



## Additional notes to the existing Architectural Design Guidelines of ZCE

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### Solar Panels & Heat-pumps (for Geysers, Swimming/Jacuzzi pools, Electricity, etc)

Date: 21 June 2023 (Version 3.0 guidelines)

#### 1. Introduction/Background

- 1.1. These guidelines must be seen as additional notes to all the existing ZCE rules, including the Architectural Guidelines, Building/Builder/Contractor rules, Estate's general rules, etc.
- 1.2. The Trustees of ZCE support the principles of moving to "greener/electricity-saving devices" like solar panels, heat-pumps, etc provided that it meets the rules of ZCE as well as the below-mentioned guidelines.
- 1.3. From now onwards (21 June 2023) all home-owners must first consult with the Manager and ARC (Architectural Review Committee) of ZCE before finally accepting any quotes/installing devices as said above. Plans (i.e., sketches, drawings or amendments to existing house-plans) indicating where it will be fitted on the roofs of houses/buildings as well as sizes of panels, colour of side-panels, must clearly be indicated. Should changes/additions be made to solar panels fitted prior to 21 June 2023, all the old/existing panels as well as the new/additional panels must be shown on the plan/sketches/drawings to be submitted to the Manager and ARC before any further installation can take place.
- 1.4. Installation and construction may only commence after the Manager and ARC of ZCE approved the solar-plans/sketches/drawings. Once approved by ZCE-Manager/-ARC, home-owners should also submit to and inform City of Cape Town of Solar-installations to ensure that the "**Embedded Generation Installation rules**" of Cape Town City are followed.
- 1.5. ZCE doesn't require a special installation ("building") deposit for these devices like it is the case for building new houses, but owners must ensure that contractors adhere to all ZCE's rules to prevent any potential penalties raised against the owners' account.

#### 2. Guiding principles for Solar panels to be fitted

- 2.1. Ideally it should be fitted **on the charcoal/black cement tiles of the house/garage/etc** and not on a flat roof.
  - 2.1.1. Where possible, try to limit it facing to street-fronts and/or open park spaces. We however will accept/understand if the solar-technicians indicate that the street-facing and/or open park facing roofs are the best for solar-energy; in such cases, please indicate it also as such on the plans/sketches/drawings to be submitted to ZCE's manager/ARC.
  - 2.1.2. Solar panels fitted on the charcoal/black cement roof tiles, must be fitted flat on these roofs and no aluminium frames holding it upright/at any angle will be allowed since these roofs already have  $\pm 35^\circ$  angles; thus all solar panels fitted on the charcoal/black cement roof tiles must have the same gradient as the roof where-to it is fitted.

**2.1.3.** These solar panels should also not exceed the normal width/length of the roof, thus it should not be above the roof-ridge, neither cross the sides and/or front sections of a roof.

- 2.2.** It is not recommended to fit solar panels on **flat roofs**, however where/when it will be more suitable to fit it on **flat roofs** instead of the black/charcoal cement roof (i.e., to hide it from street-fronts and/or open park spaces, etc.), then the following principles must apply and clearly be indicated on the plans/sketches/drawings to be submitted to Manager/ARC of ZCE:
- 2.2.1.** It can be placed on a metal frame where the metal frame can be at an angle of maximum 35°, provided these metal frames and the back-ends of the solar-panels will not be visible from street-fronts and/or open park spaces.
  - 2.2.2.** Furthermore, these metal frames and solar panels shouldn't overlap the parapets that hide the flat-roof-metal sheeting.
  - 2.2.3.** The metal-frames must be securely fastened and be of safe/durable material to ensure that solar-panels will not get loose in stormy weather and potentially damaging residents/guests and other properties/gardens/etc in ZCE. The material, sizes, gradient as well as colour of these metal-frames must also be clearly indicated on the plans to be submitted.
- 2.3.** No loose-standing structures and/or panels on the ground/other places on ERF will be allowed for solar panel installations; thus only installations on house-roofs and/or flat roofs as described above will be allowed.
- 2.4.** Solar panels should have black, charcoal or silver linings (i.e. the metal frame holding the glass-panels); no other colour of solar frames will be allowed.
- 2.5.** Wiring and or pipes leading to/from these solar panels must be neat and pipes on the roof leading to/from these panels must be painted black/charcoal to be aligned with the roof colours. The pipes running down/next to the walls of house/garage/etc, should be neatly secured at all times and be painted in the same colour as the house.

### **3. Guiding principles for Heat-pumps**

- 3.1.** As with air-conditioner units, these Heat-pumps must ideally also be fitted in the service yard area and on ground-level not exceeding a height of 1200mm above ground-level.
- 3.2.** Where it isn't possible and/or ideal to fit these Heat-pumps in a service area, then the Heat-pumps must be entirely screened/hide by a surrounding brick wall of finish and colour similar to the exterior wall where it is placed.