



*M*OUNT *V*ERDE

ACRONYMS & DEFINITIONS



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Section 0 Development Controls





TABLE OF CONTENTS

0_1	ACRONYMS	2
0_2	DEFINITIONS.....	3

MVE Acronyms & Definitions

0_1 Acronyms

ARC	Association of Residential Communities
CSOS	Community Schemes Ombud Services
DWS	Department of Water and Sanitation
EA	Environmental Authorisation
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
GC	GROWERS.COLLECTIVE
HA	Hectare. 1ha = 10 000sqm
HDLA	Howick and Districts Land Owner's Association
KZN EDTEA	Kwa Zulu Natal Economic Development, Tourism and Environmental Affairs.
LRFPA	Lions River Fire Protection Association
MOI	Memorandum of Incorporation
MVC	Mount Verde COLLECTIVE
MVG	Mount Verde GROWERS
MVE	Mount Verde Estate
MVEAC	Mount Verde Estate Architectural Controls
MVEDRC	Mount Verde Estate Design Review Committee
MVECR	Mount Verde Estate Contractors Rule & Regulations
MVEDC	Mount Verde Estate Development Codes. Includes vision, architectural and landscape design development controls including statutory regulations and MVMA Estate /Contractor Rules & Regulations.
MVELC	Mount Verde Estate Landscape & Environmental Codes
MVERR	Mount Verde Estate Rules & Regulations (MVERR)
MVFA	Mount Verde Farmers Association
MVMA	Mount Verde Management Association
NEMA	National Environmental Management Act
NWA	National Water Act
ROD	Record of Decision
WARMS	Water use Authorization & Registration Management System

0_2 Definitions

ADDITIONAL DWELLING	A self-contained residential building of limited size, which may be attached to, or detached from, the principal dwelling with no means of internal access to the principal residence. Must not be larger than the primary dwelling.
AGRICULTURAL ACTIVITIES	Agricultural uses and practices including and are limited as defined in the Land Use Rights in terms of the uMngeni Town Planning Scheme.
AGRICULTURAL BUILDINGS	Structures designed for farming and agricultural practices.
AGRIHOOD	An organised community that integrates agriculture into a residential neighbourhood.
	Where agriculture is a way of life.
	Comprised of up to 70% open space, 30% developed space.
AMORPHOUS	Free-form without regular clearly defined shape or form.
ASSOCIATION	Mount Verde Management Association (RF) NPC (MVMA)
AWNINGS	A lightweight secondary covering or self-supporting overhang attached to the exterior wall of a building, often located above a window, door and/or walkway to provide shade.
BALCONY	An unenclosed open area on the first floor is usually cantilevered from a façade or elevation to provide a private outdoor space.
BASEMENT	A portion of a building whereby the finished floor level of which is at least 2.0m below, or the ceiling of which is at most 1.0m above, a level halfway between the highest and lowest natural levels of the ground immediately contiguous to the building. Usage to be limited to a garage, storeroom, service/laundry and/or similar.
BOARD	Board of Directors of the Association
BUILDING	In addition to the meaning assigned thereto, any structure or erection whatsoever, irrespective of its nature and size.
BUILDING FOOTPRINT	The total extent of building works on the erf and includes the garage and over areas covered by a permanent roof structure.
BUILDING HEIGHT	The limit to the vertical extent of a building as measured in metres above the mean natural ground level. Also, the maximum number of storeys permitted as a multiple of 4.0m.
BUILDING LINE	A line delimiting the area measured from the boundary of a land unit, or from a setback, within which no building or other structure higher than 500mm, except a boundary or yard fence, wall and/or buttress wall may be erected.
CARBON FOOTPRINT	The amount of carbon dioxide released into the atmosphere as a result of the activities of a particular individual, organization, or community.
CHAIRMAN	Means the Chairman of the Board of Directors of the Association, nominated during the development period by the Developer.
CONTRACTOR	The building contractor appointed by the developer to undertake building works within Mount Verde Estate, and is deemed to include all agents and subcontractors of the contractor.
COMMON SPACES	Common areas within the Estate which areas shall include, inter alia, open spaces, certain areas of indigenous bush, certain road verges, private roads and public thoroughfares within the Estate



COMPONENT	Two specific portions of the Estate, namely Mount Verde Ridge and Mount Verde Village, shown in the Component Plan
COURTYARD	An unroofed area that is completely or partially enclosed by walls or buildings.
COVERAGE	Total area expressed as a percentage of a site which may be covered by buildings and measured from the outer face of external walls and covered roofs, provided that the area of an eave, roof overhang or similar projection of less than 1m shall not be included in the calculation of permissible coverage. MVEARC reserve the right to include pergolas in the coverage calculation where these structures are deemed to have the potential to be enclosed.
DESIGN REVIEW COMMITTEE	The committee as provided for in Article 20 in the MOI
DEVELOPER	Being Mount Verde (Pty) Ltd (Registration no 2006/011950/07), including its successors
DEVELOPMENT	Means the Greater Mount Verde development
DEVELOPMENT AREA	10% of the erf identified for the development or utilisation of non-agricultural purposes. Development areas are identified on the SITE RESTRICTION DIAGRAM
DEVELOPMENT CONTROLS	Mount Verde Estate Development Codes. Includes vision, architectural and landscape design development controls including statutory regulations.
DEVELOPMENT PERIOD	Is the period reckoned from the date of registration of the MOI until the date upon which the Developer gives notices to the Association of the termination of the development period.
DIRECTORS	The Directors of the Association.
ESTATE	Mount Verde Estate.
ESTATE RULES	Mount Verde Estate Rules & Regulations (MVERR), Mount Verde Estate Contractor Rules & Regulations (MVECR) and Mount Verde Development Controls (MVEDC)
FARMETTE	A farmette is a small residential farm.
FRONTAGE	The length of the building or plot of land, measured alongside the road/street/open space onto which the structure fronts.
GROWERS.COLLECTIVE	A private company established in terms of the Record of Decision and is responsible for all farming on Mount Verde Estate not undertaken by the respective Owners.
HAMLET	A small settlement, with a population which is usually under 100, in a rural area, or a component of a larger settlement.
HEDGEROW	Fence or boundary formed by a dense row of shrubs or low trees. Hedgerows enclose or separate fields, protect the soil from wind erosion, and serve to keep cattle and other livestock enclosed.
JOINT INFRASTRUCTURE COMMITTEE	It is the M.V. shared Infrastructure Association NPC, a non profit company of which, inter alia, the Association Mount Verde Farmers Association and the Developer, will be members
LANDSCAPING	Includes softscaping and hardscaping as stipulated in the Development Controls.



