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2022-2023



ARCHITECTURAL GUIDELINES



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Revision 1 2022

1. Introduction

1.1. These Guidelines were compiled to ensure that the aesthetic qualities of all Development within **Kings City Estate** are maintained at a high level for all property owners.

1.2. The Guidelines apply to all Development intended to take place in the Estate, including but not limited to new buildings, alterations, additions, renovations or external redecoration of buildings.

1.3 The Guidelines bind all Kings City Homeowners Association (KCHOA) members and set mandatory limits for all developments. In addition, the Guidelines are binding to tenants and visitors of Kings City.

1.4 The Guidelines are set by the Architectural Committee, which reserves the right to change the guidelines from time to time without prior notice.

2. Interpretation

In these guidelines, unless the context indicates the contrary, the following words shall have the meanings assigned to them below:

"Applicant" - the person who requires building plan approval from the Architectural Committee and includes his nominated representative.

"Association" - the **Kings City Homeowners Association** was established in terms of its Constitution.

"Local Authority" - the local authority in whose jurisdiction the Estate is situated.

"Constitution" - the Constitution of the Association.

"Estate" - all land originally forming part of the Remainder of Willsgrove – Bulawayo District, also known as Kings City.

"Estate Architects" – any Architects appointed by Radar Properties (Private) Limited from time to time.

"Guidelines" - the Architectural Guidelines as contained herein. The Guidelines are made and enforced by the Architectural Committee.

"Secretary" - the Secretary of the Association.

3. Procedural Requirements

3.1 The Applicant shall prepare detailed drawings to comply with the Guidelines and submit same to the Secretary, along with drawings and inspection fees payable to the Estate Architects.

3.2 A fee of US\$100, excluding VAT or other amount agreed to between the Association and the Estate Architect, shall be paid to the Estate Architects with every submission of a set of plans in terms of 3.1.

3.3 The Estate Architects shall furnish the Secretary with their written report regarding each set of plans received within fourteen (14) days from the date of receipt thereof. Suppose the Applicant wishes to consult with the Estate Architects. In that case, the Applicant will be charged architectural fees at the Institute of Architects of Zimbabwe recommended rates for time spent in such design consultations.

3.4 The Association shall notify the Applicant of its decision within seven (7) days from receipt of the report referred to in 3.3.

3.5 After the detailed drawings have been stamped and endorsed by the Association, the Applicant shall submit the endorsed drawings to the Local Authority for approval prior to construction. It remains the sole and final responsibility of the Local Authorities to approve building plans.

3.6 No alterations to approved plans, elevations and specifications may be made without the Association's prior written consent.

4. Information to be stated on drawings

Apart from the requirements of the Local Authority, must indicate the following information on the final drawings:

- 4.1 Site plan at a scale of 1:500 showing the site boundary, building lines, entrances, paving, pool, tennis court and other improvements.
- 4.2 Floor plans at a scale of 1:50 or 1:100, including a description of each room's use and finishes.
- 4.3 Services plan for water, sewer, electricity, data etc.
- 4.4 Total floor area of the main house, minimum 150m² for the main house. Only one primary dwelling is allowed.
- 4.5 Total floor area of outbuilding, maximum 80m² for outbuilding. Only one outbuilding is allowed—the client to choose between cottage, staff quarters, granny flat, exterior garage etc.
- 4.6 Existing trees.
- 4.7 Trees to be removed or retained.
- 4.8 Proposed floor levels and existing original ground levels.
- 4.9 Storm-water management.
- 4.10 Proposed elevations and sections of the main house and outbuildings at a scale of 1:100. The elevations must indicate the exterior treatment, such as the materials used and the colour of roofs, walls and boundary walls.
- 4.11 Landscaping in indigenous plants is encouraged. Plant lists are obtainable from the Developer's landscapers, as approved by Radar Properties from time to time. In addition, a list of specifically prohibited plant species is available on request.

5. Design Concept

The vision is to create a development which balances spacious living and the need for adequate space. The Development caters to various lifestyles and needs- from open layout designs that are perfect for entertainment to spacious floor plans that cater to large families. The design concept blends with Environmental awareness and sustainability.

6. Legal requirements

- 6.1 The Guidelines provide the base design requirements and limits which shall apply in addition to the requirements of the Constitution, the local authority by-laws and the Model Building By-Laws (1977).
- 6.2 The obligation remains on the Applicant to ensure that building plans submitted for consideration comply with all applicable legislation, registered title conditions and conditions imposed by the Local Authority when approving the subdivision and rezoning of the Estate.

7. Design Controls

The design controls apply in addition to conditions imposed by the Local Authority in terms of the Regional, Town and Country Planning Act [Chapter 29:12] when approving the subdivision and rezoning of land situated within the Estate. In the event of a conflict between the design controls and municipal requirements, the more restrictive requirements shall apply.

7.1 Zoning Scheme Parameters

The provisions of the applicable Zoning Scheme relating to building lines, coverage, bulk, etcetera shall apply.

