

IZINGA ESTATE MANAGEMENT ASSOCIATION

(Association Incorporated under Section 21)

Registration No. 2009 / 022441 / 08

52 Ndudumo Circle, Izinga Park Estate, Izinga Ridge, Umhlanga

Tel: (031) 02 00712

Email: admin@izema.co.za

Website: www.izingaestate.co.za



11 July 2022

Dear Residents,

RE. Newsletter July 2022

Repairs to Flood Damaged areas

During the recent Floods the Amphitheatre attenuation dam worked well but unfortunately the area below the dam was extensively damaged with gabion walls being washed away, trees uprooted and the flood water causing huge cavities. We are attending to proposals to determine what can be done to this area but in the interim, you will notice that we have closed off certain areas off with danger tape as it is out of bounds until we are sure it has been made safe. The pathway below the dam, Pathway 9, going up to Wager Avenue has also been closed due to wash aways and extensive damage to the pathway. Contractors are busy with repairs, and you will soon be able to use the walkway for recreation again. Once we reopen we will inform residents.

The repairs to the erosion of the Wetland is a combined project between IzEMA and Tongaat Hulett Property and the IzEMA Board is waiting for confirmation of the appointment of Engineers and a survey to be completed prior to repairs being initiated.

Updating of Property Database

IzEMA is in the process of recording all Izinga properties affiliated to IzEMA together with owners' information formally on an electronic database. The reason for this is because Tongaat Hulett Property has indicated that it will soon be calling the development at Izinga over and the responsibility will then pass to IzEMA to manage consents for property transfers etc. While loading all the property information from information supplied by Ballito Estates Managing Agent it has become evident that we will have to contact certain individuals to obtain additional information. We will do this on a one-on-one basis so if you receive communication requesting details, please be aware the reason that we are requesting the information.

Rainwater Harvesting

With the available provision of eThekweni water being intermittent due to the flood damage many homeowners have opted to harvest rainwater in JoJo tanks. Please be aware that there are rules governing the installation of JoJo tanks within the Estate and these are on Page 16 of the Izinga Building Design Code. A short extract is as follows

WATER STORAGE TANKS

All installations of Water Storage Tanks irrespective of size or positioning require application to the HOA as the screening process is vital.

- 1. Applications to be submitted showing exact position on a site plan (Sketch is accepted)*
- 2. Show dimensions and volume of tanks – Tanks larger than 5000lt are not permitted.*
- 3. Tanks must be screened to Design Review Committee satisfaction*
- 4. SABS Compliant*
- 5. Tanks to be concealed in courtyard or screened area.*
- 6. Maximum height 1.8m*
- 7. Overflow must be directed to storm water system*
- 8. Colour to be approved by the Design Review Committee*
- 9. DRC approval required prior to installation*
- 10. Municipal regulations pertaining to water storage tanks must be complied with*

Solar Power

Many residents have made the move to equipping their homes with alternate Solar Power. It is evident from the current intermittent provision of Electricity by Eskom that Solar is a very popular alternative. In the past generators were used to supplement power but with the ever-increasing cost of fuel, danger of fire and the noise and emissions pollutants that Solar is the way to go. We encourage the use and installation of Solar Power to homes and to assist residents to provide sufficient alternative power the IzEMA Board recently amended its rules to allow 15% of the total roof area to be used to provide for Solar Panels. However, we do have residents who have not followed the rules and we encourage them please to become compliant. Below is an extract of the Izinga Building Design Code Page 6 relating to installation for Solar Panels on the roof.

Installation of Solar Panels

Solar panels must cover a maximum of 15% of the roofed area excluding roof overhangs and must be clearly shown on submission plans - or Revision plans (Sketch Plan acceptable). Solar panels must be installed in a symmetrical pattern and must not present a hap hazard appearance. Where solar panels are required more than 15%, a fully motivated report stating valid reasons such as medical needs to be submitted. No application will be approved to exit the electricity grid. Solar panels must not exceed beyond the ridge line.

All installations must comply with Municipal Regulations.

Compliance with the IzEMA Building Design Code

If for whatever reason a resident has not complied with the IzEMA Building Design Code then we request that the resident contacts us to discuss how compliance can be reached. It is a requirement at the consent stage for transfer that every property be compliant because at the date of sale to a new owner an inspection is held on the property and any non-compliance issues could possibly delay transfer while the issue is being attended to

Refuse Collection by eThekwini

Every bin day residents place their Black bags out on the verge for collection by eThekwini. However, prior to collection we have other residents, our resident Monkeys, that tend to search through the black bags scattering refuse over the entire verge and street. We do humbly request that owners acquire the Green Wheelie Bins to place the refuse bags in and this should minimise the destruction of the black bags and total mess caused by the Monkeys.

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