LOFT	A room or space directly under the roof and is considered a storey if the side walls extend above the floor.
MANAGER	Person, corporation or association appointed by the Association, from time to time, to undertake the management of the Estate
MASTER PLAN	A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments.
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MEZZANINE	A low storey between two others in a building, typically between the ground and first floors.
MEMBER	Owner
MEMBERSHIP	Any person reflected in the records of the Deeds Office concerned as the registered owner of any property in the Estate shall be deemed to be a member of the association.
MEMORANDUM OF INCORPORATION	Mount Verde Management Association (RF) NPC, in terms of Article 8.5 of the Association's memorandum of incorporation
MIXED USE	Mixed-use is a zoning type that blends residential, commercial, cultural, or entertainment uses into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections.
MOUNT VERDE COLLECTIVE	Mount Verde COLLECTIVE provides retail platforms within the COLLECTIVE space to take product to market thereby supporting sustainable farming.
MOUNT VERDE GROWERS	Mount Verde GROWERS provide a wide range of professional agricultural services to landowners in Mount Verde assisting farmers to keep within standards of good farming practices.
MOUNT VERDE MANAGEMENT ASSOCIATION	Home Owners Association for Mount Verde Estate
MOUNT VERDE MANAGEMENT SERVICES	Management Company contracted for the management for the Mount Verde Management Association Estate
MOUNT VERDE RIDGE	Consisting of farms and farmettes as shown in the Component Plan
MOUNT VERDE VILLAGE	As shown in the Component Plan
MUNICIPALITY	uMngeni Local Municipality and Umshwati
NON-AGRICULTURAL USE	10% Area for residential development located substantially within the development footprint as indicated in the LAYOUT PLAN.
OFFICE	Registered office of the Association
OMNIBUS SERVITUDE	Services servitude, services necessary for the use and enjoyment of all of the homes on the parent property are provided on a communal basis.
OPEN SPACES	Open or green spaces and conservation areas.



OWNER	Any owner of Immovable Property or an undivided share in Immovable Property
PROPORTION	Proper and harmonious relationship of one part to another or the whole.
RECORD OF DECISION	A Record of Decision as contemplated in NEMA, being the written decision handed down by an environmental authority, following an environmental impact assessment procedure. This reference :Record of Decision: Subdivision of Ptns 1,2,3, and 5 of the farm Mount Verde No 18081 16October 2020
RESIDENT	A Member or Residential Tenant
RETAINING WALLS	Rigid wall supporting soil laterally so that it can be retained at different levels on the two sides, designed to restrain soil to a slope that it would not naturally keep to.
SCALE	The relative size or extent of something. the size of something compared to a reference standard or the size of something else (like a human being).
SCHEME	uMngeni and uMshwati Town Planning within the uMgungundlovu District in the Province of KwaZulu-Natal.
SERVICES	Water, sewerage, refuse removal, electricity, telecommunications, security, maintenance of common property and such other utilities or services as may be provided by the Association or any other supplier of services to the Estate
SIMPLICITY	Simple buildings are neat and functional, using minimalistic elements which are showcased in their honest form. nothing extraneous, no add-ons, no decorations.
SITE RESTRICTION DIAGRAM	This site specific plan indicates the following: Cadastral information, contours, all servitudes, access point to the site, environmental buffers, location and connection points of electrical and water services, prescribed sewer location and development footprint
SITE	The owner/Developers property on which construction will take place.
SPECIALISED STRUCTURES	Greenhouse, grow tunnels, composting systems etc.
SUSTAINABLE DEVELOPMENT	Is a state where the demands placed upon the environment by people and commerce can be met without reducing the capacity of the environment to provide for future generations.
TRUTH TO MATERIALS	Materials should be used where it is most appropriate and its nature should not be hidden.
VILLAGE SQUARE	The proposed heart of Mount Verde Village Square, proposed design to have an active atmosphere, both day and night. Includes the Barn & Yard, Market Square, a Chapel, some residential, amphitheatre and outdoor theatre. Shall provide walkable connections to farmland, retail, hospitality and residential hamlets.
VILLAGE	A group of houses and associated buildings.
	Larger than a hamlet and smaller than a town.
	Where people live, normally in the countryside. Settlements of people clustered around a central point, most often a church, marketplace, or public space.
	The dwellings in a village are clustered fairly close to one another, not scattered broadly over the landscape. Between 500 to 2500 inhabitants.

