



# THE HILLS

GAME RESERVE LIFESTYLE ESTATE

## *Architectural & Landscaping Guidelines*

*Version 1.3 – May 2015*

*This document must be consulted prior to commencing with the design  
of any property improvements or building proposals.*

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## **1. DEFINITIONS**

*Please refer to definitions contained in the Memorandum and Articles of Association read in conjunction with the conduct rules. This information can also be found on the CD or at [www.century.co.za](http://www.century.co.za).*

## **2. INTRODUCTION**

*Welcome to another signature lifestyle estate by Century Property Developments.*

*The purpose of these guidelines is to inform homeowners and their architects and builders of the aesthetic, building and landscaping requirements for the estate and to provide information relating to the procedure to be followed in order to obtain the necessary approval from the Aesthetics Committee for all buildings and structures to be erected on each stand and any alterations and additions thereto.*

*Covering an area of approximately 473 Hectares, The Hills is located in a magnificent natural landscape with rolling hills and a rural, bushveld feel. The estate is divided into two distinct areas, the standard residential stands, comprising of 800 generous residential stands of approximately 700m<sup>2</sup>, and an additional 17 stands of approximately 3000m<sup>2</sup> and the Eco Village, which is comprised of 61 generous residential stands all which have a maximum of developable footprint of 1000m<sup>2</sup> each. It is, however, envisaged that the estate will be extended with future residential phases.*

*When designing their houses, or any other structures on their erf, homeowners are required to make use of a registered, practicing, Architect (i.e. professional architects with a university degree “Pr Arch”) and may not use any technician, draughtsperson, design or drafting bureau for the design of their house.*

*In terms of new government legislation, SANS 10400 - Section A19, homeowners are required to employ the architect for the full architectural service, which includes full site supervision. Alternatively, the legislation allows for a registered project manager to be retained for the site supervision. A list of preferred architects and builders will also be made available. This will ensure a professional product that is both in keeping with the aesthetic guidelines of the Estate, and of the highest standard.*

*While it is preferred that the Homeowner use an architect from the approved architectural panel, should the homeowner have a prior relationship with a specific, registered architect or architectural practice they may approach the aesthetics committee and apply for them to be approved. All applications must be accompanied by a company CV. Further information on this process can be found in section 31, Architects, Contractors and Construction Management.*

*A unique element of this development is that the architectural guidelines have been shaped with the intent to create an estate in which the architecture or the traditional Highveld farmhouse vernacular responds to climate and the environment whilst embracing the use of construction materials in their raw form. The objective of the guidelines is to achieve the following:*

- *To create an aesthetically appealing built environment whilst preserving the rural ambiance and sense of place of The Hills*
- *To ensure the integration of The Hills with its immediate environment as well as the larger agricultural area around it.*
- *Enhance the agricultural sense of place through interpretation of traditional Highveld farmhouse vernacular*
- *Ensure that homes are energy efficient, thereby ensuring that the overall carbon footprint of the estate is kept to a minimum.*
- *Ensure harmonious and attractive streetscapes through attention to the exterior detail and architectural language of the houses*
- *Create an outwardly focussed, socially sensitive, built environment, while retaining the residents' sense of privacy where required*
- *Mitigate possible negative impacts of buildings on the adjoining properties*

*It is the developer's intention that, as with our previous award winning estates, this estate will be seen as both a landmark and a benchmark for all residential developments in South Africa for years to come. With this in mind we have an opportunity to create an iconic estate with a uniquely South African architecture, in harmony with the environment, embracing natural materials in their true form, and responding effectively to the Highveld climate.*

*It is intended that these guidelines will allow for a fairly broad range of personal choice in the external appearance of the individual houses, while still embracing the farmhouse vernacular.*

*The overall character of the development will still be identifiable through the use of certain unifying external elements such as chimneys, boundary walls, roof coverings, external wall finishes and colours etc. The nature of the landscaping will also contribute meaningfully to this objective, thereby ensuring long term property values for homeowners.*

*The primary function of these guidelines are to ensure that the value of the estate and the houses therein is preserved and enhanced while still allowing individual homeowners to express their personal needs and preferences within the overall aesthetic framework.*

### **3. TOWN PLANNING CONTROLS**

*The Town Planning Controls applicable to all stands in The Hills are contained in the Conditions of Establishment which were issued by the Local Authority on approval of the Township.*

#### **3.1 Land Use Rights**

*The Land Use Rights are defined in terms of the Peri-urban Areas Town Planning Scheme 1975. The primary development right for all properties zoned "Residential 1" is a single dwelling house at a maximum density of 1 dwelling unit per stand. Stands zoned "Residential 1" may only be used for residential purposes.*



### 3.2 Consolidation and Subdivision

*No stand may be subdivided.*

*Erven may be consolidated with prior written permission from the developer and the approval of the City of Tshwane Metropolitan Municipality, in which case the owner will be liable for the combined levy pertaining to each original stand. Levies for the second stand will, however, receive a 30% discount. Therefore, for two consolidated stands a factor of 1.7 would apply to the overall levy.*

### 3.3 Height

*2 (two) Storeys (May be rezoned to 3 stories in the case of a loft or basement on approval from the Aesthetics Committee).*

*Towers, agricultural features and basements which are not designed for living, working, sleeping, or storage purposes shall not be regarded as storeys for the purposes of the scheme.*

### 3.4 Maximum Coverage

*The maximum coverage of all roofed buildings is expressed as a percentage of the total area of the stand and is as follows:*

- *The Hills Extension 3 (Erven 1 - 62 & 64 - 245)*

*Single storey dwellings - 50% of stand area*

*Double storey dwelling - 50% of stand area*

- *The Hills Extension 4 (Erven 252 – 486)*

*Single storey dwellings - 50% of stand area*

*Double storey dwelling - 50% of stand area*

- *The Hills Extension 5 (Erven 497 - 730)*

*Single storey dwellings - 50% of stand area*

*Double storey dwelling - 50% of stand area*

- *The Hills Extension 6 (Erven 734 -839)*

*Single storey dwellings - 50% of stand area*

*Double storey dwelling - 50% of stand area*

- *The Hills Extension 6 (Erven 840 -901) (Eco-Village)*

*Single storey dwellings – footprint area: Maximum 1000m<sup>2</sup> (Coverage 100% of footprint)*

*Double storey dwelling - footprint area: Maximum 1000m<sup>2</sup> (Coverage 100% of footprint)*

*Council regulations require that the roof overhang is not permitted past the Erf Boundary.*

*Audit of boundary pegs must be done by a registered Land Surveyor and be submitted before a completion Certificate can be issued.*

*Boundary pegs must remain visible at all times during construction.*

*3.4.1 The following will be included in the maximum coverage ratio:*

- *Covered veranda's and patios*
- *Garages and staff quarters*
- *Conservatories*

*The first floor area may not exceed 70% of the ground floor area.*

*Double volume areas and staircases are to be included in the first floor calculations.*

*3.5 Floor Space Ratio (FSR)*

*A maximum FSR of 1.5 applies to each stand in The Hills Estate. This is the total area of all roofed buildings divided by the total area of the stand and is often referred to as bulk.*

*The following will be included in the FSR calculation:*

- *Garages and outbuildings*
- *Staff quarters*
- *All enclosed abutments – Patios, conservatories, verandas and balconies.*
- *Lofts*

*3.6 Building Restriction Lines*

*The building restriction lines are defined in the Conditions of Establishment and are as per the City of Tshwane Metropolitan Municipality. They may, with the exception of the street boundary, be relaxed to the following minimum dimensions with consent from the Aesthetics Committee, the affected neighbours and the Local Authority.*

*The Generic building lines are:*

*Side Boundaries                      3m (May be relaxed to 2m on non-servitude boundary)*

*Midblock boundaries                3m (May be relaxed to 2m for a single storey structure on non-servitude boundary)*

*Street Boundaries                    5m (May be relaxed to 2m to garage and 3m to house)*

*Walled yards may be on boundaries but should be preferably set back 3m to ensure continuity of open space between houses.*

*Swimming pools may not be constructed closer than 2m to any boundary.*

*Conditions of title state:*

*“An erf shall be subject to a servitude 3m wide for municipal services (water, sewer, electricity and storm water) in favour of the local authority, along any two boundaries, excepting a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide over the entrance position of the erf.*

*No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.”*

*In line with the principles of privacy and good neighbourliness the Aesthetics committee may, at its discretion, reject the relaxation application without recourse.*

*It is important to check the combined services layout scheme as contained on the Estate CD, as well as the SG Diagram and Title Deeds to ensure that the Homeowner and architect are familiar with any services and servitudes running through the individual stands. Final positions of all manholes, kerb inlets, electrical kiosks, etc. must be physically checked on site to ensure that they are as per the service drawings. The developer shall not be held responsible for any deviation in terms of the final position of these services.*

### *3.7 Second Dwellings*

*No second dwelling is allowed at The Hills in terms of the approved town planning scheme.*

### *3.8 Staff Quarters and Outbuildings*

*Staff quarters are allowed. If, however, these quarters contains a kitchen it will be viewed by the Local Authority as a separate dwelling.*

*Outbuildings may not be larger than 20% of the area of the main dwelling or 80m<sup>2</sup>, whichever is the larger.*

*A garage is classed as an outbuilding, as is a separate roofed gazebo or barbeque.*

*Outbuildings may be attached, freestanding or semi-attached to the main building by means of a link veranda or pergola.*

*No garage or outbuilding may be double storey unless linked to the main dwelling.*

*Outbuildings will form part of the coverage and the bulk (FAR) calculations.*

## **4. AESTHETIC CONCEPT**

*The design of houses throughout the estate should be in response to the unique South African climate and lifestyle. Homeowners will have the freedom to create unequalled and diverse homes, which will be in keeping with the proposed theme of the estate, while still achieving energy efficiency and minimizing environmental impact. Within this*

*specified formula the use of various raw materials will be encouraged, with a focus on stone, brick, wood and glass.*

*It is our hope that this development will create a truly unique and climatically appropriate style that is honestly South African and particularly relevant to the region of Gauteng and our world-renowned climate, where it's warmer outside in winter, the sun shines all year round and the temperature can fluctuate by 20 degrees Celsius in one day. Thus material choice is critical to ensure low running costs through passive heating and cooling of the building.*

*We also have a unique lifestyle that requires an appropriate architectural response. We envisage both classical and contemporary interpretations of these 'farmhouses', 'sheds', 'barns' and 'manor houses' that respond not only to the broader context, but also to the individual site and the estate as a whole. We envisage simple, honest structures, with good indoor-outdoor flow, at home in their surroundings and sympathetic to the climatic conditions of the area.*

*Emphasis should be placed on excellent proportions, scale and the inter-relationship between architectural and structural elements to the landscape and context. The aesthetic of this estate should be refined through excellence in detailing and execution. Simplicity of form requires excellent detailing and construction quality as well as thoughtful resolution of the interrelation of forms, materials and spaces. Materials should be chosen for their ability to improve with age. The estate and each of its residences should be seen as an example of excellence in 'Highveld' design, exclusivity and desirability, tastefulness and authenticity. The homes on this estate should set a precedent for all future developments in this country, and be unparalleled in both South Africa and the world for many years to come. This estate should be an embodiment of our South African Lifestyle, past, present and future.*

*The design of the house must take into account its immediate surroundings as well as the greater environment and should, from the outset, endeavour to be sustainable and eco-friendly where possible. This can be achieved by making the house thermally efficient, using solar geysers and panels, energy efficient lighting, and low consumption fittings and appliances. Building a home using good design principles will save energy, water, be more comfortable to live in, and have long term cost benefits for the end user in addition to benefitting the environment as a whole. Please consult the sustainable housing guidelines or our recommended book list (annexure B) for more information.*

*It is important that all homeowners embrace the vision for the estate and it is vital that they work together with and support the developer and architect appointed to scrutinise the plans in implementing these guidelines. It should be borne in mind that we should strive to create an environment in the estate where the whole is greater than the sum of the parts and in so doing homeowners may need to make compromises for the benefit of all.*

## **5. ARCHITECTURAL CHARACTER AND DESIGN GUIDELINES**

### **5.1 Introduction**

*The primary function of these guidelines are to ensure that the value of the estate and the houses therein is preserved and enhanced, while still allowing individual homeowners to express their personal needs and preferences within the overall aesthetic framework.*

*Typical Elements of the genre include:*

- *Vertically Proportioned windows*
- *Pitched roofs*
- *Extensive use of verandas*
- *Vertical slatted doors*
- *Shutters*
- *Red face brick*
- *Natural dry packed stone*
- *Ship lapped cladding*

*A contemporary architectural interpretation of the guidelines is encouraged, with the emphases on simplicity, scale, proportion, and refined detail.*

*The design guidelines are primarily concerned with the external appearance and positioning of the estate's buildings and structures. Owners are relatively unrestricted with regard to the interior layout and finishes of their homes.*

*The design guidelines will be strictly enforced. Any detail deviations or exceptions will have to be thoroughly motivated to the aesthetics committee who will consider any such deviation on its merits and reserve the right to reject the deviation without recourse.*

*It is the onus of the homeowner and architect to ensure that they are in possession of the latest set of guidelines and to familiarise themselves fully with it. Furthermore, it is the responsibility of the homeowner and architect to specifically identify any proposed non-compliance to the guidelines.*

*The Aesthetics Committee accepts no liability through the approval of drawings and the approval relates purely to ensuring that the buildings comply from an aesthetic point of view. If any aspect of the building is in contravention of the guidelines and has not been specifically brought to the attention of the Aesthetics committee and approved as a specific item in the approval letter then that item will still be viewed as being in contravention of the guidelines, notwithstanding the approval of the drawings. In this case the Aesthetics Committee reserves the right to instruct the homeowner owner to rectify such contravention at the homeowner's cost and without recourse.*

### **5.2 Scale and Proportion**

*The architecture of the estate should be harmonious and of human scale, avoiding unnecessarily large building forms. Large building forms must be broken up into*

*smaller, well defined components. The size, proportion and placement of buildings must take cognisance of site and environmental conditions.*

*The size of a house must be a minimum of 200m<sup>2</sup> and a maximum of approximately 600m<sup>2</sup> in the residential estate and a minimum of 300m<sup>2</sup> single storey and 350m<sup>2</sup> for double storey and a maximum of 1700m<sup>2</sup> in the Eco Village. This calculation includes the main dwelling, garage and outbuildings.*

*The maximum permissible height of any building on an erf is two storeys or 10 meters when measured from the highest point of the roof to the highest point of the natural ground level along the perimeter of the building. Chimneys are exempt from this height restriction.*

*Natural ground level is deemed to be the level as determined on a contour plan. Should a dispute arise relating to the determination of any natural ground level, the Aesthetics committee will be entitled to rely on the details shown on the contour plan in their possession.*

*An additional loft storey will be allowed in the roof void if approved by the Aesthetics Committee and Local Authority and will be subject to a rezoning application. Loft areas will be seen as a storey and must be included in the Maximum Floor area calculation.*

### *5.3 House Forms*

*Building forms must be simple, rectangular or composite rectangular and frontages facing the street should be parallel to the street along the building line as far as possible. Cylindrical 'silo' forms are permitted providing that are well proportioned, not dominant and integrate well with the other buildings and structures.*

*Buildings must be designed to blend with their surroundings and not dominate them. As such, buildings must be stepped along slopes instead of creating platforms - being "of the hill not on the hill". They should make extensive use of verandas and pergolas.*

*No decorative beams, structures or double volume columns will be allowed to protrude from the exterior of the house. Double volume porte-cocheres or entrance columns are specifically excluded.*

*The maximum permitted building width of a single storey gable, or equivalent, is 8.0 meters and of a double storey gable, or equivalent, is 7 meters. This may be relaxed at the discretion of the Aesthetics Committee.*

*Maximum permitted width under a lean-to roof with parapets must not be more than 2/3 the width of the adjacent gable. Outbuildings must be of the same form as the house if they are freestanding.*

### *5.4 External walls*

*External walls must be finished using a combination of approved materials as per 5.4.1 below.*

*All specifications, including samples where required, must be submitted to the Aesthetics Committee.*

*No type or form of un-plastered brick will be permitted on external walls as the dominant feature of the house but may be used for decorative purposes at the discretion of the Aesthetics Committee. A maximum of 40% of face brick will be permitted on the exterior of the house. Two-tone face brick work and yellow face brick work is specifically excluded. If face brick is to be used then flush joints are recommended.*

*Natural stone can be used to add warmth and depth to the design, especially in the form of founding or feature elements e.g. Chimneys, Columns, Bases and retaining walls. “Dry packed” or stacked stonework is preferred to riven walling as it is more in keeping with the rustic aesthetic. **NO** fake stone or concrete/fibreglass facings will be allowed.*

*Horizontal string courses and simple plaster or timber surrounds to openings are permitted, but no multiple corbelling, quoining, rustication or decorative mouldings will be permitted on any part of the building, boundary wall or outbuildings.*

*The developer reserves the right to specify the style, detail, and finish of the boundary wall in certain areas e.g. Main Boulevards. In the event that this becomes necessary, all details and specifications will be issued to the Homeowner’s architect by the Aesthetics committee and the building of these walls to the approved detail will be strictly enforced.*

#### *5.4.1 Recommended Wall Finishes*

- *Natural ‘Dry Packed’ Stone*
- *Smooth Plaster*
- *Textured or scratched plaster, painted, or with tinted finish e.g. Marmoran*
- *Timber Plank or Everite fibre cement building planks – only Horizontal Shiplap style is permissible*
- *Corrugated metal if combined with the same corrugated metal roof – Maximum 50%*
- *Facebrick in red colour e.g. Corobrick Country Classic, Roan Satin or similar approved – sample to be provided (Max 40% of elevations)*
- *Combination of plaster and planking finish – subject to approval*

#### *5.4.2 Wall Colours*

*All exterior paint colours must be chosen from the approved colour palette for walls, doors and windows. The principal external paint colour may not be white. Any deviation from the approved colour palette will require specific approval from the aesthetics committee who will require a sample for approval. The colour palette will be included in the guideline annexures.*

## **6. ROOFS**

*All major plan forms must be roofed. Roofs must be dominantly pitched in form and be between 30 to 45 degrees, in traditional styles – simple double pitched, pyramid, hipped and half-hipped. Roof pitches must be consistent. Peaks must be symmetrical. Flat or*

*lean-to roofs with a pitch of 5 to 15 degrees are acceptable provided that they do not exceed a maximum of 30% of the total roofed area. An extra allowance will be made for open lean-to verandas. The same material must be used on all pitched roofs, with the exception of slate and grey Chromodek sheeting, malthoid shingle tiles, or similar, which may be mixed. Sections which have a pitch of less than 5 degrees and are constructed in concrete shall be finished with pebbles or stone chips up to a thickness of no less than 50mm.*

*Lean-to roofs must abut the wall of a pitched roof and not exceed 6 meters or 2/3 of the gable width, whichever is the lesser. Roofs must coincide with plan elements.*

*6.1 Approved Roof Coverings are restricted to the following:*

- Corrugated Metal Sheetting – Chromadek or similar (Buffalo Brown, Kalahari Red, Sandstone Beige, Gemsbok Sand, Dove Grey or Dark Dolphin colours) additional colours may be approved at the total discretion of the Aesthetics Committee.*
- Slate tiles – Mazista or similar (Blue Grey, West Country or Matt Black colour)*
- Concrete Roof Tiles (Flat profile only) - Monier Coverland “Elite”, Monier Coverland “Perspective”, Infraset “Horizon” standard colour range (excluding red, terracotta and dolomite) and vintage colour range (excluding red, terracotta and dolomite). No verge tiles will be permitted. No multi blends will be permitted.*

