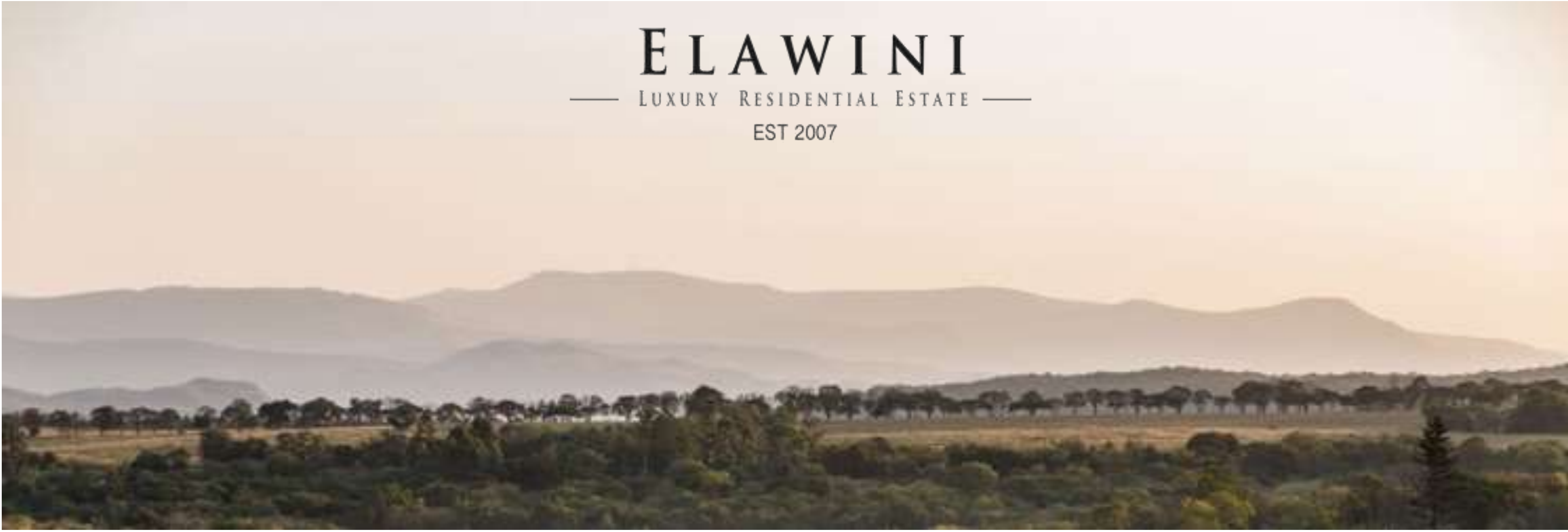


ARCHITECTURAL DESIGN MANUAL

DRAFT VERSION 3
10 JANUARY 2019

The DRP reserves the right to update this document periodically

CONTENTS

FIGURE 1_Masterplan of Phase 2 of the Estate

GLOSSARY OF TERMS

"Association" means Homeowners Association (HOA);

"Architect" means the architectural professional registered with SACAP employed by the owner to prepare the plans;

"Construction Control Officer" means any person appointed by the Board, to undertake any functions of the Association;

"Common Property" means any erven or portions thereof including roads, in the Estate owned or to be owned by the Association;

"Common Property Improvements" means any buildings, structures, lights, landscaping, irrigation, driveways, parking areas, pathways, security installations and equipment located within the common property;

"Common Property Services" means any roads, sewerage, potable water, electrical infrastructure and street lighting located within the common property;

"Construction Commencement Certificate" means the certificate issued by the Association authorising that the construction of the house/ any property improvements as shown on the plans may commence;

"Construction Completion Certificate" means the certificate issued by the Association confirming that the construction of the house/ property improvements as shown on the plans has been completed to the satisfaction of the Association;

"Construction Period" means the period between the issue of the construction commencement certificate and the issue of the construction completion certificate;

"Contractor" means the contractor employed by the owner to carry out the construction of the property improvements and includes any sub-contractors, specialist contractors, suppliers and/or delivery contractors who may, from time to time, come onto the Estate to provide services to the contractor and/or to the owner;

"Design Rules" means The Neighbourhood Architectural and Landscaping Design Rules as amended;

"Developer" means Atterbury Property Holdings (Pty) Ltd. and its successors in title or assigns;

"House" means the house forming part of the property improvements;

"Estate" means The Neighbourhood Estate;

"DRP" means the Design Review Panel (Aesthetic Committee) as appointed by the Association from time to time;

"Landscaping" means any landscaping, irrigation, ponds and water features on the property;

"Local Authority" means the Mbombela Local Municipality;

"Memorandum" means the memorandum of incorporation of the association;

"Owner" means any person, company, closed corporation or trust reflected in the records of the Registrar of Deeds as the registered owner of a property;

"Natural Ground Level" means the original undisturbed ground level of the property (i.e. the surveyed level prior to site handover);

"Park Spaces" means the landscaped private open space stands which form the internal park network. These are further subdivided into "primary park spaces" and "secondary park spaces". A "primary park space" is that park that a property faces onto. A 'secondary park space" is generally adjacent to the lateral boundary of a property. The DRP may be consulted for further clarity;

"Perimeter Security Installation" means any walls, fences and related security equipment enclosing the Estate;

"Plans" means the plans, specifications and related details required for the purposes of the construction of any house/property improvements;

"Property" means any erf or portion thereof in the Estate, registered in the name of an owner whether or not such erf or portion has been developed;

"Property Improvements" means any structure, swimming pool, boundary wall/fence, garden wall/fence, landscaping, driveway, parking area, external paving/tiling/hard surfacing, external lighting, generator, solar or other panel, camera, post box, water or other storage tank, antenna/satellite/receiver dishes, solar panel/roof light, air conditioners/evaporative cooling/heat pump, burglar alarm, sound system and anything else situated on the property which is externally visible;

"Occupation Certificate" a certificate issued by the local authority confirming that the house may be occupied;

"Review Architect" a person appointed by the association to the DRP.

1.0 INTRODUCTION

The purpose of this manual is to inform homeowners and their architects or designers of the building and landscape requirements for the estate and provide information relating to the procedure to be followed in order to obtain the necessary approval from the developer or home owners association for all buildings and structures to be erected on each erf and any alterations and additions thereto.

Phase 1 of the estate is composed of Residential 1 (full title stands), Residential 2 (sectional title) and Agricultural land. There are 333 "Residential 1" designated stands. Of these, erf 390, portion 6 has received approval for subdivision into 3 portions. Of the 4 "Residential 2" designated stands, erf 947 remainder and portion 1, Elawini Village, accommodates 113 units, with erf 451/11 and remainder are envisaged to accommodate 14 units. The Agricultural designated land, erf 779, has a Sectional Title scheme registered, with the aim of accommodating 3 units, of which 1 has been completed..

Phase 2 of the estate is composed of Residential 1 (full title stands), Residential 2 (sectional title) and an HOA stand identified for a future gate house / refuse area and entrance. There are 120 "Residential 1" designated stands and 3 "Residential 2" designated stands. The "Residential 2" stands, with 57 opportunities, will be developed at a later date once the additional gate house has been constructed and the two entrances can accommodate the increased amount of traffic.

The estate, located on the northwest edge of Nelspruit, is semi-rural in character, surrounded by natural landscape and has the Nels River flowing along its southern boundary. Close proximity to major transport routes, established retail and recreation facilities, the Kiaat Private Hospital and the University of Mpumalanga, makes the estate strategically placed.
The architectural guidelines have been established in order for the architecture to be contextually sympathetic to the cultural heritage of the site, its climatic conditions and its topography and other natural features. The guide embraces the use of contextual construction materials.

Houses should be seen as a series of forms whereby each forms' location, height and scale responds and adjusts to the natural topography. Large scale cut and fill is seen as unsympathetic and should be avoided. It should also be noted that there is a large scale distribution of rocky outcrops across the estate. These are to be treated with care and, where possible, left untouched. Refer to the Environmental Management Plan (EMP) for the estate in its approach to landscaping and treatment of existing flora and its impact on related fauna.

Mature shade trees and parks create the setting for intimate neighbourhood streets, which have a domestic human scale, while along the river edge the natural beauty has been preserved for all residents to enjoy.

Whilst the Design Rules allow for a fairly broad range of personal choice there are certain critical unifying external elements to the houses which have been identified with the intention to merge the buildings with the landscape on the estate rather than contrast with it. These include the plan and form, the regulated positioning of houses on the sites, colour and finish of external walls, roof covering and their pitches and standardized boundary definition.

The use of deep verandas and roof overhangs are encouraged in order to create shadow to the buildings which will further contribute to reducing their visual impact.

It is important that owners and their architects embrace the Design Rules and support the DRP in applying them which will be in the best common interests of all owners and residents.

The DRP's decision in terms of these Design Rules will be final and binding on all parties.

1.1 STATUS & APPLICABILITY OF DESIGN RULES

The Design Rules apply to all houses/property improvements in the Estate and are contractually binding on all owners who together with their architects should carefully study the contents hereof.

The Design Rules must be read in conjunction with the National Building Regulations (SANS 10400) and the requirements of the Local Authority and any other relevant statutory authority in the Republic of South Africa.

Should the National Building Regulations (SANS 10400) and/or the requirements of the Local Authority and / or any other relevant statutory authority in the Republic of South Africa contain requirements which are not included in the Design Rules then such other requirements shall also apply.

It is the sole responsibility of the owner and/or the architect to ensure that they are in possession of the current version of the Design Rules and all related documents as revisions may occur from time to time.

The Design Rules may be amended from time to time at the absolute discretion of the Association.

1.2 DESIGN REVIEW PANEL (DRP)

The Association shall appoint a DRP (Aesthetic Committee) to assist owners and architects during the design process and thereafter to review the plans submitted for approval.

The DRP will comprise of at least one SACAP registered review architect, the construction control officer and any other persons as may be appointed by the Association from time to time.

It is important that owners and architects comply with the Design Rules as they have been formulated with the express objective of producing an overall look and feel in the Estate which is in the best collective interest of all owners and residents generally.

No construction of property improvements may commence prior to approval of the plans by the DRP and the Local Authority and before the construction commencement certificate has been issued.

Each plan and related submission will be considered on merit and approval or rejection thereof will be at the absolute discretion of the NDRP.

1.3 APPOINTING AN ARCHITECTURAL PROFESSIONAL

It is recommended that house plans be prepared by an architectural professional (henceforth referred to as "architect" who is registered with a relevant professional body such as the South African Council for the Architectural Profession (SACAP). It should be noted that only such registered professionals are allowed to submit plans for Building Regulations Approval at the Local Authority.

Unless indicated to the contrary the construction control officer, the DRP and the Association will communicate directly with the architect in respect of matters related to the Design Rules.

1.4 USE OF GREEN BUILDING & ENERGY EFFICIENT PRACTICES

Green building and energy efficient practices should be utilised for any property improvements including but not limited to the following:

- Smart metering
- Water saving taps and shower heads
- Covers for swimming pools
- Dual flush toilets
- Water efficient washing machines and dish washers
- Drip irrigation with time based controllers
- Rainwater harvesting
- Grey water harvesting
- Photovoltaic (including battery storage)
- Solar heating
- Heat pumps
- Compact fluorescent (CFL) or light emitting diode (LED) lighting with motion sensors/timers
- Wood burning heaters
- Evaporative cooling
- Insulated walls, floors and roofs (also refer requirements outlined by SANS 10400)
- Endemic and water wise landscaping strategies are encouraged
- Materials with low volatile organic compound (VOC) levels are encouraged

2.0 APPROVAL PROCESS

2.1 PLAN APPROVAL PROCESS

2.1.1 STAGE ONE – CONCEPT PLAN

Proposed site plan at min 1:500

Concept plan and elevations at min 1:100

Concept Plan to stipulate the design style chosen (see Annexure A).

- The site plan shall indicate the site, building lines, entrances, boundaries, boundary treatment, all proposed structures, proposed landscaping, noting plant types, paving location of proposed pools and the like.
- An artistic representation view and/or physical design model is mandatory.

- All drawings must be submitted via the construction control officer to the DRP in electronic PDF format. A scrutiny fee of R3 500, including VAT, is payable upon submission. The fee is a once off payment and may be increased from time to time, should the Association see fit to do so.
- The following documentation need to accompany the concept submission drawings:
  - Proof of paid E-HOA scrutiny fee
  - Proof of paid levies
- The owner and/or the architect are free to request a meeting on the property with the construction control officer (and/or an architect from the DRP) to discuss the concept design. The physical characteristics of the property and its surrounds should be carefully studied by the architect so as to optimise the position, orientation and form of the house/property improvements in the context of the Design Rules and in order to be able to connect to the relevant common property services.

2.1.2 STAGE TWO – DRP

Detailed architectural design and working drawings (including a site plan) at min 1:100

- 3no. full printed sets, signed by the architect and the owner and 1no. electronic PDF format copy of the following drawings will be submitted as part of this approval stage:
  - Working drawings which include all plans, sections, elevations roof plans, foundation plans and window, door and finishes schedules.
  - Services drawings which include the drainage plans, all water reticulation and electrical layouts.
  - Landscaping plan indicating all plant specifications.

Apart from the construction detailing, the working drawings need to clearly indicate the following:

- Boundary lines and building setback/building lines.
- Boundary walls.
- Access points and driveways showing dimensions and materials.
- Parking areas both covered and open, if applicable, showing dimensions and materials.
- Position and screening of laundry drying yards, enclosed gardens and landscaped areas.
- Positions and type of any existing trees.
- Details of any existing trees for which an application to remove is to be made.
- Position of the house - different elements must be easily identifiable.
- Contour plan prepared by a registered land surveyor with 0.5m intervals showing the natural ground level prior to any excavation or earthworks.
- Floor and roof heights and landscape/terrace levels relative to natural ground level, number of storeys.
- Erf numbers of adjacent properties as well as adjacent street names.
- Position and screening of refuse & laundry areas.
- Retaining walls with construction detail.
- Permitted coverage vs. actual coverage.
- Permitted floor area ratio vs. actual floor area ratio.

- External lighting layout and specification, including an electrical plan and images of all external light fittings. Note the following in terms of external lighting:
    - A low ambient light condition is encouraged.
    - External light fitting selection criteria should be "to see the effect of the light but not the light source."
    - External lighting should provide general illumination to facilitate basic visibility.
    - Light wash onto neighbouring properties and adjacent common property will not be permitted.
- Antennae and satellite/receiver dishes.
- Air conditioning/evaporative cooling/heat pumps and related equipment.
- Roof lights/solar panels/any other roof mounted equipment.
- Materials, finishes and colours of all external walls and roofs. Actual samples to be submitted at stage 6 for final approval.
- A Stormwater Management Plan at an appropriate scale - including, but not limited to:
    - Stormwater piped connection
    - Stormwater discharge onto adjacent properties. – This may not be concentrated thus weep holes are to be provided to DRP approval.
    - Any proposed discharge of daylighted stormwater onto park spaces and/or common property.
    - The stormwater management plan must be prepared by a registered professional civil engineer and in accordance with the requirements of the Local Authority.
    - No stormwater may to be discharged into any sewer drain or onto the common property without the prior written consent of the DRP.
    - A stormwater channel, piped to discharge into a stormwater drain, must be installed across the driveway at the site boundary to prevent any stormwater run-off over the verge and entrance scoop.
    - Beacon Certificate from registered land surveyor.

- As for Stage 1, all hard copy plans and electronic copies must be submitted via the construction control officer to the DRP.
- Each drawing must have a title block reflecting:
    - Erf number
    - Owners name(s)
    - Architect's / Engineer's name(s) together with SACAP/ECA registration number
    - Date and revision number
    - Title (elevation, floor plan, etc.)
    - Scale
- The DRP will allow for one round of amendments. Thereafter, should additional plan approval submissions be necessary, an additional scrutiny fee may apply. This will be charged at a figure at the discretion of the HOA, before further plans are scrutinised.
- Upon approval of the drawings, the HOA will stamp and sign all hard copies for submission by the owner's architect to the Local Authority for statutory approval.

2.1.3 STAGE THREE – LOCAL AUTHORITY

- After approval of stage two has been obtained from the DRP, the detailed plans must be submitted by the architect to the Local Authority for approval.
- Approval of stage two obtained from the DRP does not guarantee Local Authority approval.
- The Local Authority will require payment of a scrutiny fee.
- After the Local Authority has approved the plans the architect shall provide the construction control officer with a full set of such plans, stamped and approved by the Local Authority for the records of the Association.

2.1.4 STAGE FOUR – COMPLETION CERTIFICATE

- Prior to the construction completion certificate being issued, the "As Built" plans must be submitted via the construction control officer to the DRP.
- All landscaping must be completed as part of this stage.
- Prior to occupation, a copy of the signed Form 4, to be issued by the structural engineer, is to be submitted via the construction control officer to the DRP.

2.2 APPROVAL OF MATERIALS, EQUIPMENT & COLOURS

2.2.1 ROOF COVERING MATERIALS (SEE ALSO "STAGE FOUR OF APPROVAL PROCESS")

Prior to ordering any roof covering materials the contactor must make the necessary arrangement for the construction control officer to inspect such material at the property to ensure that it complies with the Design Rules.

2.2.2 DRIVEWAY & PARKING AREA PAVING (SEE ALSO "STAGE OF APPROVAL PROCESS")

Prior to ordering any driveway and parking area paving, the contactor must make the necessary arrangement for the construction control officer to inspect a paving sample at the property to ensure that it complies with the Design Rules.

2.2.3 EXTERNAL FINISHES & WALL COLOURS (SEE ALSO "STAGE OF APPROVAL PROCESS")

- Prior to painting and/or cladding any external walls and/or boundary walls the contactor must make the necessary arrangement for the construction control officer to inspect such materials at the property to ensure that they comply with the Design Rules. In the case of paint colours the contractor shall prepare a sample panel of at least 1m^2 of the colour/s concerned.
- Should the design make use only of the prescribed paint colours, as set out in Addendum A of this document (Aesthetic Requirements), no further approval of colours is deemed necessary.

2.2.4 ANTENNAE / SATELLITE / RECEIVER DISHES & AIR CONDITIONING / EVAPORATIVE COOLING EQUIPMENT

Prior to the erection of any antennae/satellite/receiver dishes and/ or air conditioning/evaporative cooling equipment, the contactor must make the necessary arrangement for the construction control officer to inspect such equipment and the intended location thereof to ensure that they comply with the Design Rules.

2.3 INSPECTIONS & MEETINGS

Inspections/meetings may be required on occasion for the approval purposes or design discussions. In such an event, the owner, architect or contractor concerned must contact the construction control officer in writing at least 48 hours in prior to such an inspection or meeting taking place.

2.4 CONSENT FOR ALTERNATIVE MANUFACTURERS & SUPPLIERS

Where a particular manufacturer/supplier is specified, an alternative manufacturer/supplier may be proposed to the construction control officer for consideration and/or approval. To enable the construction control officer to make an informed decision, the owner, architect or contractor concerned must provide a suitable sample from such alternative manufacturer/supplier for consideration.

2.5 RATING SYSTEM OF CONTRACTORS

Principal Contractors will be rated on the following basis for work on the Estate:

- LEVEL 1 – ALLOWANCE TO WORK ON A SINGLE PROPERTY
  No previous work completed on site. Should all work be completed on time and in budget in an orderly and neat fashion with due consideration to neighbouring properties and home owners, they will progress to the following level.
- LEVEL 2 – ALLOWANCE TO WORK ON UP TO 3 PROPERTIES AT A TIME
  Should work on up to 3 properties be completed on time and in budget in an orderly and neat fashion with due consideration to neighbouring properties and home owners, the contractor will progress to the next level.
- LEVEL 3 – ALLOWANCE TO WORK ON UP TO 5 PROPERTIES AT A TIME
  Work must be completed on multiple properties, on time and in budget in an orderly and neat fashion with due consideration to neighbouring properties and home owners.

3.0 BUILDING PROCESS

The DRP IS entitled to regulate the activities of all Main Contractors and their Sub-contractors. To this end, the homeowner and all contractor(s) are required to sign the Builder's Code of Conduct. This Code of Conduct can be obtained from the Estate Manager or downloaded from the Estate website: www.elawini.co.za.

No building work shall be allowed to commence until all the relevant approvals have been obtained and the Building Code of Conduct (Contractor's Contract) have been signed by the homeowner and Main Contractor.

3.1 PRE-CONSTRUCTION PHASE

Construction of buildings must **commence within 3 years** from the date of registration of transfer of ownership. Construction must be completed within **12 months** from date of commencement. All vacant stands must be kept clean by the respective homeowners. If not, the erf will be maintained by the Estate Management Association at the expense of the homeowner. If construction does not commence within the stipulated 3 years, a double levy on the property may be charged.
A double levy will also apply to vacant stands that are not maintained by the owner, in addition to the cost of maintenance carried out by the Estate Management Association.

All trees marked by the landscape architect and those not interfering with proposed structures must be protected during construction. If marked trees are damaged the Estate Management Association will impose fines of up to R5 000 (Five thousand Rand) per tree. Trees may only be removed with the written consent of the DRP.

The selected contractor will provide the Estate Management Association's security control with the names of all the workers of the main contractor and sub-contractors to be employed. This list must be updated on a monthly basis.

Contractors must have qualified under the following criteria:

- Registered with the NHBRC;
- Be well versed in the National Building Regulations;
- Approved by the Estate Management Association.

The Developer in no way accepts responsibility for the contractor and the contract remains firmly between the client and the contractor.

3.2 CONSTRUCTION PHASE

Prior to commencement of construction, home owners and their selected building contractors must be thoroughly familiar with the rules and regulation regarding the construction process. The **Construction Rule Document** (Contractor's Contract) is available from the Estate Management Association. Compliance to the Occupational Health and Safety Act is mandatory – refer to Addendum C of this document.

During the construction phase the DRP will monitor the construction and site cleanliness to ensure that the standards are maintained on the estate. They will not be responsible for the quality control of individual houses, but will be available to advise where necessary.

All sites shall be screened from view during construction, using 2.2m high proprietary site hoarding to all open sides of the erf. Site hoarding shall be painted black throughout.

3.3 ADDITIONS & ALTERATIONS

All future additions and alterations to the original building are subject to the same submission and scrutiny processes, Stage 1 and 2 plans submissions to the DRP and Stage 3 approval by the Local Authority.

3.4 MAINTENANCE REGIME

It is expected that all homeowners carry out routine maintenance on properties in order to prevent costly emergency repairs, prolonging the lifetime of your home and maintain a well presented estate. The Estate Management Association may instruct the homeowner to carry out any repair and/or maintenance work to their property if routine maintenance is seen to be lacking. The following list outlines some elements that require seasonal attention, but are by no means exhaustive:

- Check external drainage;
- Clean out gutters;
- Inspect the exterior of your home for any damage, chipped/peeling paint;
- Service any air conditioning, evaporative cooling or heat pump equipment;
- Repair/replace any damaged windows and screens if applicable;
- Clean windows on a regular basis;
- Clear any dead plants or shrubs from the garden;
- Inspect roofing for damage, leaks and general damage;
- Check grout in bathrooms, kitchen and washroom and repair as needed;
- Inspect both indoor and outdoor plumbing and taps for leaks and repair;
- Clean and repair decks, verandas and any other external timber finishes, cladding and fascias;
- Check driveway and paving for cracks, movement, settlement and compact as required.
- Clean out any chimneys and ensure they are in proper working order;
- Carry out regular maintenance to any pools, including regular cleaning, tile maintenance, maintenance to filter and other related equipment etc.
- Home owners will be subject to a double levy should maintenance not be seen to be carried out. In addition to this, the Estate Management Association will carry out necessary maintenance at their discretion, at the cost of the Home Owner.

4.0 TOWN PLANNING CONTROLS

4.1 ZONING

- The Estate falls within Ward 14 of the greater Mbombela Integrated Development Plan (IDP) and falls under the provisions of the Nelspruit Town Planning Scheme 1989. Town planning controls stipulated in these documents therefore apply to all Residential 1 and 2 zoned erven within the estate.
- The following areas are to be included in Coverage calculations:
  - Garages
  - Covered verandas
  - Habitable basement areas, if applicable

4.2 COVERAGE

- Single storey houses – 50%. It is the objective of the estate to encourage single, rather than double storey houses.
- Double storey houses – 50%

4.3 MAXIMUM AREA OF FIRST FLOOR FOR DOUBLE STOREYS

Maximum permissible first floor area for double storey houses is 60% of the total ground floor coverage area.

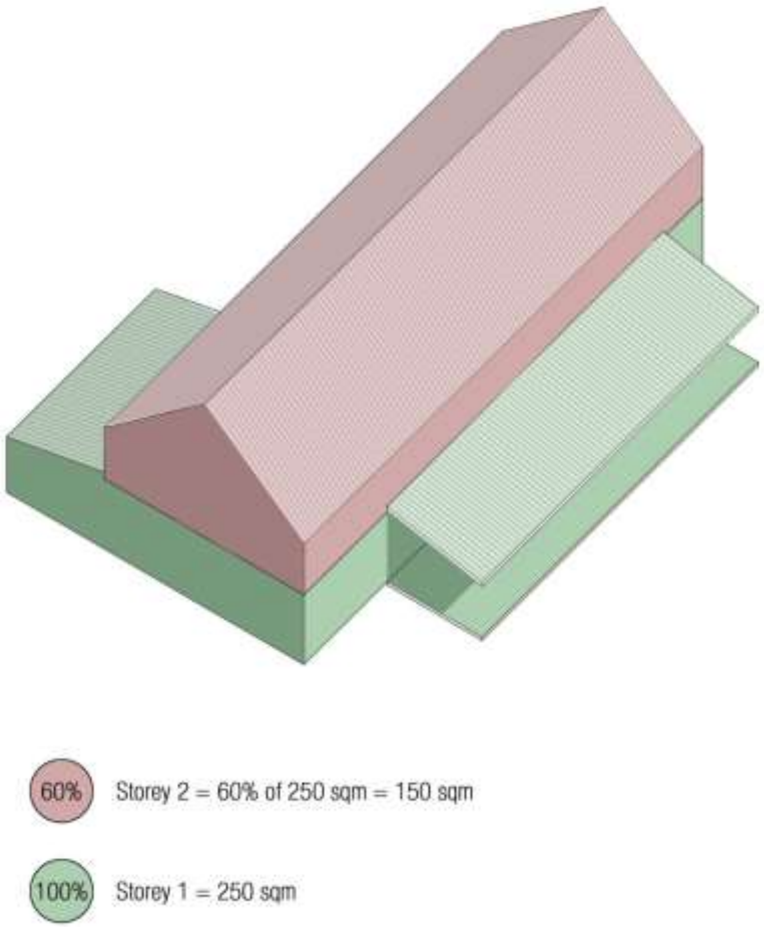
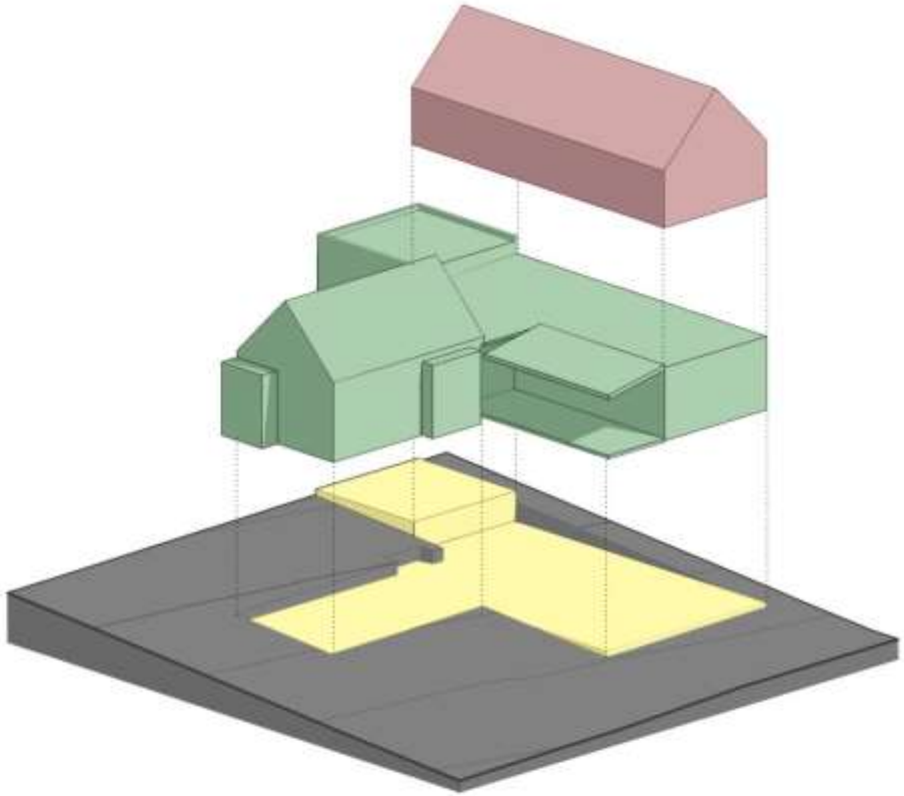


FIGURE 2_Diagram illustrating typical maximum allowable first floor area



	Storey 2:	150 m² (60% of storey 1)
	Storey 1:	250 m² (50% of erf size)
	Example erf size 500 m² Coverage:	 250 m² (50% of erf size)

FIGURE 3_Diagram illustrating example of calculating coverage

4.4 BUILDING LINES – NO BUILDING/STRUCTURE ZONES

- Street frontage: 5m
- Side boundaries: 2m single storey
  3m double storey
- Rear boundaries: 2m single storey
  3m double storey
- Park boundary: 0m to 3m build-to line

- Building line relaxations are permissible. Permission is required from neighbours and a building line relaxation application must be submitted to the Local Authority for approval.

- Street Boundary
  A 5m building line must be applied to and along street boundaries. Should a garage be built on the 5m building line, onsite parking for visitors shall be provided as per section 4.15 of the Design Rules.
- Park Boundary
  3 meter building line and planting zone must be applied to that boundary of the erf abutting primary park spaces owned and controlled by the Association. Only one primary park boundary will be allocated to any given erf. The DRP dictates which will be the primary park boundary.

Notwithstanding the zoning of the erf, no construction may be executed within this 3 metre zone, including but not limited to any verandas, balconies, patios, staircases, pergolas, built-in barbeques, retaining walls or any other structures. The only structures that may be constructed in this zone are swimming pools, provided that they are surrounded by planting. All constructed items proposed within the 3 metre zone, must be approved by the DRP.

- Lateral / Secondary Park Boundary

A 2-3m building line, depending on the number of storeys, and planting zone must be applied to that boundary of the erf abutting an adjacent erf.

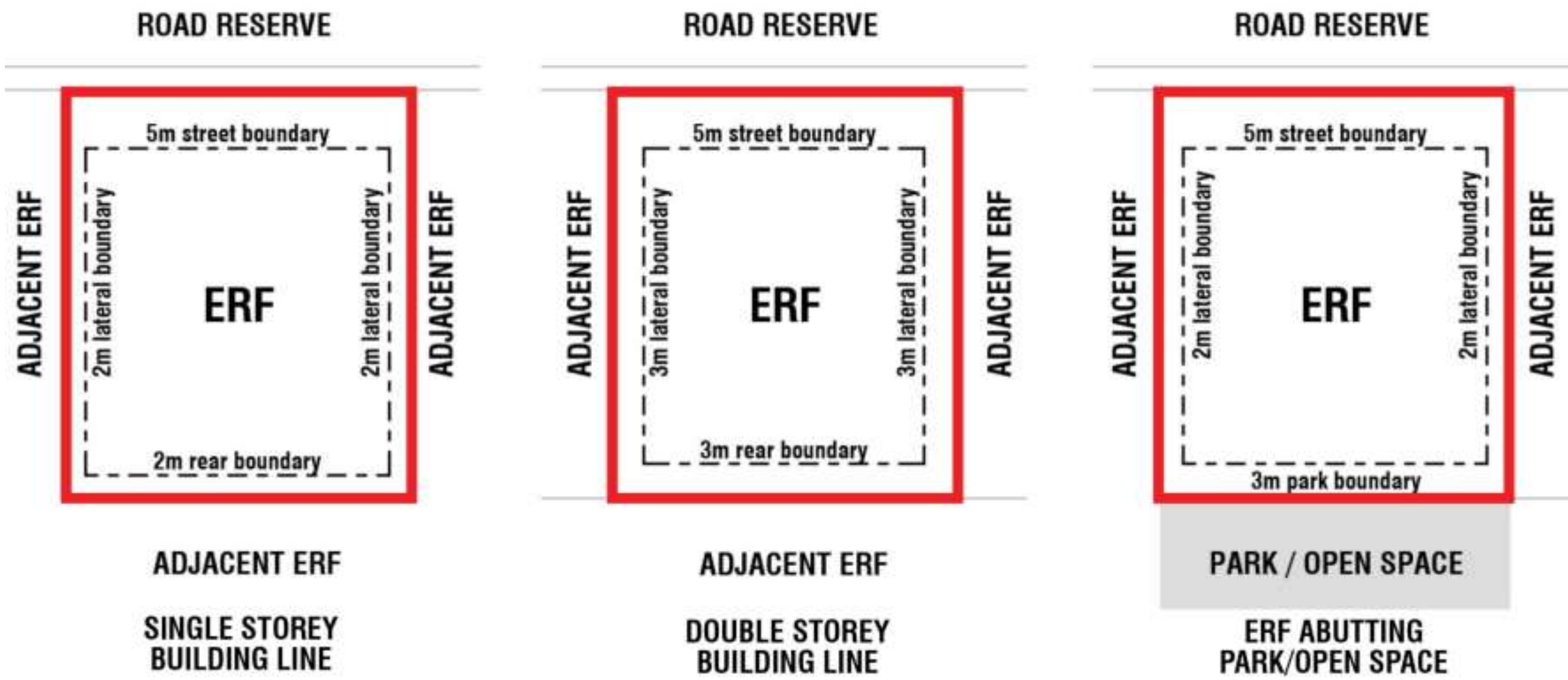


FIGURE 4_Diagram illustrating various building line scenarios

4.5 USE

- Residential 1 and 2
- No property may be used for any purpose which does not comply with the Rules of the Association, the plans as approved by the DRP, the plans as approved by the Local Authority and/or any other provisions of the Local Authority and/or any other statutory authority in the Republic of South Africa.

4.6 SUBDIVISION & CONSOLIDATION OF PROPERTIES

- A minimum dwelling size of 170m² (residential 1 zoned erven) and 90m² (residential 2 zoned erven) will be approved by the DRP.
- Should the minimum area for residential 1 zoned erven exceed the 50% allowable coverage stipulated by the Town Planning Scheme, the latter will take precedence over the former.
- Subdivisions are permitted with consent.
- Consents for the consolidation of a maximum of two properties will be considered on merit by the DRP.
- A consolidation application must be submitted to the Local Authority.
- Should a consolidation be permitted such consolidated property shall pay two levies as if it was still two separate properties.
- No sub-division or rezoning of stands, or subsequently consolidated stands will be allowed.
- Boats and caravans must be concealed inside garages. Domestic trailers may be stored on the property provided they are screened from the street.
- Temporary structures, including but not limited to Wendy Hoses, huts and tents are not permitted, save for during construction. Dog kennels are permitted provided that they are screened from view at street level. No shade cloth clad structures are permitted, including carports i.e. materials must be the same as the roof.
- No banners or flags may be erected.
- Any other structure or device not contemplated in this document will require the approval of the Aesthetic Committee before installation or construction

4.7 STREET INTERFACE & BUILDING ALIGNMENT

In order to maintain an intimate street scale, it is recommended that houses are positioned as close to the street building line as possible.

Houses must be aligned parallel to or perpendicular to the street from which they gain access unless such orientation is differently prescribed in terms of the regulations as contained in SANS10400.

In cases of irregular shaped and panhandle properties the DRP may waive these requirements.

4.8 PUBLIC SPACE & PARK INTERFACE

Refer to section 4.4 BUILDING LINES – NO BUILDING/STRUCTURE ZONES with reference to buildings along the park/open space boundary. Structures are to be permeable. Refer also to section

4.9 RIVER EDGE INTERFACE

Erven flanking the river edge have to consider flood-line restrictions. Building up to the flood-line is permitted only where the flood-line encroaches into the otherwise allowed zone defined by the building lines as illustrated in section 4.4 BUILDING LINES – NO BUILDING/STRUCTURE ZONES. Refer also to the River Zone Restriction plan available from the Estate Management Association.

To ensure consistency, the Developer will provide, at his own cost, the construction of a security / palisade fence along the River Edge.

4.10 RETAINING WALLS

Refer to section 4.14 TERRACING and associated diagrams 7, 8 & 9.

4.11 BASEMENTS

Basement levels are not encouraged.

4.12 STOREY HEIGHTS

A maximum of 2 storeys is permitted above NGL provided that the top of the roof does not exceed 8m above natural ground level measured vertically below such point anywhere on the property. Chimneys will be exempt from height restrictions, but must adhere to NBR.

Natural ground level shall be deemed to be level as determined on a contour plan. Should a dispute arise relating to the determination of any natural ground level, the DRP and/or appointed architect will be entitled to rely on the details shown on the contour plan in their possession.

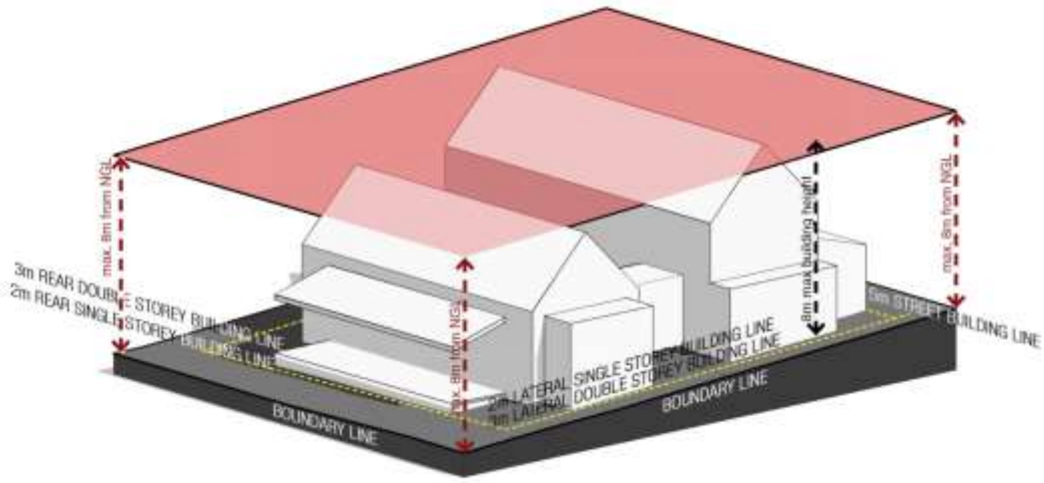


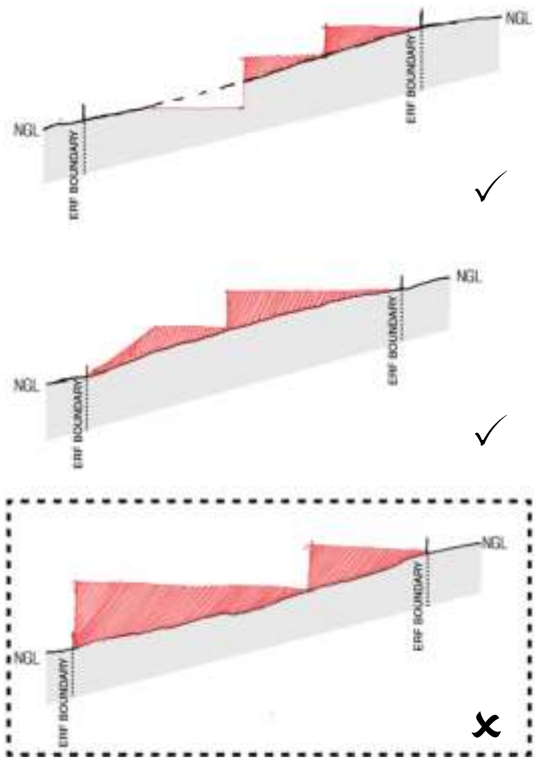
FIGURE 5_Diagram illustrating the height restriction measured contiguous to the natural ground level (prior to any earth works)

4.13 GROUND FLOOR LEVEL

The maximum finished ground floor level shall not exceed 750mm above the natural ground level, as measured vertically below such point anywhere on the property.

4.14 TERRACING

Terracing across the fall of the site is encouraged which creates a balanced cut and fill of material. Tall vertical retaining walls are discouraged. Where required, retaining walls must be contoured and sit within building lines. Retaining walls should be hidden by earth berms and planting. A retaining wall may protrude by a maximum of 1.2m measured from NATURAL GROUND LEVEL (before any earthworks). Terracing must return to the natural ground level.



✓ Recommended form of terracing – cut and fill stepping with natural topography

✓ Correct as terracing returns to natural ground level along boundaries but not encouraged due to extent of fill

✗ Not permitted due to fill extending into building line zones

FIGURE 6_Acceptable & unacceptable earthworks for retaining

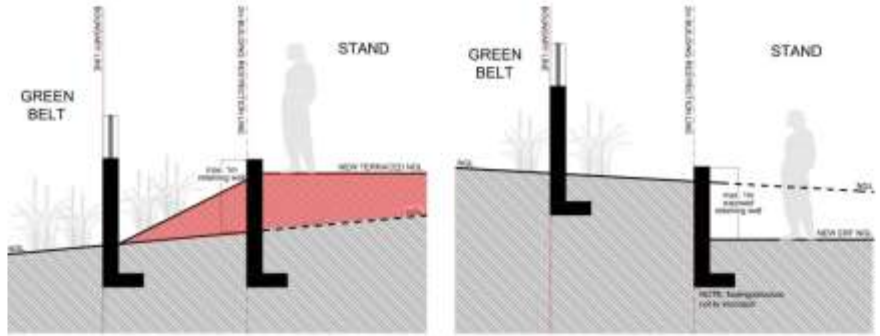


FIGURE 7_Diagram illustrating typical retaining wall instances on park/open space

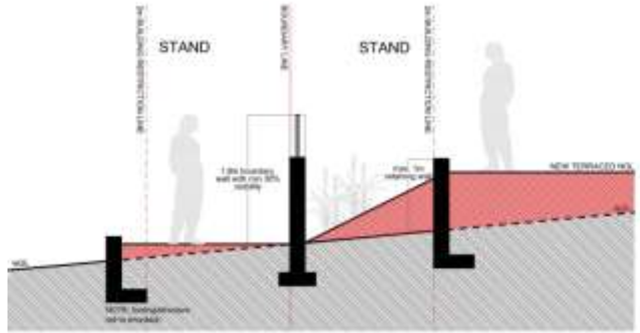


FIGURE 8_Diagram illustrating typical retaining wall instances on lateral sides of erven

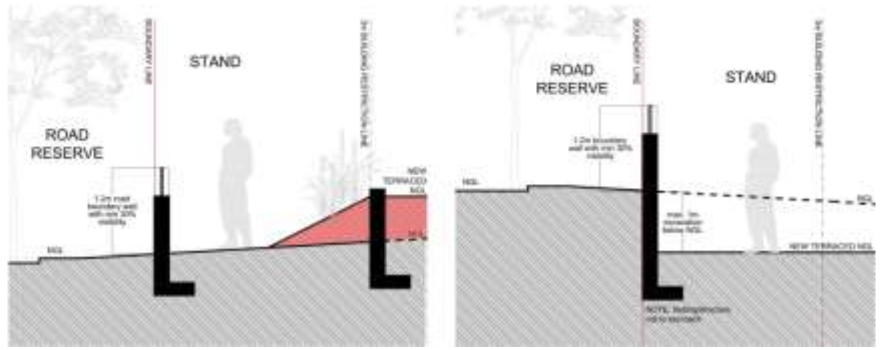


FIGURE 9_Diagram illustrating typical level changes on road reserve sides

4.15 PARKING & GARAGES

Each property must have a minimum of one permanent parking garage and two guest parking bays. Parking bays may either be in garages or open.

Should a garage be built on the 5m building line with access directly from the street, the required guest parking bays shall still be provided within the boundary of the erf (refer to figure 11).

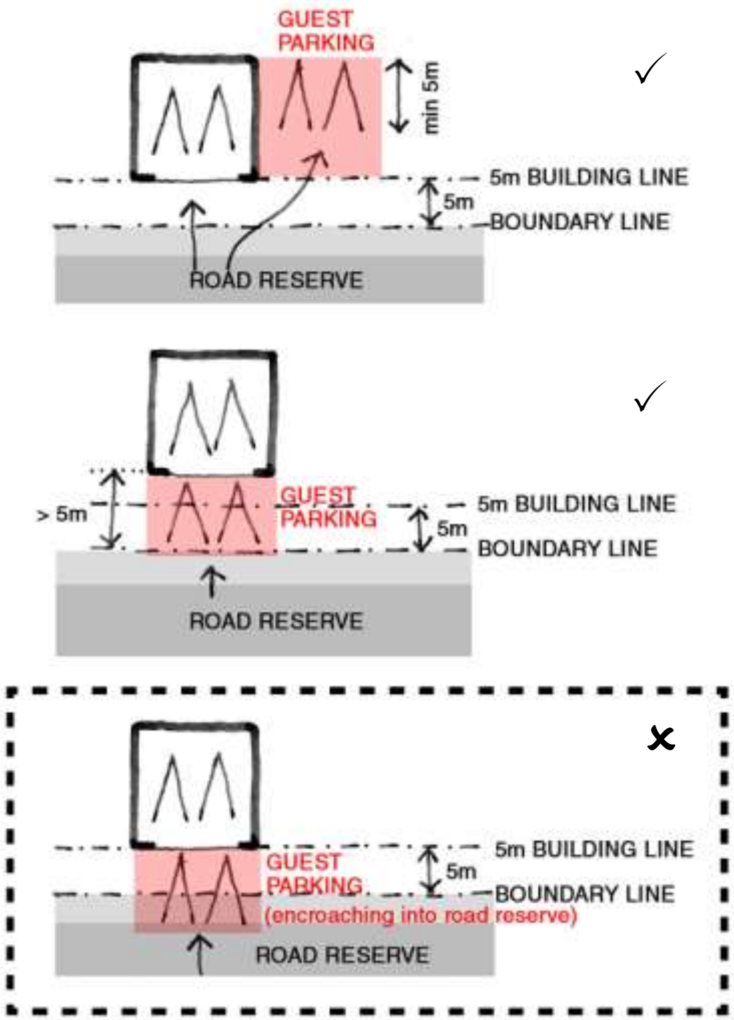


FIGURE 10_Diagram illustrating acceptable and unacceptable parking garage scenarios

5.0 DESIGN FRAMEWORK & ARCHITECTURAL LANGUAGE

In developing the design framework and architectural language the following primary informants were taken into account:

- The cultural context of the residential suburbs in the vicinity
- The climatic conditions
- The natural physical characteristics of the land including its slopes (topography)
- The existence of a high concentration of existing mature trees and the benefits of retaining a large percentage of them
- The promotion of the contemporary South African lifestyle
- Building cost efficiency
- The use of modern technology
- The use and application of environmentally friendly materials and practices
- The sustainability and durability of the built form
- The availability of local construction skills and materials

The Design Rules are intended to blend these elements into an appropriate architectural ethos drawn from the “stoep” architecture of South Africa which responds to the elements of the historic architecture in the area resulting in a human scale village/suburb which will be distinctive, sustainable, enduring and cost effective.

Decorative and foreign architecture are discouraged in favour of an uncluttered architecture that is true to both form and function.

6.0 ARCHITECTURAL & RELATED CONTROLS

This section outlines control measures for the general approach to the design, orientation and treatment (of massing and materials) of individual houses, in order to ensure a high standard of design throughout the estate.

Generally, designs should respond to the local climate and topography. Owners have the freedom to explore diverse approaches whilst keeping with the overarching concept of the estate. The Design Rules favour the use of contextual building materials, with a focus on natural stone, brick, wood and glass.

The design approach should be simple and respectful of neighbouring structures and the indigenous qualities of the landscape. Verandas, broad eaves, functioning window shutters and screened doors are amongst the elements designers are encouraged to consider. Details are to be well considered and care taken to ensure proper execution of such details. Material choice should be based on their robustness and ability to weather well in the local climate and with age.

It is important that all homeowners and their designers embrace the vision for the estate and its Design Guidelines.

6.1 PLAN & ROOF FORMS

Major plan forms must be individually roofed and connected to each other with individually roofed minor plan forms. All major plan forms must have a double pitched roof with gable or hipped ends as per Addendum A. All minor plan forms must be attached to at least one major plan form.

6.1.1 MAIN PLAN & ROOF FORMS

6.1.1.1 Main plan forms

- Maximum width – 6m
- Must be rectangular

6.1.1.2 Main roof forms

- Only one of the following two roof forms may be used for the major plan forms for each house:

(A) Double pitched gable roofs

- Pitch - 25° to maximum 45°
- Gable ends must be clipped or have parapet wall as per Addendum A
- Gable ends that are fully or partially glazed or cladded are encouraged
- Dormer windows are subject to design restrictions.

(B) Mono pitched roofs

- Pitch - 5°
- Gable ends must be clipped or have parapet wall as per Addendum A
- Gable ends that are fully or partially glazed or cladded are encouraged
- No dormer windows are allowed in mono pitched roofs.

6.1.1.3 Main Roof Materials

Specific Inclusions:

- Colours to be grey, charcoal or white as per Addendum A
- "S" profile or Rheinzink® metal sheeting
- Broseley® tiles or Marley Modern© profile tiles
- Roof structure to be timber (natural or painted), or steel (galvanized and/or painted).
- Closed eaves to be painted Nutec® cement panelling
- Fascias and bargeboards to be painted timber
- Gutters to be seamless polyester powder coated aluminium, galvanised steel or Rheinzink®
- Rainwater down pipes to be polyester powder coated aluminium, galvanised steel or Rheinzink®

Specific exclusions:

- Thatch
- Slate/ cement/ clay tiles
- IBR® profile sheeting
- Wooden shingles
- UPVC fascias and bargeboards

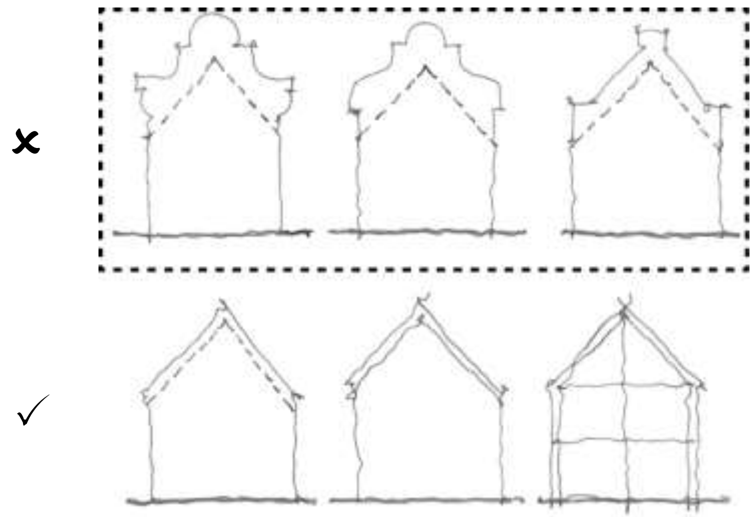


FIGURE 11_Diagram illustrating allowed & disallowed gable ends

6.1.2 MINOR PLAN AND ROOF FORMS

6.1.2.1 Minor plan forms over decks, verandas and walkways

- Must be rectangular
- Individually roofed and connected to at least one major plan form

6.1.2.2 Minor roof forms

Only the following two roof styles may be used:

(A) Lean-to roofs

- Pitch - 5° to 15°

(B) Polyester powder coated shade louvre roofs

- Flat and steel framed
- Keep the profile as narrow as possible with neat edge treatment

5.1.2.3 Minor roof materials

- Roof structure to be timber (natural or painted), or steel (galvanized and/or painted)
- For lean-to's, material to match that of main roof

6.2 GARAGES & OUTBUILDINGS

Any garage/outbuilding must compliment the main structure of the house with a common architectural treatment and this relationship should be reinforced by way of structured walkways and other visual links.

Garages and outbuildings may be either major or minor plan forms and flat roofs are permissible.

6.2.1 GARAGE DOORS

Specific inclusions:

- Polyester powder coated (PPC) aluminium sectional overhead;
- Timber horizontally slated sectional slide over;
- Chromadek® roll-up

Specific exclusions:

- Fielded panel doors;
  Ornate carved doors;
  Glass sectional panel;
  Painted steel or tip-up doors

6.2.2 COLOURS

- Colours shall match external window frames and doors.

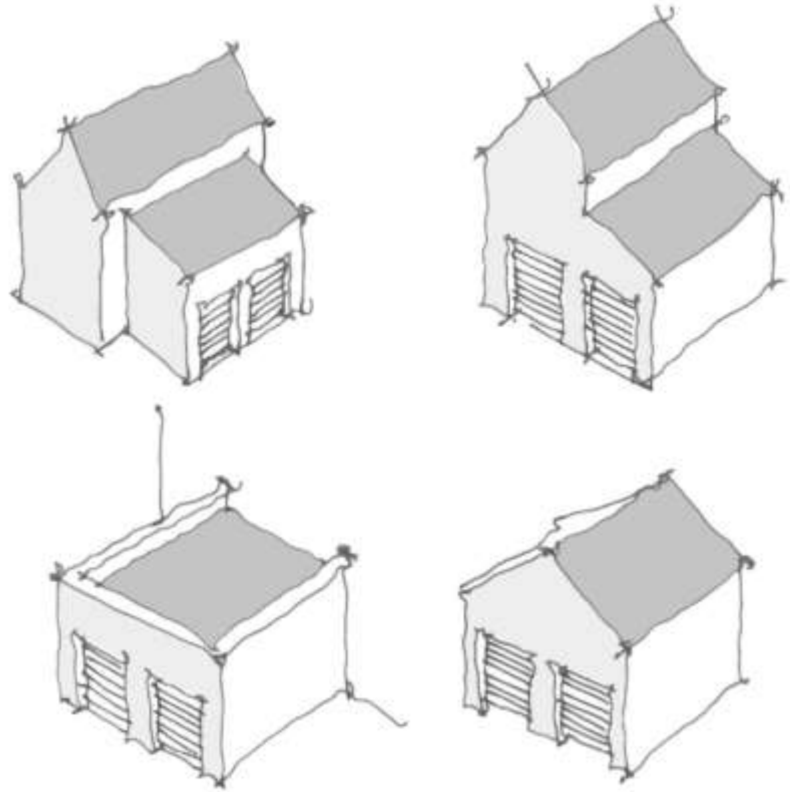


FIGURE 12_Diagram illustrating acceptable garage buildings. Garages integrated into the design of the main building are encouraged as the erf sizes lend themselves to connected rather than free standing structures

6.3 SOLAR PANELS, SOLAR GEYSERS & ROOF LIGHTS

Solar panels and roof lights are permitted provided they are mounted along the plane of the roof. Solar geysers are also permitted provided that the geyser is installed in the roof space or positioned so that it is not visible from the common property.

Specific exclusions

- Pyramid, vault, or bubble type roof lights
- Visible solar geysers
- Bracket mounted solar panels and/ or geysers on flat roofs
- Coloured/ reflective glass roof lights

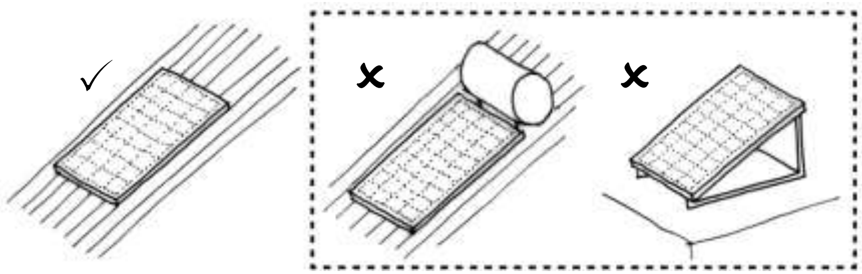


FIGURE 13_Diagram illustrating acceptable & unacceptable solar panel installations

6.4 EXTERNAL WALLS

External walls should be dominant in their wall design and treatment. The puncturing of solid walls should be done in a measured fashion and should emphasise their solidity.

6.4.1 EXTERNAL WALL

(A) Materials

Specific inclusions

- Plaster and paint
- Tyrolean plaster
- Trowel-on textured plaster (Versus©, Marmoran®, Stucco)
- Timber cladding
- Polyester powder coated sheeting to match roof
- Natural stone
- Facebrick

Specific exclusions

- Artificial stone
- Spanish plaster

(B) Colours

Specific inclusions

- A palette of architectural greys and muted earth colours
- See example palette

Specific exclusions

- Bright feature colours

6.4.2 EXTERNAL WALL BASE (PLINTH)

Minimum height above natural ground level – 680mm

(A) Materials

Specific inclusions

- Natural stone cladding
- Timber cladding
- Tyrolean Plaster
- Facebrick

Specific exclusions

- Artificial stone

(B) Colours

- A palette of architectural greys and muted earth colours
- See example palette

6.5 EXTERNAL WINDOWS & DOORS

It is intended that the theme of 'classic contemporary' be carried into the treatment of external windows and doors by the use of large glazed apertures (windows and doors) rather than repetitive smaller apertures.

In cases where openings are more of the traditional punch-hole type they should have vertical proportions. Window and door styles should generally be consistent throughout.

Burglar proofing, if required, must be an integral part of the window/door and fitted on the inside of the window/door glass.

(A) Materials

Specific inclusions

- Glazing must comply with SANS 10400
- Sandblasted or etched glass is permitted. Patterns are not permitted.
- Aluminium, steel or timber framed doors & windows.
- Glazing beads – putty fixed panes not permitted

Specific exclusions

- Reflective or any coloured glass
- Stained glass or lead light glazing
- UPVC windows and doors
- Decorative or carved doors
- Externally mounted burglar proofing
- Trellis type, roll-up or sectional slide security screens
- External burglar guards
- Square windows
- Glass blocks
- Arched windows
- Winblok®

(B) Colours

Specific inclusions

- Greys and earth-toned colours
- Stained timber

Specific exclusions

- Painted timber

6.6 SHUTTERS & SCREENS

The measured use of semi-transparent shutters and screens is encouraged as a means of creating layering and depth to the elevations and as an effective method of reducing solar gain, increase privacy and provide sun-shading. They are permitted as a security barrier.

(A) Materials

Specific inclusions

- Functioning shutters – sliding, folding side and top hung
- Steel, timber or aluminium
- Louvred or slatted shutters / screens
- Internal plantation shutters

Specific exclusions

- False/decorative shutters of any description
- UPVC shutters
- Decorative or carved shutters
- Trellis type, Roll-up or sectional slide security screens
- External burglar guards

(B) Colours

Specific inclusions

- Greys and earth-toned colours
- Stained timber
- Painted timber

6.7 COVERED VERANDAS, PATIOS, DECKS & COURTYARDS

The liberal use of these elements is encouraged as they blur the internal/external boundaries of the house and reinforce a strong interrelationship between the built form and its natural surrounds.

These elements are essentially “outdoor rooms” that offer a rich spatial experience whilst also creating the very aesthetically desirable “depth” to the elevations of the house.

A retrospective “tack on” approach to the design of these elements will however miss these inherent opportunities.

Specific inclusions

- Recessed and/or integrated verandas/patios
- Open courts and roofed courtyards
- Timber decks

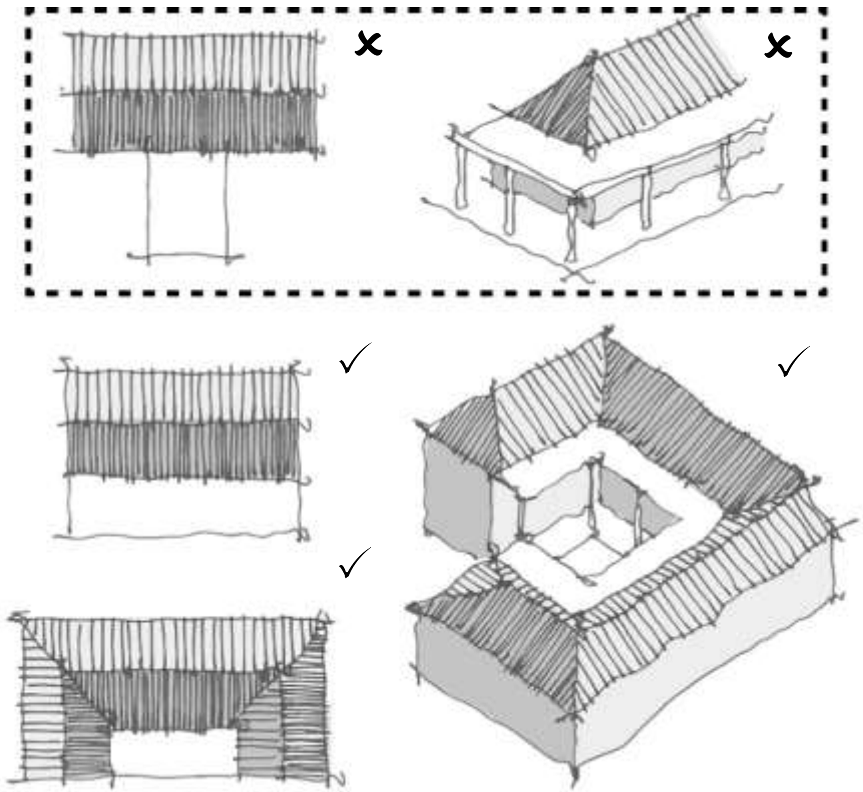


FIGURE 14_Diagram illustrating acceptable vs unacceptable verandas

Verandas should be parallel to the plan form and integral to the overall plan. Perpendicular verandas will not be accepted. Wrap-around patios are not encouraged but may be used in an internal courtyard.

6.8 PERGOLAS

Specific exclusions

- Retractable or fixed awnings
- Attached framed veranda/patio/balcony coverings
- Patio lace or any excessive adornment.
- Precast concrete or any decorative stylistic columns
- Decorative balustrades
- Verandas with lapped edging
- Rustic log or gum pole pergolas or supports
- Shade cloth

6.9 LAUNDRY DRYING YARDS

Laundry drying yards must be positioned on the property in such a manner that they are concealed from view from the adjacent street/s. Special care must be taken in the case of laundry yards which are lower than street level.

Screening which does not fall within the building lines may be in the form of walls up to a maximum height of 1.8m and/or timber screens up to a maximum height of 2.1m and the planting of shrubs and trees is recommended.

6.10 BOUNDARY WALLS & FENCES

Low yard walls relating to the street frontage are not mandatory but encouraged as a means of defining spaces rather than securing them. These shall not exceed 1.2m in height and be constructed of natural stone and/or masonry. Colour and finish of these walls shall be in accordance with the examples illustrated in Addendum A – Aesthetic Requirements. Anything other than a built wall must be approved by the DRP. Copings, if part of the design, shall be of natural stone or self-coloured precast concrete.

Side boundary walls are permitted, provided they do not exceed a maximum height of 2.1m vertically above natural ground level at any point. Such 2.2m high walls must return/terminate at the primary face of the building (see figure 15). Side boundary walls may be left bag washed only on the side facing a vacant erf.

Park/open space boundary walls are permitted provided they do not exceed a maximum height of 1.8m vertically above natural ground level at any point and provided they are at least 70% visually permeable. Pre-cast concrete and diamond wire mesh fencing will not be allowed. High security, rigid, PVC coated, welded mesh fencing can be used on borders facing park areas and needs to be indicated and specified as such on the building plans. Dead edges or frontages onto the parks and the river edge will not be allowed.

All boundary walls must be built in compliance with SABS 10400 regulations. All boundary wall drawing details must be approved by a registered Structural Engineer who must also prepare the necessary structural drawings. On completion, the Structural Engineer must issue a signed Form 4, to be submitted to the Local Authority, and copied to the Developer for their records.

Colour of walls

- As for external walls

Colour of fence

- Charcoal, black or grey
- Stained timber

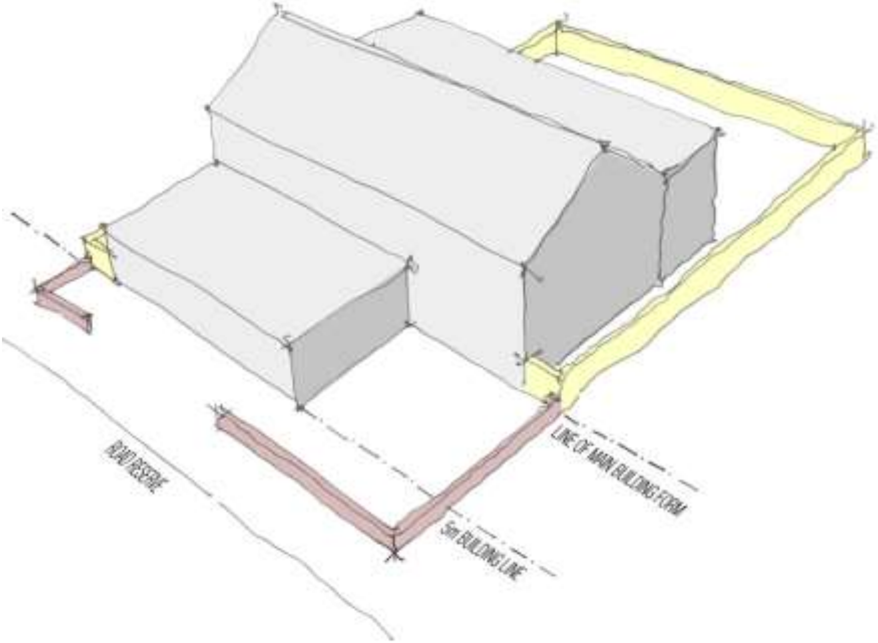
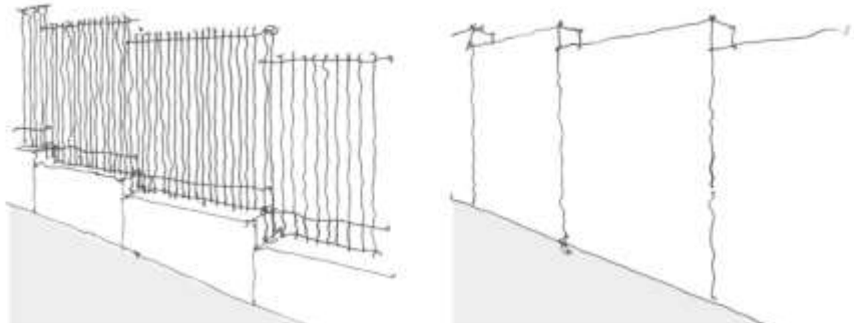
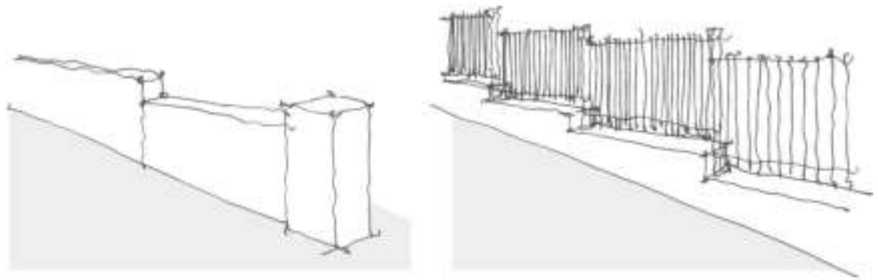


FIGURE 15_Diagram illustrating boundary wall positions



Max.2.2m fenced or solid boundary walls between properties. Walls facing onto open/park spaces to be 70% visually permeable



Yard walls and lower fenced walls for street boundaries

FIGURE 16_Diagram illustrating 2.2m & 1.2m boundary walls

7.0 DRIVEWAYS

Drive width from back of sidewalk not to exceed 9m.

Two 110mm diameter sleeves must be laid under the driveway for future use by the Association.

7.1 MATERIAL & COLOURS

Specific inclusions

- Cast concrete, brushed concrete or exposed aggregate
- Concrete and brick pavers
- Gravel
- Grey / earthy tones

Specific exclusions

- Crazy paving
- Patterned paving

8.0 ENTRANCE GATES

- Driveway and pedestrian entrance gates may not exceed a height of 500mm above the top of the wall/ fence into which they are set.
- Only gates with painted steel bars and/ or painted or natural timber are permitted.
- Colours – as for external windows and doors.
- Gates may not be solid and must be visually permeable for at least 30% of their width.

9.0 GENERAL

9.1 SWIMMING POOLS

- Discharge pipes from swimming pools or water features must not discharge water directly onto any other property or the common property and such discharge must be dealt with in terms of the regulations of the Local Authority.
- Filtration equipment and motors must be screened from view from outside of the property and insulated in such a way as to minimise noise pollution beyond the property.
- Swimming pool fencing must comply with SANS10400-D
- Swimming pools and fencing may not encroach over any building lines and/or servitudes.

9.2 EXTERNAL LIGHTING

- Generally a "dark sky" policy applies within the Estate.
- Flood lighting or spotlighting of the external walls and/or the boundary walls is not permitted.
- Spotlights shining beyond the boundaries of the property are not permitted.
- Skyward shining spot lights are not permitted.
- External lights must be positioned so as to minimize light overflow to neighbouring properties.
- Concealed / indirect light sources are encouraged.

9.3 HOUSE NUMBERS, INTERCOMS& POST BOXES

- Each property must have a street address number as allocated by the Local Authority displayed which must be clearly visible and readable from the street from which it takes access.
- The numbers must be constructed from satin stainless steel or polyester powder coated steel/aluminium – colour to be approved by the DRP – which may not exceed a height of 300mm.
- Intercoms must be integrated into the street boundary walls or mounted on a gooseneck.
- No walls to accommodate intercoms may be constructed on any sidewalks.
- Post boxes, if applicable, must be integrated into the street boundary wall.
- Cast concrete kerb mounted street numbers are compulsory and must be paid for and installed on completion of building works.

9.4 GUTTERS, DOWN PIPES & STORAGE TANKS

- Rainwater removal and harvesting should be considered as an integral part of the design, but requires careful screening of storage tanks.
- Refer section 6.1.1 for details regarding the material finish of gutters and down pipes.
- Storage tanks must be visible from outside of the property.

9.5 AIR CONDITIONING, EVAPORATIVE COOLERS AND HEAT EXHANGER UNITS

- Window mounted equipment is not permitted.
- Roof mounted equipment is permitted provided that it is screened from view.
- Wall mounted equipment is permitted provided that the compressor is mounted at ground level and is screened from view from outside of the property.
- The equipment must be insulated in such a way as to minimise noise pollution.

9.6 GENERATORS

- Must be positioned inside an enclosed area and screened from view from outside of the property.
- Must be insulated in such a way as to minimise noise pollution beyond the property and such noise levels must not exceed the relevant statutory noise limit.

9.7 SATELLITE DISHES AND TELEVISION ANTENNAE

- Only one such antenna/satellite receiver dish is permitted per property.
- This must be positioned in as inconspicuous a manner as possible.
- The colour of the satellite/receiver dish and the mounting brackets and cable must blend in with the colour of the roof/wall to which it is attached.

9.8 SEWERAGE & VENT PIPES

- Sewerage and vent pipes higher than 1m, when measured vertically from natural ground level to the top of the vent pipe, must be concealed in vertical ducting or within the wall.

9.9 BURGLAR ALARMS

- Must be installed in the house and connected to the Estate's alarm monitoring system.
- The owner must ensure that it is compatible with the current Estate's alarm monitoring system.
- The alarm must be a silent (not connected to a siren) but may be connected to one strobe light on the side of the house from which it takes access.

9.10 WATER METER APPLICATION & PROCEDURE

- The architect and/or engineer must ensure that the internal water reticulation drawings (domestic and fire) are submitted to the relevant municipal authorities for approval prior to submitting the building plans and water meter application to the HOA and the DRP.
- A detailed water reticulation plan showing the co-ordinated and/or dimensioned position and size of the required water meter, must accompany each building plan application.
- A copy of the municipal authority's water reticulation approval must accompany the building plan for scrutiny and approval by the DRP and the HOA.
- A water meter must be installed on site prior to any site hand over.

- The City of Mbombela Water Services Authority will arrange for the water meters to be registered, read, and billed directly to the owner on a monthly basis.
- ***Please note:*** bore holes will not be permitted on any site without HOA and the Mpumalanga Department of Agriculture, Rural Development, Land and Environmental Affairs' written approval.

9.11 COMMUNICATION NETWORK

Vodacom Fibre is installed along road reserves. Owners can approach Vodacom for house connections when entering into a contract.

9.12 LANDSCAPING

The natural landscape of Elawini consists of a varied array of plant species set within a terrain of rock outcrops, streams and the Nels River.

Home owners and their selected building contractors must familiarise themselves with the rules and regulations regarding the natural environment and the landscaping of their site. Refer to Landscape Code Document, available from Estate Management.

9.13 SOIL CONDITIONS

All owners should familiarize themselves with the geotechnical soil conditions of their property. The developer, Trustees and HOA cannot be held responsible for any claims with regards to movement or cracking of buildings because of soil conditions as well as inferior foundations. The initial geotechnical report is available from the estate management. Specific reference to more detail geotechnical soil conditions should be taken at stands close to green areas, rocky outcrops and adjacent the Nels River and any other designated wetland areas.

9.14 CONCLUSION

This Design Guideline Document shall to be read in conjunction with the Agreement of Sale between the homeowner and the developer and the constitution of the Home Owners Association including any amendments thereto. Approval of designs will be based on the checklist as appended to this document in Addendum E.

The Aesthetic Committee will at its discretion be entitled, but not obliged to waive any one or more of the guidelines. Any waiver granted shall not constitute a precedent automatically applicable to any other homeowner(s). All homeowners must be members of the Home Owners Association (HOA).

The developer or the trustees reserves the right to update this document periodically.

Should any disputes arise relating to the application or implementation of these guidelines, the DRP's decision shall be final and binding on all parties concerned.

These guidelines may not be amended by the Home Owners Association in future without the DRP's or Trustees' written consent.

10.0 ADDENDUM A – AESTHETIC REQUIREMENTS

Anyone of the following three aesthetic styles may be applied to the architecture of a homeowner's design. On submission to the DRP, each proposal will be reviewed specifically according to the chosen aesthetic.

10.1 CONTEMPORARY BARN

10.2 MODERN STOEP

10.3 HOMESTEAD

10.1 CONTEMPORARY BARN

This style is a contemporary interpretation of a simple barn which encourages the use of a small textured base, plastered or bagged walls and roof sheeting continued vertically as wall cladding. The roof is dominant with vertical rectangular windows alongside fully glazed walls.

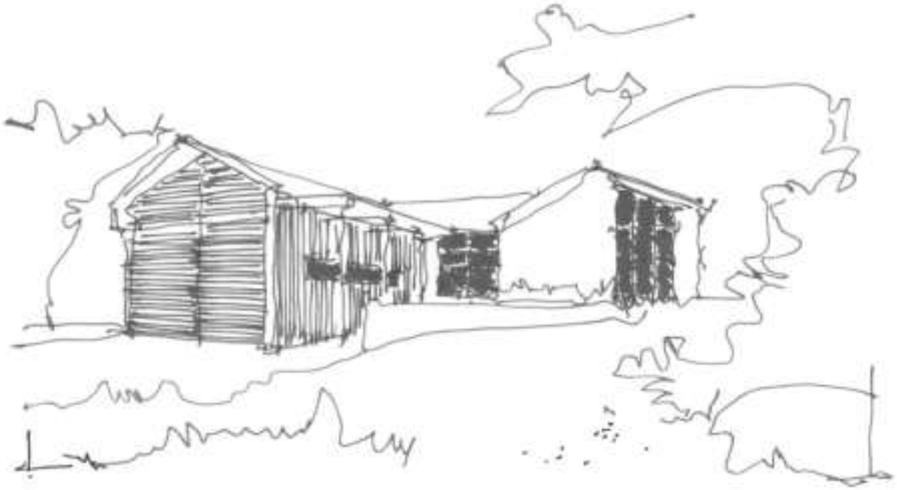


FIGURE 1_International School Houtbay – Luis Mira Architects + StudioMAS + Sergio Aguilar
FIGURE 2_ International School Houtbay – Luis Mira Architects + StudioMAS + Sergio Aguilar
FIGURE 3_Babylonstoren Simondium – Malherbe Rust Architects
FIGURE 4_House Stroza – Major Architekci
FIGURE 5_Aufrichtig House – Greg Scott Architect
FIGURE 6_Two Barns House – RS+ Robert Skitek
FIGURE 7_Two Barns House – RS+ Robert Skitek

COLOUR PALETTE

Greys and whites with some subtle taupes determine the colour palette for this style with the use of natural materials such as stone to bring in warmer tones. Charcoal and grey roofs are encouraged with windows matching those tones. Any colours from the Plascon© Architectural Greys range may be applied.

MATERIAL PALETTE

Large elements of glazing and timber slats are encouraged together with the use of appropriate shading. Where solid walls are used, the following apply:

WALLS: 30-40%

Rough natural stone

60-70%

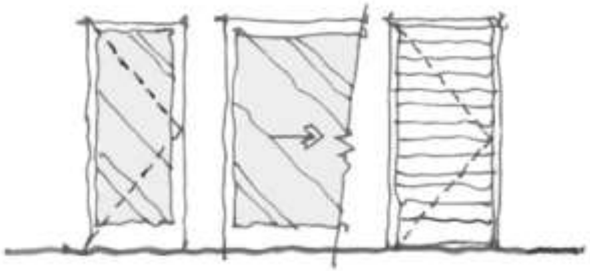
Metal sheet cladding, painted & plastered and/or bagged

ROOFS:

S-profile, metal sheeting, Rheinzinc® / Kliplok® sheeting

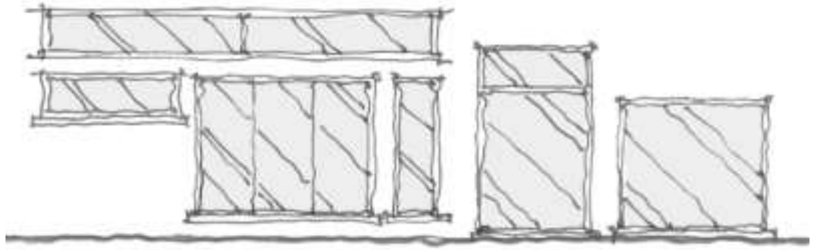
DOORS

Doors are to be designed as an integral part of any of the glazed walls. Where stand-alone doors are utilized, glazed doors are encouraged and within solid walls, painted timber T&G doors are preferred.



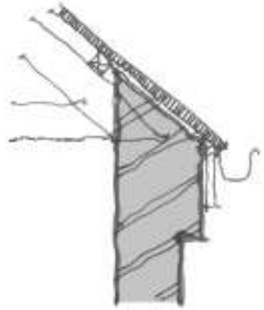
WINDOWS

Glazed walls, rather than punch hole type windows, are characteristic of this style. Mullions are discouraged in favour of large glazed openings with rectangular, elongated proporions, either vertical of horizontal in elevation. Glazed gable ends,



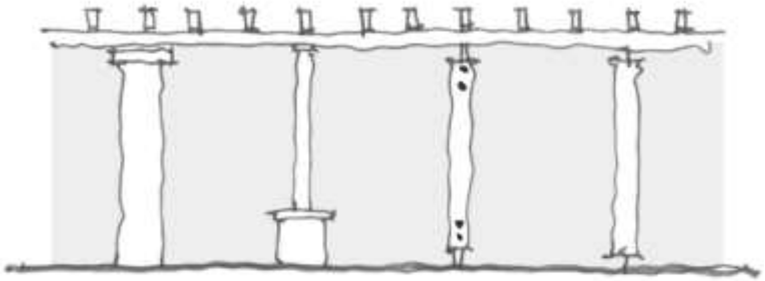
ROOFS

The roof pitch shall generally be limited to between 35° and 45°. Eaves and gable ends may be clipped as illustrated. Where eaves overhangs are utilized as a weathering elements, these shall be well detailed and suitably finished.



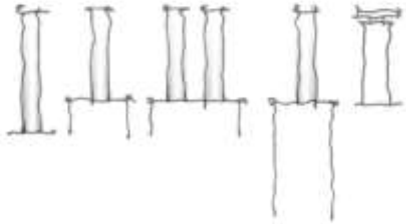
COLUMNS

Slender steel columns are central to this style's aesthetic. Timber cladding to the columns is permitted and encouraged and careful thought given to the detailing of joints at floor and roof slab and beam junctions.



CHIMNEYS

The use of steel flues is encouraged. Variations will be permitted at the sole discretion of the DRP.



10.2 MODERN STOEP

The modern stope style is a contemporary interpretation of the South African Lowveld stoep architecture. It is characterised by a low pitched roof, with generous overhangs and/or low shade roofs over external patios for a contemporary approach. This type also incorporates large pane fenestration and fully glazed walls.

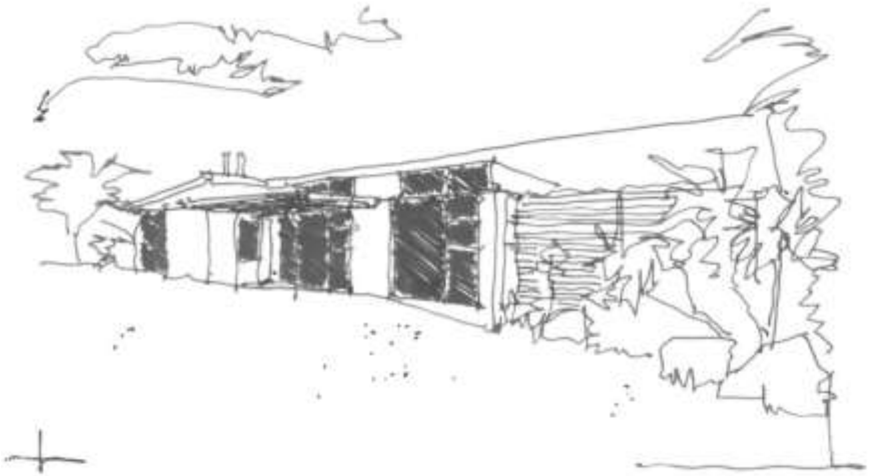


FIGURE 1_Haines House – Christopher Polly Architects
FIGURE 2_ 338 Worsley Street – Young Architects
FIGURE 3_Hau Nui House, Takapu – Tennant Brown Architects
FIGURE 4_Farmhouse – Olsen Studios
FIGURE 5_ Four Houses – PROD Architects
FIGURE 6_Clear Lake Cottage – MJMA Architects
FIGURE 7_Dorland House – Frank Lloyd Wright Jr.
FIGURE 8_Vastu House –Kosla Architects

COLOUR PALETTE

The colour palette for this style is balanced between greys and warm beiges with charcoal / dark grey articulated roofs.

MATERIAL PALETTE

Large elements of glazing and timber slats are encouraged together with the use of appropriate shading. Where solid walls are used, the following apply:

WALLS:
30-40%

60-70%

ROOFS:

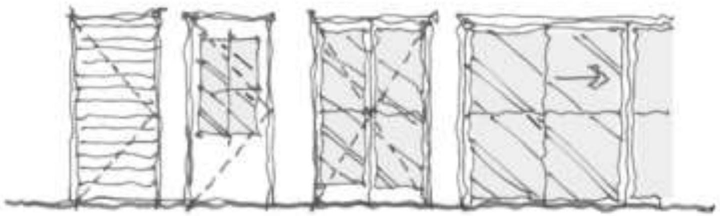
Rough or cut natural stone

Painted, plastered and/or bagged walls

S-profile, metal sheeting, Rheinzinc® / Seamed sheeting / Marley® Modern

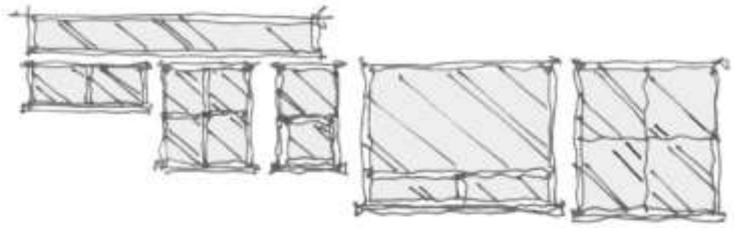
DOORS

Doors are to be designed as an integral part of any of the glazed walls. Where stand-alone doors are utilized, glazed doors are encouraged and within solid walls, painted timber T&G doors are preferred.



WINDOWS

Glazed walls, rather than punch hole type windows, are characteristic of this style. Slender mullions are permited for large glazed openings. Rectangular or square proportions are permitted with an emphasis on elongated proporions, horizontal in elevation. Clearstorey windows, bay windows and dormer windows are encouraged.

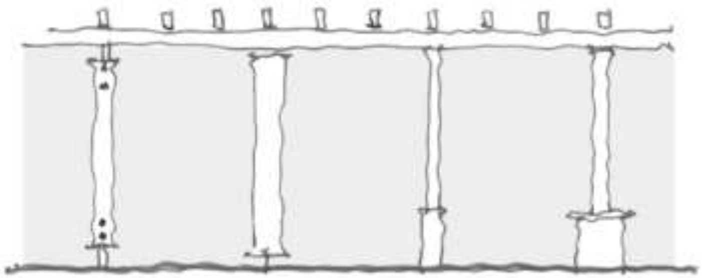


ROOFS

The roof pitch shall generally be limited to between 10° and 25° and may be either monopitch or double pitch in design. Deep closed eaves to be set at 900mm to 1200mm, well detailed and suitably finished.

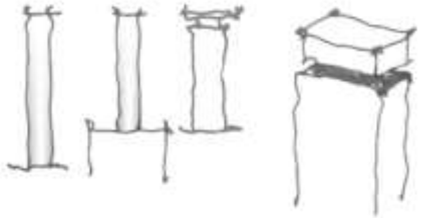
COLUMNS

Slender columns are encouraged. These may be of solid timber or clad with timber. Plinths to columns will be permited on condition that they conform to the material palette.



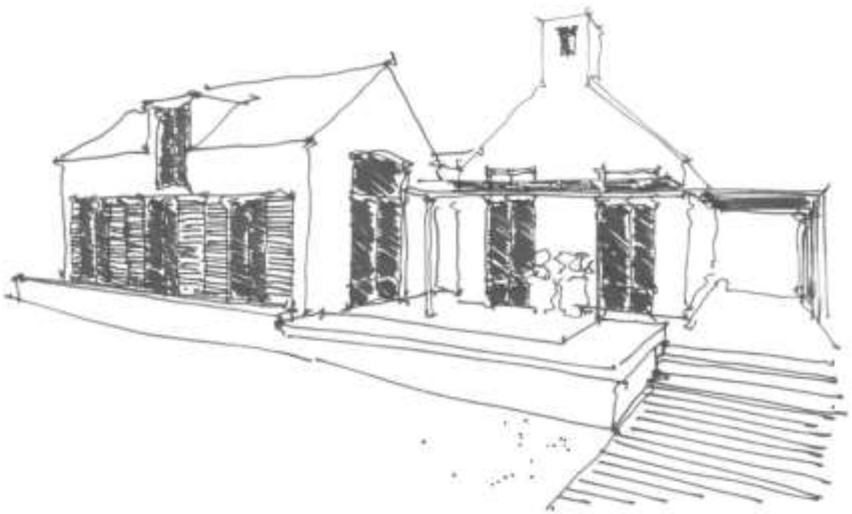
CHIMNEYS

The use of both steel flues and masonry chimneys is permitted.



