies with the approved drawings.
- The SALT ROCK CITY DRC will inspect the completed dwelling to ensure it complies with the approved drawings before authorizing occupation.

REVIEW SUBMISSION CHECKLIST	Stage 1	Stage 2
LIST OF REQUIRED DRAWINGS		
Locality Plan		
Site Layout/Analysis (survey drawing showing contours, boundary pegs and levels)		
3D Site Massing Model - Extent of cut and fill and retaining walls or a typical long and cross section through the entire site.		
3D views- min. of three images illustrating true colours and materials		
Floorplan 1:100 on Site Plan (showing extent of site and adjoining properties)		
Four elevations and minimum of two sections		
Sustainable Approach - A brief analysis		
Council Requirement Pack		
Site Plan		
Floorplan/s		
Electrical Layout		
Elevations (Finishes, levels)		
Sections (Finishes, levels)		
Pool Details - Plan and Sections including fence extent and design		
Water Reticulation		
Glazing Schedule		
Landscaping Plan (Hard and Soft) including External Lighting		
Storm Water Management Plan (SWMP)		
Driveway Sections/Details/Finishes		
SITE CONSTRAINTS		
FAR – 0.5 - Schedule of Areas Annotated		
Coverage – 60% - Schedule of Areas Annotated		
Front Building Line as per site constraints annotated		
Site Building Line as per site constraints annotated		
Rear Building Line as per site constraints annotated		

**The included precedent images represent other architects work that are similar in nature to what is intended for the estate. These images are copyright of those architectural firms and their photographers.*

ANNEXURE D: COLOUR SCHEMES

Listed below is the shortlist of Paint colours for SALT ROCK CITY but not limited to.

- Mandarin Tusk
- Charcoal Aluminium
- Crete Shore
- Sterling Aluminium
- Shanghai Sky
- Paris Paving
- Lisbon Cove
- Yangtze Cliff
- Tibetan Cloak
- Ibiza Bay
- Spanish Delta
- Roman Nights
- Orchid Bay

Note: New colours are subject to DRC approval