



DESIGN REVIEW -SUBMISSION FEES AND SUBSEQUENT PROCEDURES – BRIDGE CITY

1. Plan scrutiny fees are charged to cover the costs of professional services rendered to the Association and the Design Review Panel. As provided for in the Development Manual and Owners Rules, they are payable by any applicant seeking review of plans by the Design Review Panel. The full fee shall become due and payable before consideration of the plans at Site Development Plan stage, and shall be as follows (fees quoted exclusive of VAT):
 - 1.1 On commencement of Design Review Process:
 - 1.1.1 Initial “Concept” plans submitted by potential purchasers will be assessed by Tongaat Hulett Developments on behalf of the Effingham Development Joint Venture (EDJV) at no cost to the applicant; any such costs being born by EDJV. These meetings will be arranged between the purchaser and the Development Executive/Manager (currently Brian Ive).
 - 1.1.2 Subsequent to the Concept plans approval, the Design Review fees are payable for the approval of Site Development Plans and Building Plans inclusive of landscaping and signage.
 - 1.1.3 The meetings with the Design Review Panel will be scheduled by the Bridge City Precinct Manager in consultation with Tongaat Hulett Developments (Brian Ive). All meetings will be held at the Tongaat Hulett Development offices unless otherwise advised.
 - 1.1.4 The charge for DRP meetings for **town centre sites with a purchased bulk** of up to and including **15,000m²** of bulk and for all Business Estate sites (irrespective of bulk or platform extent) is **R30 000.00 (plus VAT)** for 5 meetings.
 - 1.1.5 The charge for meetings for **town centre sites with a purchased bulk of 15,001m² of bulk and above** is **R37 000,00 (plus VAT)** for 5 meetings.
2. The DRP plan scrutiny fee above shall entitle the applicant to five separate design review meetings/on-site inspections by the DRP team. Any additional reviews or inspections required thereafter (i.e. 6 and onwards) shall attract a charge of **R6 000,00 (plus VAT)** per meeting for town centre sites up to 15 000m² of purchased bulk and for all Business Estate sites. The charge for town centre sites from 15 001m² of purchased bulk and above will be **R7 500,00 (Plus VAT)** per meeting.
3. The full submission fee must be paid before the first submission. Purchasers/owners will be invoiced for the first 5 meetings by BCMA before the first meeting. If payment is not received within two weeks of the date of issue of the invoice, no further meetings will be held for that site until the full fee is received by the Bridge City Management Association (BCMA).
4. Once the site development plan, building plans, landscaping and signage plans are approved by the Design Review Panel and by eThekwinl Municipality, the applicant/purchaser must submit TWO sets of such plans, signed by eThekwini Municipality, to the Bridge City Precinct Manager. The site boundaries will be confirmed by THD’s land surveyor, who will issue a beacon certificate to be signed by the owner/contractor/principal agent before access onto the site is permitted.
5. The owner/contractor/principal agent will then be required to request a site handover of the site with the BC Precinct Manager, as per laid down procedures, which will be made available.
6. The owner will ensure the on-site principal contractor has a copy of the approved plans signed by the eThekwini Municipality.
7. No construction will be allowed to commence until a set of plans approved by the Bridge City Management Association (or Design Review Panel) and eThekwini Municipality have been given to the Bridge City Precinct Manager and the on-site contractor.
8. Once the perimeter fence has been erected in accordance with the perimeter pegs and site-handover, no construction or activity will be allowed outside the perimeter.

NB

- i) , where deviations are requested which alter any external aesthetics, size or height of the building as per the plans, such deviations from the original approved plans must be submitted to the BC Precinct Manager/DRP, in photocopy format, of the section of the plan (building) clearly showing the deviation requested. They must be approved by the Design Review Panel and thereafter the eThekwini Municipality before they are implemented.
- ii) Any requests for deviations from the Design Code are to be accompanied by a written justification for such deviations. Any applications based on a “precedent” will not be accepted.
- iii) Should any deviations as above be carried out before approval is obtained, such deviations may need to be reversed at the owner’s cost.
- iv) As-built plans are to be submitted to the DRP with a copy of the original approved plans and copies of any approved deviations which have been incorporated. If any deviations not approved by the Association are included in the as-built plans, they may not be approved.
- v) An electronic copy of the approved as-built plans is to be made on a CD and delivered to the Bridge City Precinct Manager.
- (vi) Landscape Architects are required to submit their design plans on site plans compiled by the building architects, showing the building footprint and finished (as-built) contours on the site, including retaining walls and banks. This plan must be made available to the Landscape Architects by the building architect. Any banks steeper than the accepted angle of repose (26 degrees) are to be clearly shown, plus how they are to be dealt with.
- (vii) Architects should be aware they have a responsibility to their clients, and the Association, to abide by the spirit of the Design Code IAIN WHERE IS THIS CODE? and the Development Manual.
- (viii) On completion of the construction and approval of the as-built plans by the BCMA / Design Review Panel and eThekwini Municipality, and an occupation certificate has been issued by eThekwini Municipality, the Bridge City Management Association will issue a Certificate of Compliance in respect of the overall site, in terms of Clause 17.6 “Completion and sign off” of the Development Manual. The Association will then grant official “BCMA” handover to the owner allowing occupation of the building.

Signed:..... Date:.....
Development Architect

Name of Architectural Firm: