



DESIGN GUIDELINES

DRAFT PROPOSAL : Rev B

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1. INTRODUCTION

The purpose of the document not to be definitive but underlines developer's believe in the merit and relevance of contemporary architecture in an environmentally sensitive setting. It is to provide information to owners and their architects of the building and landscaping requirements as well as the procedures necessary for application and approval for all buildings and structures as well as additions and alterations thereto. The intention is to create a development that is sensitive to the beauty and sustainability of the natural environment and to protect and maintain the integrity of the natural biological diversity and in the process ensure that all owners co-operate on the estate to maintain the ideal and the coherent theme. This document is specific to **The Reeds at Balgowan...** and contractually binding as it forms part of the sales agreement. Each owner is advised to familiarize themselves with the approval procedure, planning and aesthetic considerations as well as the ethos of sustainable development.

The vision of **The Reeds at Balgowan...** is to establish an environmentally sensitive development of low density with the preservation of the natural landscape in all its facets as the guiding factor. The design of the buildings should demonstrate an entrenched holistic approach to the environment in the design methodology, construction and execution thereof. The development is not fenced to allow freedom of movement of natural wildlife and this freedom of motion should be reflected in the architecture.

Due to the geographical and topographical position of the Estate there is no immediate security risk. Security on the Estate will be addressed by restricted vehicle access, surveillance cameras at the entrance gate and security patrols managed by the Home Owners Association.(HOA) Security for each residence should be inherent to the design and be addressed as part of the concept.

The developer's intention is to develop 9 individual contemporary buildings on freehold plots of 2000 sqm each on 44 hectares of natural environment, with a unique cohesive character that is contextually sympathetic to the natural topography of the different hill and valley sites. The architecture should be responsive to the natural hues and earthy tones of the environment that will allow the buildings to merge with the landscape instead of contrasting with it. The result should be buildings of a modest scale that sits "in" the landscape and grows out of it rather than sitting "on" the site while drawing on certain regional features to compliment the natural landscape (stone walls, corrugated roofs, the use of restricted building materials and finishes), and thereby provide the necessary cohesion for a successful development. It is therefore the developer's expressed intention not to allow any historical styles (Tuscan, Natal Veranda, Georgian etc) but to develop a contemporary site sensitive response to the natural environment drawing on a contemporary interpretation of specific regional influences.

2. THE ECO- ESTATE CONCEPT.

To live in an Eco-Estate is to live in harmony with nature. A true Eco-Estate does not introduce an artificial concept into the landscape such as a golf course, a vineyard or an equestrian centre, or allow any agricultural activity. Through careful planning, such a development rely mostly on the natural features of the landscape to generate a sense of place that is so highly sought after. Careful design and the use of environmentally sensitive construction techniques and materials, combined with energy efficiency and general conservation further push the boundaries to limit the impact of man-made structures on the landscape.

The Reeds at Balgowan... captures the characteristics of a true eco-estate with a further differentiation as a low density development. The percentage of land taken up by housing as a

ratio is very low (4%) to the percentage of land maintained as natural vegetation. Furthermore, the ratio of coverage allowed on the plots as well as the rules and regulations governing the rehabilitation and long term maintenance of the estate, elevates **The Reeds at Balgowan...** to the forefront of eco-estate development.

The Reeds at Balgowan... personifies the natural beauty and tranquillity of the Kwa-Zulu Natal Midlands and the UKHAHLAMBA DRAKENSBERG world heritage site. It offers exclusive residential opportunities for individuals that insist on high standards of preservation and conservation of the environment, whilst enjoy and appreciate the sophistication of contemporary architecture.

3. ENVIRONMENTALLY CONSCIOUS DESIGN

To prevent a negative effect on the visual and ecological qualities of the estate, the buildings are restricted in height, scale, materials and finishes. The use of natural materials, finishes, construction methods, proper and sensitive design and detailing to protect and preserve the environment is encouraged. The architecture is determined by the connection between climate, topography and the building. The use of beneficial elements of macro and micro climate in generating form is an important factor and the design process should be guided by ecological awareness, the path of the sun, solar geometry and the prevailing wind conditions. These elements will govern the use of solar and wind power as well as gardening and maintenance of the buildings and estate.

- Site orientation
- Solar manipulation
- Ventilation
- Window treatments
- Exterior & Interior colours

Attention will be given to the following when applying the architectural guidelines to generate an appropriate contemporary architectural language. Supporting the design process the ethos of the development (contemporary architecture in an environmentally sensitive environment) should form the backdrop when considering the following:

- Climate :
 - macro climate : The estate is situated in the Kwa-Zulu Midlands. 1300 m above sea level, with hot wet summers and cold dry winters. The area is classified as a temperate climate with temperatures ranging between 2 degrees Celsius in winter and 32 degrees Celsius in summer. The architecture should therefore be energy efficient with proper natural ventilation and the structure should regulate natural heating & cooling.
 - micro climate : Two types of micro climates linked to the two different site conditions have been identified .Windy hill sites with sweeping views and protected dam sites with close proximity to water and areas.
- Geography :
 - The estate is situated inland approximately two hours from the Indian Ocean coastline, close to the UKHAHLAMBA DRAKENSBERG World Heritage Site with rolling grasslands, exposed hills with sweeping views, protected valleys with natural forests and wooded areas.
- Local topography :
 - The estate is situated on a hill top with 4 exposed hill sites with sweeping views and 5 protected dam sites with more privacy and views over water. Mondi Pine forests border the estate on the north and south surrounding the dam sites with a natural forest on the south forming a protective basin around the sites. A natural

forest borders 3 of the hill sites on the north–west boundary with grass covered hills stretching to the south east, surrounding the remaining site

- Context :
The architecture should be site specific within the parameters of architectural guidelines influenced by the imagery of surrounding nature. The appropriateness of the architecture in part measures how well it integrates with and co-exist in the environment and finds reference in the elements of nature (trees, sky, water views etc)
- Social & Community responsibility :
In the spirit of sustainability and community responsibility, the support of local skills, craftsmen and artists are advocated. There are numerous
- Technology & sustainability :
The construction and development technology must reinforce the ethos of being environmentally sensitive as well as sustainable as possible in responding to local conditions, this inherent integrity should be followed through in the construction methods and materials used and in the maintenance of common land and should find a synergy with being cost efficient.
- Contemporary South African lifestyle:
The architecture should reflect the indoor/outdoor relationship that is so representative of the South African lifestyle whilst emphasizing the symbiotic relationship of man and nature, especially in an area where conservancies are active in preserving nature.

4. SUBMISSION & PLAN APPROVAL PROCESS:

The Reeds at Balgowan... development have appointed a professional architect registered with the South African Council for the Architectural Professions (SACAP) to design, document and supervise all buildings and improvements on the estate to HOA requirements, and subject to the Design Guidelines. All buildings on the estate shall be designed to adhere to the Design Guidelines and shall be subject to approval by the HOA represented by the Design Review Committee (DRC).

The requirements of the local or any other statutory authority or National Building Regulations will take precedence should there be a conflict between the Design Guidelines and such an authority. **Building work or site preparation can only commence once municipal approval have been obtained.**

4.2 BUILDING PROCESS & CONDUCT OF BUILDING WORKS

No construction will commence without professional supervision pertaining to the building industry. Under no circumstances will owner-builder building operations be allowed. All contractors must be registered with the NHBRC. The appointed professional will be professionally liable to ensure that there is no deviation from the approved construction drawings with respect to the Design Guidelines during the construction phase of any building work without permission from the HOA.

The Owner and contractor will enter into an environmental contract with the HOA which will entitle the HOA to regulate the activities of the building process and other contractors in terms of the Construction Environmental Plan. **No construction will commence until all the relevant requirements have been complied to.**

4.3 CONDUCT OF BUILDING WORKS

- Contractor activity only allowed during following hours:
Normal weekdays : 06h00 – 18h00
Saturdays : 07h00 – 13h00
Sundays and Public Holidays : no contractor activity without special permission from the HOA.
- All contractors or subcontractors have to obtain permission to enter the estate during the duration of the construction period with an approved temporary access token (Ian, how did you handle other developments for security and control?)
- All building work, once commenced, shall be completed in as short a reasonable time as possible.
- The only access to a building site is from the exiting access road to each site. No other access is permitted.
- All building rubble and material excavated from the site has to be removed without delay from the estate.
- No encroachment of any kind is allowed over the site boundary during the construction period.
- The contractor will provide facilities for rubbish disposal on site and will ensure that the rubbish is removed weekly. No burning of rubbish on site.
- The contractor will clear the site of all rubble and refuse on completion of the contract.
- All building boards or notice boards of professionals must be erected at the entrance/ along the access road to the site and must be removed upon completion of the project.
- No open fires are allowed on site especially in winter time.
- The contractor will provide toilet facilities on site and all activities must be contained to each owner's site or an area designated by the HOA.
- Deliveries from suppliers may only be scheduled during construction hours.
- The contractor and the owner will be held responsible for any damage to the estate roads and road reserves. A damage deposit of R15 000 will be paid upon commencement of construction and will be refunded once any damage caused have been repaired to the satisfaction on the HOA.
- No concrete, dhaga, cement or the like may be stored or mixed/prepared on any of the roads or road reserves, nor on the portion of the development platform designated to be left undeveloped (clause 6.1)
- Only chemical rock breaking is allowed if necessary and NO rock blasting will be allowed.
- All invader species on any site must be eradicated by the owner during and after the building process.
- It is the owner's responsibility that he contractor adheres to the conduct of building works.

5. GENERAL PROVISIONS

5.1 Administration of the Design Guidelines

The HOA represented by the DRC will administer these guidelines and all submissions will be considered on merit, and approval will be at the absolute discretion of the HOA. A proposal may comply with the Design Guidelines as set out in this document, but ultimately the architecture must strive to capture the intended ethos of the estate. The HOA reserves the right to refer submissions it deems to have failed in this regard. The HOA reserves the right to reject a proposal at any stage of the approval process if it does not conform to the guidelines in a satisfactory manner, or to require amendments to be made to the plans where it does not conform to the design guidelines. The HOA can also request further information, drawings,

samples of materials etc within reason to facilitate the processing and evaluation of the submission. Where required the HOA will give reasons for such a rejection but will not incur any liability to any person for provisions of these reasons. It remains the sole responsibility of the professional architect to design the residences in accordance with the Design Guidelines and the ethos of the estate.

5.2 Alterations to the Design Guidelines

The Design Guidelines is a working document and will be amended from time to time as deemed necessary by the HOA. It is the responsibility of the owner to ensure that he or she is in possession of the current version of the Design Guidelines. Any variation on this document will have no bearing on construction of approved plans.

5.3 Precedents

No precedent on the estate may be referred to by an Owner or the Architect as motivation or reason to diverge from the Design Guidelines.

6. BUILDING ENVELOPE

The Building Envelope is the three-dimensional volume in which the dwelling and the ancillary buildings must occur. The unique topography of the estate determines two types of sites. Sites 1-4 are secluded and situated in a gently sloping valley overlooking the dam areas, site 5 sits against a slope with a backdrop of trees on a level platform overlooking the dams, and sites 6-9 are situated on the exposed grass covered face of a mountain slope overlooking the Balgowan Valley. Due to the varying conditions for each site, the building envelope will vary accordingly and will be determined by the natural ground line, height restrictions and coverage (building platform) prescribed for each type of site. The aim of the Building Envelope restrictions is to reduce the visual impact of the buildings through sensitive integration of the dwellings with the natural environment, and thereby complimenting and not competing with the natural beauty of the estate. **In keeping with the ethos of the estate only single-storey buildings will be allowed.**

6.1 Development platform

This refers to the designated area of the site that can be developed and shall not be more than two thirds of the site (1400 sqm) and will incorporate the building platform. Due to the low density of the development on the estate no setbacks will be imposed on the sites. To integrate the buildings with the natural landscape, one third of the total site area (600 sqm) must be left in its natural state and shall not be allowed to be landscaped or fenced in any way.

6.2 Building platform or coverage

Coverage refers to the footprint of the proposed building including the outbuildings and ancillary structures (including covered and enclosed balconies, patios, walkways and garages and carports) and may not be less than 250 sqm or exceed 450 sqm. The floor area of covered decks, walkways and patios that are not enclosed, will form part of the development platform and shall not exceed 250 sqm but will not form part of the building platform or footprint. If any of the above are enclosed at a later stage it will be deemed to become part of the building platform (part of the 450sqm) The enclosed yard (6.4.4 – 6.4.5) shall not exceed 150 sqm and the remainder of the development platform (700 sqm) will include pools, ponds and landscaping according to the Landscape Guidelines.

6.3 Vehicle Access and Service Connections

Vehicle access to the site may only be from the provided access road following the shortest route to the site, with one entrance per site. A single feature wall not higher than 1,2 m along one side of the driveway will be permitted linking the position of the site address to the site. Positions of service connections points (water, electricity, telephone, sewerage etc) will be approved during the plan approval stage.

6.4 Height restrictions

The general rule for height restrictions will be dictated by a straight line parallel to the gradient of the site taken between the highest and the lowest site corner pegs. The height restriction plane generated by such a line shall apply in all directions across the site and must be determined by a professional land surveyor. It is imperative that the building should sit comfortably within the natural contours and orientation of the site.

6.4.1 Sites 1-5 (Dam Sites)

These sites generally have a fall of less than 5 meters across the site. The height restriction is therefore dictated by a straight 5 m line parallel to the gradient of the site between the highest and the lowest corner peg across the site.(insert drawing) No retaining wall shall be higher than 1500mm when doing cut and fill and the highest point of the roof shall not exceed 7 m from finished floor level. Chimneys are exempt from this provision.

6.4.2 Site 6-9 (Hill Sites)

These sites generally have a fall of more than 5 meters across the site. The height restriction is therefore dictated by a straight 5m line parallel to the gradient of the site between the highest and the lowest site corner pegs, until it intersects with a horizontal line of 3 meters above the highest corner peg. Chimneys are exempt from this provision. No retaining wall shall be higher than 1500mm when doing cut and fill and no roofline may sit above the skyline.

6.5 Densities

The maximum density per site will be limited to one dwelling unit per site.

9.1 Visual Sightlines

Careful consideration to visual sightlines and privacy must be given in when designing and positioning the building.

7. ARCHITECTURAL GUIDELINES

The Architectural Guidelines is intended to provide direction for an appropriate architectural response for each of the individual residential buildings. The aim is uncluttered single storey architecture of simplistic elegant forms without excessive ornate decoration with the roof being the primary element. No double storey private residential buildings will be allowed. The continuity of roof form and material will form part of the cohesive character. Mono-pitch roofs with consistency in roof forms, shape and materials of the development reflecting the earthiness of the environment. The site positioning and shape calls for planar and horizontal rather than vertical elements with bold but simplistic forms and shapes consisting of a series of simple cohesive elements and projections and recesses in facades to create depth and shadow with the use of compatible range of materials. Excessive cut & fill will be seen as unsympathetic and the building should sit "in" the landscape rather 'on' it. The integration of the buildings in the landscape with a "soft" transition from the one to the other will be encouraged supported with appropriate hard and

soft landscaping. The use of natural stone for feature walls and packed stone walls as linear elements will be encouraged and the bulk of building should be securely anchored to the ground with external living areas lightly floating over the site. Transparent enclosures of internal spaces to maximize the views and indoor outdoor relationship, protected by series of shutters and screens combined with external use of natural colours and rough smooth textures, the use of natural timber and finishes combined with sleek contemporary detailing will be encouraged. A contemporary architectural interpretation of the above elements should give cognisance to different site conditions of the hill & dam sites.

7.1 BUILDING COMPONENTS

7.1.1 ROOFS

Roof forms should primarily convey a sense of harmony in use of material and colour as this is the most dominant component and provides cover, shelter and shade. Major plan forms should be roofed individually with the roof forms being sensitive to topography of individual sites. The visual impact of the building in general and specifically the roof form that will be visible from Balgowan Valley should be taken in consideration when designing for the hill sites. Sensitivity to the natural topography is paramount and should be reflected in the expression of a contemporary roof form without disturb the visual balance of rolling hills and open skyline

Forms and elements:

Pitched roofs :

- Mono pitched roofs
- Materials – chromadeck sheeting pre-painted or similar on approval by the HOA, Colour – see colour palette
- Rainwater removal integral to system but not mandatory – see storm water removal
- Proprietary roof lights/windows to fall with plane of roof
- Exposed or closed eaves

Specific exclusions:

- Double pitch, pyramid roofs, vaulted roofs, gables or any roof belonging to a specific style
- Thatched, clay tile, concrete roof tiles, fibre cement roofs or any material other than specified
- Pyramid vault or bubble roof lights/windows that do not fall in plane of roof

Flat Roofs:

- Where flat concrete roofs are used no silver waterproofing products allowed to be visible
- If chipped stone is used as a covering minimum of 15 mm diameter washed grey/sand coloured pebble

Specific exclusions:

- Parapet gables

Natural Roofs :

- Natural planted roofs will be encouraged to encourage integration with the landscape, as well as provide an economical low-maintenance solution that is an environmentally friendly surface

Photovoltaic Roofs :

- Encouraged but visual impact must be considered and approved by HOA

7.1.2 RAINWATER GOODS:

- Must form integral part of roof detail, rainwater goods to match colour of roof material
- Facias, bargeboards mandatory where applicable, material GRP or timber
- Gutters optional – refer to storm water treatment
- If gutters used seamless pre-painted aluminium, GRP to match roof colours
- Down pipes optional – refer to storm water treatment
- Where down pipes used careful consideration must be given to screening by or integration into other building elements
- If down pipes used, seamless pre-painted aluminium or galvanized chains, to match roof colour
- Eaves – principles of sustainable design applied, wide overhangs encouraged to protect large areas of glass
- Open or closed eaves, where closed eaves – T&G timber or Nutec cement panels

Specific exclusions:

- UPVC facias and bargeboards

7.1.3 CHIMNEYS & FLUES :

- Chimneys should not project more than 2000mm (two meters) above point of intersection
- Materials : stone clad, plastered masonry, in situ concrete, tubular stainless steel

Specific exclusions:

- Fibre cement or any other material other than specified

7.1.4 WALLS

Walls in general a combination of solid planes and lightweight “screens”, glazed walls layered with screening devices. A variety of contrasting textures will be encouraged : smooth plaster, bagged masonry or block, natural stone work, off shutter concrete etc. Natural building methods with a quality finish combined with sensitive detailing & contemporary materials will be encouraged, glazed walls where appropriate will be encouraged, combination of steel, glazing, timber, off-shutter concrete will be encouraged,

Solid Walls:

- A primary stone clad spine wall as an anchoring device as integral part of the structure or as a feature of the hard landscaping on the site, functions as a cohesive design feature on the estate as well as an opportunity to introduce a variety of textures,
- puncturing of solid walls in a measured fashion and should not undermine their solidity
- Solid walls with punctured openings to be used discreetly as counterpoise to lightweight transparent walls with layered screens
- Low level slot type openings
- Materials specifically included, gabion walls, battered stone walls, natural dry packed stone, masonry walls with dressed dry packed stone as cladding application, sandstone, natural stone from the area, Off-shutter concrete walls, clay brick walls plastered and painted, concrete blocks plastered and painted, smooth plaster, tyrolean plaster or bag washes, limited use of horizontal timber cladding on approval and any other finish apart from the specific exclusions, that will enhance the architectural character of the estate on application and approval by HOA only. Rammed earth walls and other natural building methods encouraged if the finish is

natural and detailed to an acceptable standard, and designed by a structural engineer.

Specific exclusions:

- No imitation stone work of any kind
- Exposed clay and cement face brick

Transparent & Lightweight Walls (internal & external)

- Reinforce indoor outdoor relationship
- Enhance contextual experience of being in the environment
- Exploit design opportunities in layering of transparent walls with screens & shutters
- Fixed or openable panels of lightweight construction or appearance
- Fixed or openable framed/frameless glazed walls
- Aluminium/Timber frames with clear or sandblasted panels
- Profile metal sheets
- Natural timber louvres
- Aluminium louvres

Specific exclusions

- log cabin construction etc

7.1.5 WINDOWS AND DOORS

The positioning of windows and doors should take the specific site conditions in consideration and with the hill sites provision should be made especially for the effects of the prevailing wind conditions. Although the open space between the sites is generous, the importance of privacy should be considered in the design. Sliding glazed walls and picture windows are encouraged with adequate protection against unnecessary heat load conditions. Fully glazed doors with adequate protection over entrances are encouraged. "Lightness of enclosure" should be carried through in the treatment of windows and doors.

- Sliding doors, sliding pivot doors, side hung doors pivot doors
- Top hung windows, sliding folding windows
- Framed or frameless glazed walls –sliding or fixed
- Burglar proofing as integral part of design
- Patented burglar proofing on inside only, must not be seen from outside
- If curtaining used in members' residences it shall be lined in white/earth tones
- Materials : powder coated aluminium(refer colour palette), natural timber treated with natural oils(see schedule), large pane steel frames on approval by HOA - galvanized or painted
- Glazing- clear float, laminated or toughened glass, sandblasted or acid etched glass
- Garage doors- finish and material to match that of external windows/doors

Specific exclusions

- Cottage pain window frame configuration
- Reflective, tinted or any coloured glass
- Stained glass or lead light glazing
- UPVC windows and doors
- Overly decoratively carved doors
- Win-blocks or similar pre-cast concrete frames
- Pine window frames
- Raised and fielded panelled garage doors

7.1.6 SHUTTERS & SCREENS

The use of semi-transparent shutters & screens as a means of creating layering and depth to elevations as well as provide security. These elements are effective in handling climatic conditions, privacy and security as well as compliment the lightweight language encouraged for the internal walls and a percentage of the external walls

- Working shutters – sliding, sliding-folding, side hung, top hung
- Louvred/ slatted shutters/ screens
- Internal “plantation” shutters or solid shutters a a means of temperature control
- Shutters and screens as security gates and burglar proofing
- Materials:-powder coated aluminium(refer to schedule for colour) or steel, steel treated with a natural rust paint, natural timber for external and internal use, painted timber only for internal use,

Specific exclusions:

- false shutters of any description
- External painted timber
- UPVC
- any other material not mentioned above on application and approval by HOA

7.1.7 BUILDING BASE

The connection of the building is very important in defining the architectural intention of the buildings sitting “in” the landscape rather than “on” it, therefore the main part of the building should be solidly anchored to the site with the external spaces lightly making contact with the earth, (clause 7.7.7) and the manner in which this is done will largely be informed by the site conditions.(hill or dam)

- Natural battered, or dry packed stone not exceeding 1000mm above NGL
- Masonry construction with dry-packed stone cladding or plastered, bagged and painted

Specific exclusions:

- No imitation stone work of any kind
- Exposed clay and cement face brick
- Log cabin construction

7.1.8 VERANDAS, DECKS & PATIOS

These elements provides a further opportunity to blend the internal / external boundaries and a link between a controlled built environment and the natural environment. These are “outdoor” rooms that provide a rich spatial experience and at the same time provide depth to an elevation. The use of natural materials with sensitive detailing will be encouraged to blur indoor / outdoor relationships and to create transitional zones and climatic control. Decks and verandas must compliment the main structure and the finished floor level will not be allowed to be higher off natural ground level than 1000mm. Private outdoor areas must blend into nature and cause as little disruption as possible. Large areas of paving will be discouraged and must be as permeable as possible to allow storm water seepage into natural ground and the hard landscaping must form an integral part of nature.

- Recessed veranda's and internal covered courtyards
- Lightweight timber decks
- Use of framed ntingu screens(horizontal & vertical) and natural timber pergolas are encouraged

- Natural timber decking, treated with enviro-sensitive oils or naturally weathered,
- Natural materials such as river stone, sleepers or stepping planks (refer to Landscaping guidelines)
- Galvanized and/or painted steel work, expressed steel structure
- Unpainted treated natural timber structures
- Columns & Balustrades : contemporary columns and balustrades of simple design, galvanized and painted steel, stainless steel, natural timber : details on application and approval by HOA, lightweight balustrades with horizontal/vertical bars must comply to National Building Regulations
- Timber hurricane blinds - roll down
- Roof covering : roof sheeting- refer to roofs, aluminium louvers or timber slates

Specific exclusions:

- concrete surface beds with tiled or screed finish
- Proprietary awning structures, retractable or fixed
- "broekie lace" or any excessive stylistic adornment
- Pre-cast concrete or any decorative stylistic columns with a historical reference
- Decorative/stylistic cast/wrought iron balustrade/columns or replicas of classical design
- Shade cloth, retractable canvass awnings
- Rustic log or gum pole construction will only be allowed as support structure and not as main element
- Fancy and ornate balustrade, diagonal bars

7.1.9 GARAGES, CARPORTS & OUTBUILDINGS

Any garage or outbuilding of any description must be of the same architectural character as the main building and will be subjected to the same criteria. Where possible integration of these structures with the main building will be encouraged. If freestanding, attention must be given to the relationship and the visual and physical link to the main building. Carports must follow the same structural and hard landscaping guidelines as verandas, decks and patios (7.1.8) If roofed it will be subjected to the same criteria as the main structure roof. (7.1.1)

Specific exclusions:

- No temporary structures of any kind (Gemini Hut or Wendy House)
- Shade cloth, awnings or any fabric of any kind

7.2 GENERAL

7.2.1 Address & building name, post boxes:

- Letters /numbers must be of clear, bold and of simple design and not exceed 250 mm in height.
- Must fit onto dry-packed stone signage wall positioned at each building: design details provided by estate architect
- Low level up-lighter permitted only at this point (Clause 7.2.8)
- No free standing post boxes permitted and if necessary the design of post boxes will from integral part of the estate entrance gate structure. For national and international mail a post box at the Post Office or any other Posting Service is advised.

7.2.2 TV antennae, satellite dish & other reception devices:

- Television and other reception devices located in the most unobtrusive positions. Positions clearly indicated on drawings for scrutiny by HOA and final positions must be approved by HOA

- Colour of dish, brackets, cables and antennae must blend in with the colour and finish of building structure
- Only one antennae, satellite dish and/or reception device per site allowed
- Installations only by an accredited installer and no advertising allowed on any device

7.2.3 Communications:

- ALL service cabling(telephone, data etc) must be underground, no overhead cabling allowed, on the same side of the road along the electrical conduits and water lines
- Sleeves must be provided by owner from the site boundary to Telkom connection point.

7.2.4 Fences, boundary walls and pet enclosures:

- Pets are not permitted to roam freely and must be contained within permitted enclosure (Clause 6.2 & 7.2.5)
- Fences are not permitted
- Boundary walls are not permitted unless in courtyard walls and Clause 7.2.5.
- No flower boxes are permitted on courtyard walls

7.2.5 Yards, Laundry lines & plumbing lines:

- Kitchen yards, laundry lines, refuse bins area to be enclosed to match buildings.
- All Laundry lines and exposed plumbing lines must be fully screened from any elevation that it will be visible
- Plumbing lines must be concealed in the structure if not screened
- Walls could be broken with screens/louvers

7.2.6 Refuse removal:

- Municipal refuse removal managed by HOA.
- All members required to separate their refuse into 5 containers for collection (paper, cans, glass, plastic & organic)

7.2.7 Parking, driveways and external paved areas:

- All driveways leading from internal access roads to sites be surfaced with chipped stone or grass blocks with open channels to channel storm water. Hard concrete surfaces or big expanses of paving not allowed

7.2.8 External lighting:

- External lighting restricted to absolute minimum to prevent light pollution and preserve ambience of the natural habitat that surrounds the building and on the estate
- Private driveway lighting restricted to a low level not more that 700mm above NGL
- Lighting must be directed downwards
- No flood lighting permitted
- External garden solar lighting encourage for driveway and limited external solar lighting for outside areas

7.2.9 Air conditioning:

- Not permitted
- natural ventilation/heating systems encouraged as integral part of the design

7.2.10 Burglar alarms and security:

- Physical barriers like burglar proofing must form part of the design
- Only non-audible burglar alarms will be allowed and must be installed by an accredited security contractor
- Panic buttons will be allowed

7.2.11 Rainwater harvesting:

- Rainwater harvesting for toilet flushing/irrigation optional but recommended and encouraged, harvesting tanks must form integral part of design or be hidden with timber screens, screens walls, or courtyards. If visible it must resemble a typical cement or corrugated farm dam.

7.2.12 Water & Storm water:

- Storm water run-off from ground and roof areas must be channelled in a sustainable and enviro- sensitive manner in open channels/pipes to dams in the case of the dam sites, hill sites channelled and dispersed to avoid erosion, storm water drainage must be indicated on construction drawings for approval
- It is the owner's responsibility to ensure that no erosion occurs during construction or as a result of the finished product
- Unfiltered borehole water supplied to each unit with water meter at unit
- Water saving devices such as taps, showerheads & dual flush cisterns a requirement

7.2.15 Grey /Black water:

- Biological cleaning systems will be encouraged above septic tanks
- As all drinking water is provided by the boreholes, it is the responsibility of each owner to ensure that there is no ground water contamination of any kind
- no ordinary soak pits will be allowed

7.2.16 Swimming pools / ponds:

- Pools are not permitted to have a surface area of greater than 25 sqm or depth more than 1.8m
- Salt or UV systems will be encouraged above chlorinated systems
- If a chlorinated system is preferred by the owner, it is the owner's responsibility to ensure that no chlorinated water enters any natural water course
- All backwash to go into sewer line and not into storm water disposal
- Pumps and filtration units to be concealed or screened
- Permissible colours- dark colours or flat grey, white or blue not permitted due to visual impact and reflection
- Storm water / harvested rainwater for pond water to go back into the natural system through wetlands established at edge of dams

7.2.17 Solar & photovoltaic panels:

- Solar water heaters mandatory
- Only remote solar water heaters permitted with storage tank hidden in the roof space
- Final position of all panels subject to approval

7.2.18 Energy management system:

- Electricity from the grid along underground cabling supported by long life low energy lighting recommended, Compact Fluorescent Lighting(CFL'S) and Low Energy Diodes (LEDs) preferred and encouraged
- Gas or combination gas/electric systems for kitchen, no electric stoves permitted
- All gas installations to comply with regulations and installed by an accredited installer
- All gas installations not to be visible, must be enclosed in yard or courtyard
- No generators permitted
- Mixed system for on-site energy to act as back-up in case of power failures, solar, wind systems encouraged with final positioning of systems on approval by HOA

7.2.19 External Fire protection:

- All dwellings must have an external tap with a permanently connected hose in case of a bush fire

- Nose must be fitted with an approved spray/jet shut of type nozzle
- Minimum hose length to adequately reach corners of site boundary

8. LANDSCAPING GUIDELINES

The intention of the landscaping guidelines is to preserve, conserve and rehabilitate the natural landscape of the estate where necessary. The landscape is characterized by its openness, rolling landforms, natural water courses, dams and dense indigenous vegetation of the neighbouring forests. Private gardens within the Estate must continue to consolidate this theme and thus integrate the Estate with the surrounding natural environment. In order to maintain the continuity of the landscape, certain requirements, specifications and restrictions for approval must be adhered to, with the aim to preserve the collective landscape for the appreciation and benefit of all.

8.1 Requirements:

A landscape plan for the remainder of the development platform needs to accompany the concept submission for approval by the HOA (DRC), with the following information:

- Scale of 1:100
- All grading, terracing and retaining planned including gradients and structural elements
- All plant material including grass species for lawns must conform with the recommendation of indigenous and particular to the area
- All paving, water features, swimming pools, pumps and filters, and any other structural elements must be indicated and the intended finishes specified, as well as elevations where necessary
- All ponds/ natural water filter systems must be designed by landscape specialist.
- All details of storm water control and direction must be shown.
- No landscaping along the access driveway to the site will be allowed.
- Washing lines, dustbin storage and other utility areas and their screening must be shown.

8.2 Restrictions:

- All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate and may not be cultivated in any way.
- No garden lights are to shine upwards and must be used exclusively for entertainment and navigation and must be switched off when not in use.
- Above ground pools of the "Porta Pool" variety are not permitted.
- No temporary structures within the erf boundary, including Wendy Houses are permitted.
- No tree, landscaping or planting may be removed from the estate or the natural forests by an owner.
- No extension of a site's garden into the common area will be permitted. including irrigation, planting, storage, pool equipment, yard enclosure walls, earth mounds or portions of embankments or slopes.
- Gardening and landscape activities on a site will be confined to the designated sqm area as set out in the development platform description(6.1 & 6.2)
- No retaining structure more than 1,2 m will be permitted.

8.3 HARD LANDSCAPING ELEMENTS

To compliment the natural environment, only natural materials must be used for paving, walls, retaining walls, steps and screens. No imitation or artificial rock will be allowed as landscaping elements. Cumulative paving, pigmented concrete paving or any large paved areas on the site needs to be restricted to a minimum to prevent storm water run off that can cause erosion. Paving

needs to be as permeable as possible to allow storm water to soak away. Recommended materials:

8.3.1 Wood

- Hard wood, railway sleepers, balau, karri gum or recycled natural materials. Where possible wood should be sourced locally and preferably from sustainable sources

9.1.1 Rock and boulders

- Only natural materials will be allowed
- Dry packed stone walls, stone clad brick walls and gabions

9.1.2 Clay Products

- Rough textured plastered bricks
- Clay tiles
- Clay pots as plant containers

9.1.3 Crushed stone surfacing, gravel and laterite surfaces

- Sieved gravel with a low clay content can be mixed with cement to be compacted on a stabilized base to create a rustic durable gravel surface in driveways
- Only charcoal or natural coloured chipped stone will be allowed
- Charcoal or natural coloured cobbles
- Exposed aggregate pavers
- Pigmented cement flagstones

9.1.4 Lattice screens

- Natural timber, treated gum poles and galvanized steel elements, no external painted screens will be allowed

8.4 SOFT LANDSCAPING

A list of plant species and trees, indigenous and endemic to the area must be submitted with the landscape plan for approval by the HOA. The planting of indigenous trees as wind breaks, visual screening elements and as part of sustainable design will be encouraged.

9. COLOUR PALETTE

The external colour palette aims to blend the buildings with the natural environment and compliment the natural materials used. It is a guideline and the final colour palette of a building must be submitted and approved by the HOA(DRC). The use of environmentally friendly products such as cementitious paints and natural oil wood treatments, will be strongly encouraged where possible.

1.0 Roof covering and structure

- Chromadeck Colours

2.0 Doors and windows : Aluminium:

- Dulux Powder Coating Colours
- RAL Powder Coating Colours

3.0 Doors and windows : External Timber Treatments

4.0 External Wall Paint:

- Dulux
- Cemcrete Cemcote

- Cemcrete Cemplaster
- Cemcrete Cemwash
- Earthcote
- Nature's Coat Clay Paint

In keeping with the Eco Estate philosophy and required by the National Environment Act(NEMA), a Construction Environmental Management Plan that also functions as a long term EMP should be put in place and monitored by the appointed Project Manager and later by the HOA.