10.3 HOMESTEAD

This style is more traditional in its material use and its definition of openings. The use of large openings is encouraged, though the emphasis of this style is on textured walls with vertically punch-hole windows.



COLOUR PA

The colour palette for this s
brown dominant and with

FIGURE 1_Villa Rotonda – Brouwer Architects
FIGURE 2_ Winelands Country House – Simon Mccullough Architects
FIGURE 3_Orchard Street – Alex Stuart Architects
FIGURE 4_Becherer House – Robert M Gurney Architects
FIGURE 5_Burning Tree Residence – David Jameson Architects
FIGURE 6_San Diego House – Bruce Peeling Architect
FIGURE 7_House - Olsen Studios 5

MATERIAL PALETTE

Large elements of glazing and timber slats are encouraged together with the use of appropriate shading. Where solid walls are used, the following apply:

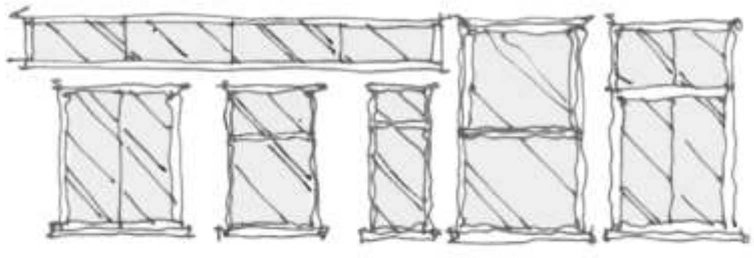
WALLS: 60-70% — *Rough or cut natural stone*

30-40% — *Painted, plastered and/or bagged walls*

ROOFS: — *Metal sheeting, Broseley® tile / Marley® Modern*

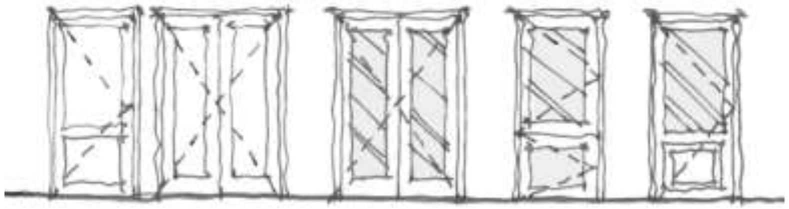
WINDOWS

Large punch-hole windows with vertical proportions are typical of this style. Windows are to be timber or aluminium with single cottage pane in large format for an updated, contemporary approach. Glazed walls are encouraged alongside punch-hole windows. Horizontal windows are permitted.



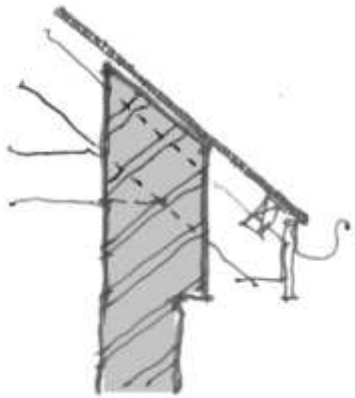
DOORS

Doors shall be timber or aluminium and match the window installation as far as is possible. The doors may have simple square fielded panels and T&G panels are permitted. Overly decorative carved / fielded panel doors are not permitted under any circumstances.



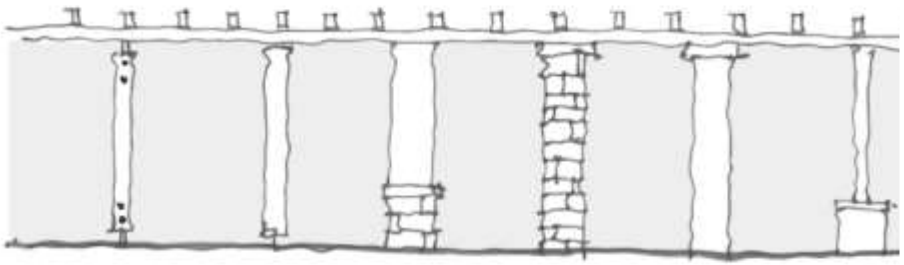
ROOFS

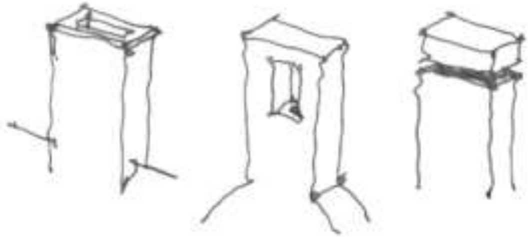
The roof pitch shall generally be limited to between 30° and 45°. Eaves overhangs may extend to 600mm, well detailed and suitably finished.



COLUMNS

A variety of columns are permitted for this style, ranging from solid stone to timber-clad steel columns with suitabel base and head detailing.

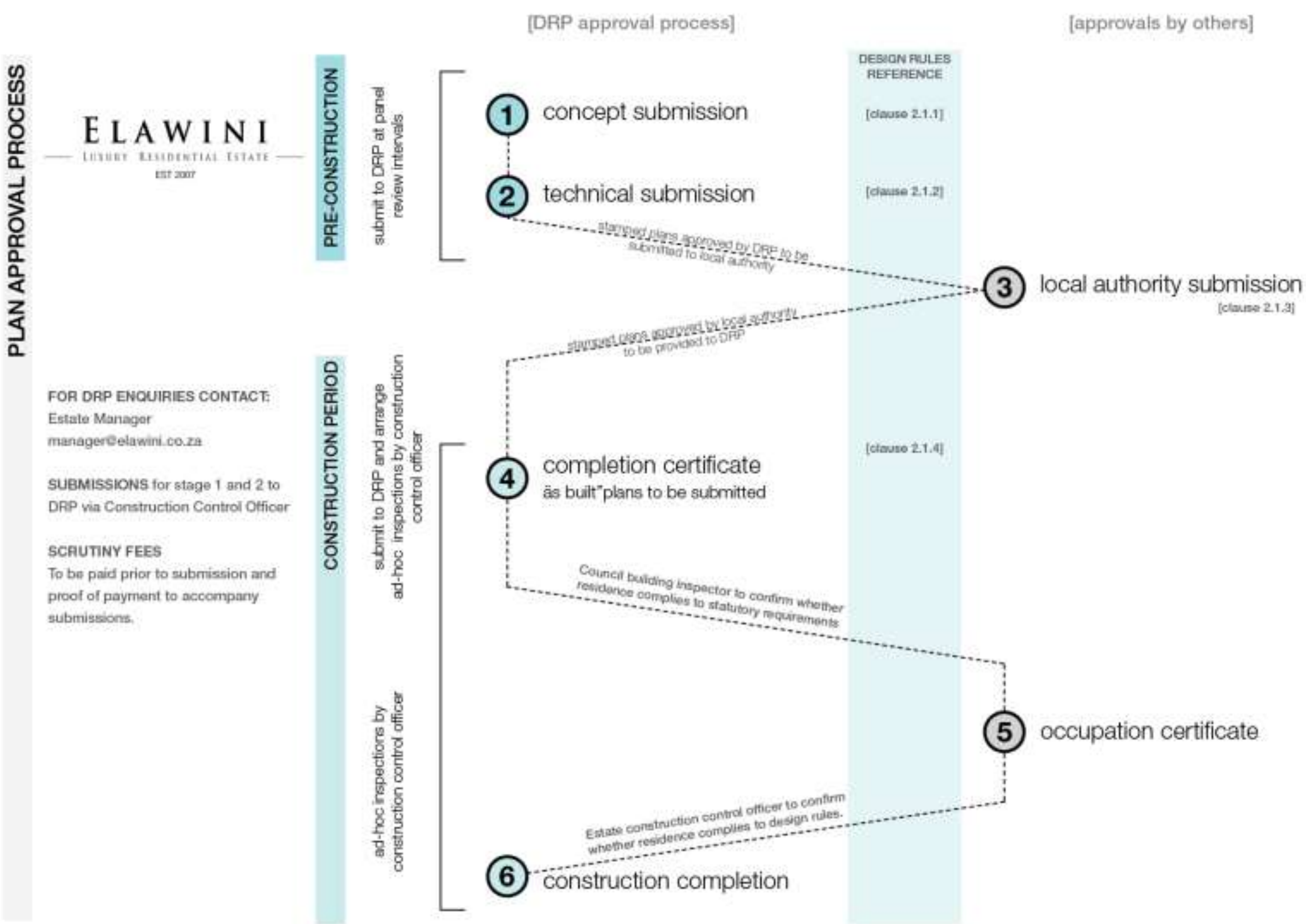




CHIMNEYS

Chimneys shall be masonry clad or plastered in accordance with the material palette.   Steel flues may be combined at the sole discretion of the DRP.

11.0 ADDENDUM B – APPROVAL PROCESS



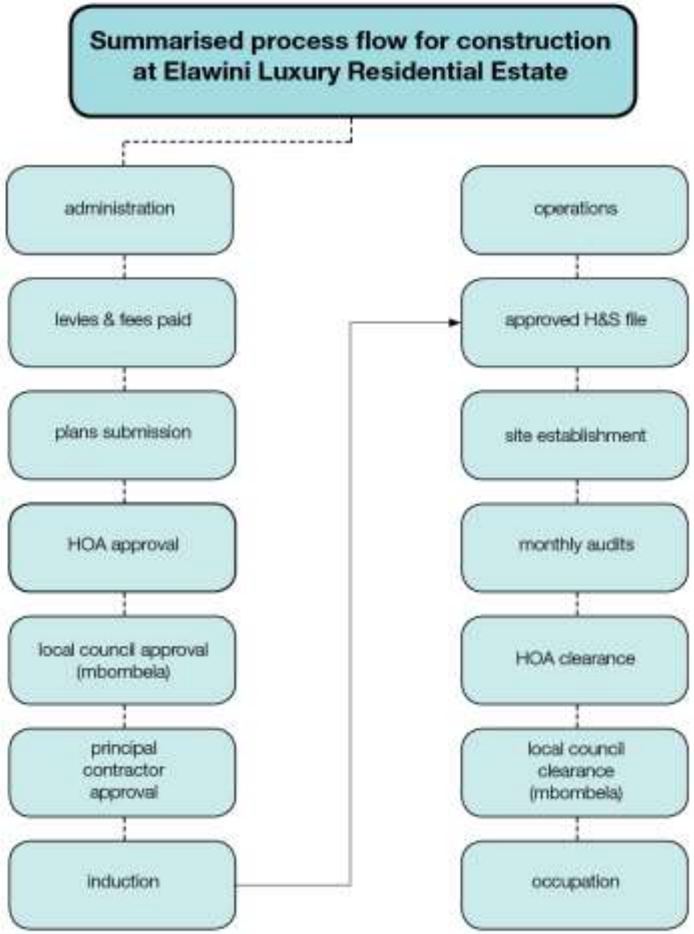
12.0 ADDENDUM C – OCCUPATIONAL HEALTH & SAFETY ACT

ELAWINI
LUXURY RESIDENTIAL ESTATE
EST 2007

Atterbury Residential (Pty) Ltd and Elawini Luxury Residential Estate as its subsidiary, have adopted a value of Zero Harm. This requires all business to be conducted with respect and care for people and the environment. Safety, health, environment and quality (SHEQ) management is an important part of all operations within the Elawini Luxury Residential Estate and exists to prevent harm to people and minimize the harmful impact of construction on the environment.

It is of paramount importance that owners and their approved Principal Contractors refer ot he CONTRACTORS button on the the Elawini website (www.elawini.co.za).

All administration requirements pertaining to the Occupational Health and Safety Act (OHSA), notably the Construction Regulations, are listed therein. Proof of compliance is required prior to commencement of any works on site.



13.0 ADDENDUM D – LANDSCAPING

TO BE COMPLETED BY LANDSCAPE ARCHITECT

14.0 ADDENDUM E – APPROVAL CHECKLIST

TO BE PROVIDED BY ELAWINI MANAGEMENT