7.2 Heights (FFL = Finished Floor Level)

7.2.1 Purchasers of land must acquaint themselves with the existing contours when purchasing. 7.2.2 In addition to the municipally imposed height restriction of 2 (two) storeys, the following restrictions shall apply (chimneys are exempt)-

- (i) Designers are expected to respect the view lines of neighbours where roofs will block views. The

Association will enforce the use of flat roofs where which will assist in keeping view lines open.
ii. The height of the house, excluding the chimney, should not exceed the following heights;
single storey 7.4m and double-storey 9m measured from the lowest ground level. The maximum floor-to-floor height for double-storey houses should be 3.2m.

7.3 Roofs

Unpainted corrugated and IBR roof coverings are not acceptable.

Thatched roofs are acceptable, but the homeowner takes full responsibility for fire risk.

Asbestos roof coverings are not acceptable

Chromadeck IBR, plain and Q-tile sheets, slates and approved clay and concrete tiles are acceptable.

Approved colours are natural tone earth colours such as e autumn brown, brown wood, estate grey, onyx black, teak, chapel grey, dove grey, charcoal, and grey black. Primary colours are red, blue and yellow and bright colours are unacceptable.

Flat concrete roofs are acceptable but must be waterproofed and covered with an approved loose stone chip finish. The maximum roof pitch is 45 degrees. Minimum roof angle to be as specified by the roofing material manufacturer or the Model Building By-Laws whichever is higher.

7.4 House Walls

Walls should be in clay brick masonry or approved machine-cut stone masonry.

Cement blocks and cement bricks are not acceptable.

All external walls are to be 230mm (9 inches) thick.

Alternative materials are acceptable if they meet Local Authority approval first.

7.5 Windows, Shutters and Door Frames

7.5.1 Aluminium - Dark grey, charcoal or black, epoxy-coated, or natural anodized.

7.5.2 Timber - Natural or dark stained. Alternatively, black, charcoal or dark grey painted. 7.5.3 Steel window frames of the Monarch catalogue are NOT acceptable.

7.3.4 Glazing should be of clear glass or tinted glass. No highly reflective mirror-type glazing shall be permitted.

7.3.5 Steel door frames are not allowed for all external doors; they are only for internal doors.

7.3.6 All external doors should be glazed aluminium or solid timber. Flush doors are only acceptable as internal doors.

7.6 Architectural Forms

7.6.1 Deep stoeps (small steps at the entrance of a house) encouraged.

7.6.2 Add-on pergolas and verandahs are encouraged.

7.6.3 Window forms with direct historical imitations, such as small Georgian panes not allowed. 7.6.4 Shutters in aluminium or timber are encouraged. The colours of these should be as per windows.

7.6.5 Protected private kitchen yards encouraged.

7.6.6 Boundary walls to have expansion/construction joints at intervals not more than 5m and should not be single continuous walls.

7.6.7 No external burglar bars permitted.

7.6.8 Balconies are mandatory for double-storey houses and have the same finish and texture as the main house.

7.6.9 Cladding with the following materials: stone, vinyl, bricks, fibre cement, wood, aluminium, steel and glass is encouraged on outside walls.

- 7.6.10 All waste, water, LPG, electrical, data etc. conduits should be housed in a duct with access panels in the same colour as the main house.
- 7.6.11 Gutters to be made of seamless aluminium or PVC with colour matching the main house.
- 7.6.12 Garages to be double lock-up minimum, and the door should be slatted timber or aluminium. Plain steel doors can be approved after review by the Estate Architects.
- 7.6.13 The houses can cover a maximum of 50% of the stand area for a single-storey house and a maximum of 40% of the stand area for a double-storey house. The first floor can only be a maximum of 60% of the ground floor area. The basement should be a maximum of 30% of the ground floor area and, at most, 400mm above the ground level.
- 7.6.14 Standby generator should be silent with a noise level of 55-60dB. The technical documents of the generator should be submitted to the Association for approval prior to installation.
- 7.6.15 The driveway should be a minimum of 4m wide with kerbs at the edge and 90o to the street. The paving finish should be of concrete, granite, clay load-bearing solid pavers, or interlocking cement pavers of approved colour. Clay brick and interlocking pavers reject, and breakages will not be allowed.
- 7.6.16 The swimming pool should be a minimum of 2m from all boundaries except for street boundaries, where it should be 3m from the building line. The swimming pool shall be submerged and should not be more than 500mm above the ground.
- 7.6.17 Aircon units should be on the ground on a screened area or a flat roof if it is not visible from any road or adequately screened.
- 7.6.18 All walls are to be plastered and painted to approved colour and texture or to have a face-brick finish. Face-brick to be of approved natural colour.
- 7.6.19 Growing crops, greenhouses and all agricultural activities are to be restricted to the backyard of the stand and should not be visible from any road and should be strictly for domestic consumption.
- 7.6.20 Kings City prohibits all forms of commercial activity on residential stands, all temporary structures intended for domestic use, such as carports, fowl runs, dog kennels, fishponds, greenhouses etc., to be submitted for prior written approval by the Architectural Committee before construction
- 7.6.21 Conversion of a residential stand into a commercial/business stand is discouraged and should be approved by the Architectural committee first before any application is made to the Local Authority. Only services professional businesses like Architects, doctors, accountants etc. are allowed.
- 7.6.22 Parking of commercial vehicles inside the stand is prohibited as well as parking of any class of vehicle in the road servitude.
- 7.6.23 The maintenance of the portion of the road reserve directly in front of the stand is the responsibility of the stand owner.
- 7.6.24 Digging across the roads for fibre internet connection is prohibited; where it is necessary to dig across the roads, auguring should be used and approved by the Architectural Committee before commencement.
- 7.6.25 Townhouse and flats land use design to be approved by the Architectural Committee before submitting to the Local Authority for approval. Townhouses and flats cannot be built on non-designated stands.
- 7.6.26 Water tanks are to be located in the back yard of the stand, and the height of the tank should be at most the height of the house.
- 7.6.27 Septic tanks and soakaways should be located at the back end of the stand and the boreholes at the front end unless otherwise approved by the Architectural Committee.
- 7.6.28 The stand owner with storm-water drains on their side of the road should construct a 450mm diameter culvert pipe complete with a headwall across the storm-water drain for access into the stand. The culvert should be at least 4.8m wide.
- 7.6.29 Holding events such as parties and weddings at the houses is prohibited.
- 7.6.30 A maximum of 2 dogs can be kept on any stand less than 4,000m² and a maximum of 4 dogs can be kept on a stand 4,000m² and bigger.

7.7 Boundary walls, Fences and Gates

- 7.7.1 Screen and yard walls shall be constructed from the same material as the main building, with simple modern mouldings to shed water. These walls are to be finished uniformly on both sides to match the house.
- 7.7.2 Boundary walls are to be either plastered or masonry walls with palisading per Estate Architects' details. Tops of all exposed walls are to be coped using approved materials.
- 7.7.3 The colour of all boundary walls shall be as per the main building.
- 7.7.4 Precast concrete walls, wooden fencing, mesh fencing etc. shall not be permitted.
- 7.7.5 Walls are not to exceed 2.1 meters in height unless required explicitly for aesthetic reasons, in which case these are to be as per the approval of the review committee.
- 7.7.6 No coloured lights will be permitted on the boundary wall; only lights which prevent glare will be permitted.

7.8 General

- 7.8.1 All sewerage plumbing is to be concealed. RW downpipes may be exposed.
- 7.8.2 Address Signage to be 300mm high lettering in contemporary font, preferable in aluminium, brass, bronze or other metal. Only street name, street number and name of the owner can be written on the street signage, e.g. A & B Moyo, 9 Matopo Lane.
- 7.8.3 All satellite dishes and TV aerials shall be placed directly out of sight from internal roads and below the level of the eaves. Before installation of any satellite dishes and TV aerials, permission for their position must be obtained from the Association.
- 7.8.4 Solar panels and solar geysers should also be installed so that they don't affect the house's overall appearance.
- 7.8.5 Outbuildings and future extensions to the dwellings shall match the original design and style.
- 7.8.7 No plastic, fibreglass or canvas pergolas shall be visible from the road.
- 7.8.8 All temporary timber structures should not be visible from the road.

8. Construction Process Requirements

8.1 Toilet Facilities

Before any activities commence, an adequate toilet shall be erected within the site boundaries for the duration of the building work. These shall be screened from the street when the dwelling has reached 2 meters in height. Where there is a Municipal sewer, the toilet should be connected to the line.

8.2 Storage

If a store is required, it shall be erected within the site boundaries and screened off to ensure that it's not visible from any road.

8.3 Disposal of Rubble

During building operations, rubble must be accumulated in a suitable pre-designed area within the site's boundaries and removed at appropriate intervals but must be cleared by week-ends. Streets are to be swept and washed at the end of each working day. Concrete stones, pit sand and river sand piles should not be offloaded outside the site boundary.

9. Boreholes

9.1 Siting of boreholes will be preferred to be at the front side of the stand. However, the Architectural Committee can approve siting of the borehole at a different position after considering the circumstances stand by the stand.

9.2 Boreholes can only be drilled on stands with an area of 1,500m² or bigger.

9.3 Drilling of boreholes of stands smaller than 1,500m² is prohibited.

9.4 Borehole water is strictly for domestic use. Therefore, no commercial use or selling of water shall be allowed.

9.5 The Architectural Committee shall approve any application for drilling of a borehole before any application is made to Zimbabwe National Water Authority (ZINWA).

9.6 Upon obtaining approval from the Architectural Committee, the stand owner should get all necessary approvals and registrations from ZINWA before drilling the borehole.

9.7 The Architectural Committee will individually consider borehole drilling applications for commercial, industrial and institutional stands.

10. Amendment of Guidelines

The Guidelines may only be amended in terms of the Constitution.