*Corrugated sheetting is, however, recommended as this material best fits the architectural style. The sheetting must be colour baked and may not be painted on site.*

*A sample or specifications, including the profile, must be submitted to the architect for approval prior to the commencement of the laying thereof. All houses are required to have eaves, both for aesthetic reasons, as well as in response to the climate as an aid to passive design requirements. Eaves may be of the open or closed type but overhangs should project at least 700mm and a minimum of 400mm over gable walls.*

*Chimneys and roof structures must complement the main structure.*

*Any roof mounted air conditioning units e.g. Breeze Air must be hidden within the roof structure or housed in a roof lantern/ridge ventilator.*

*If possible solar panels should not be visible from the street and must be integrated into the overall design aesthetic. The panels must be mounted flush on the roof and the geysers are to be housed in the roof void or cupboard and may not be external.*

*Seamless aluminium or Chromodek gutters and downpipes are recommended. These should be in an ogee pattern and must match the colour of the roof.*

*No variations to these restrictions on roof coverings will be permitted under any circumstances. The development company reserves the right to demand the removal of any roof covering that is in contravention of the guidelines, or impose fines of up to R10 000,00 per month if not removed. These fines form part of the levy and will be due and payable on the first day of the next month the fine is imposed.*



## **7. WINDOWS**

*All window openings are to have a vertical form in keeping with the historical proportions of the Highveld farmhouse vernacular.*

*Window frames and panes are to be rectangular with a dominant vertical proportion of at least 1:1.2, but 1:1.6 is recommended.*

*Small windows can be square but may not exceed 900x900mm.*

*The proportion, style, and material of the windows selected should be consistent throughout all the buildings on the erf.*

*Reflective, coloured or heavily tinted glazing or film will not be allowed.*

*The use of glass blocks is also strictly prohibited.*

### **7.1 Window Placement**

*Windows on all elevations must be carefully thought out and proportioned so that no elevation is left blank or with unbalanced openings.*

*Each elevation must have a minimum of 10% fenestration.*

*All windows and openings must be taken into account in the overall passive design of the house and excessively large glazed areas are to be avoided.*

*Windows should generally be:*

- *Taller on the ground floor and shorter on the first floor.*
- *The same height at the same level throughout the same storey.*
- *Of the same width in vertical succession and line up above one another.*
- *Should not be placed closer than 690mm from an external corner of the building.*

*In the creation of large glazed areas, vertically rectangular windows should be joined together.*

### **7.2 Window Types and Materials**

*Window frames must be constructed from natural hardwood painted or treated, or powder coated aluminium to approved colours.*

*Steel windows are not permitted.*

*PVC windows are permitted with the approval of the Aesthetics Committee.*

*Window types should generally be:*

- *Side hung casement.*
- *Vertical sash or mock sash*
- *Outwardly opening top or bottom hung windows*
- *Horizontal sliding with dominant vertical proportion*

*Where bay windows are used these should not exceed an overall width of 2.4 meters and a depth of 0.9 meters. They must be in sections, with dominant vertical proportions. Oddly shaped or proportioned windows e.g. triangular are not allowed.*

### *7.3 Maximum window and Door Areas*

*Windows and doors should form individual openings in the dominant wall plane and may not exceed a maximum of 70% of the wall area of each elevation.*

### *7.4 Dormers and Skylights*

*Dormer windows will be subject to approval by the aesthetics committee. They should have dominant vertical proportions and should be no wider than the window width with its trim. Skylights are also subject to approval. They must be traditional in terms of style, size and proportions with flat glass recommended and must be set in the plane of the roof.*

### *7.5 Shutters*

*Shutters are encouraged, but must be traditional style and must be functional. They may be internal or external and should be constructed of natural, painted hardwood or powder coated aluminium.*

*For security purposes, roller shutters are permitted but these should be completely built into the wall and not exposed. An internal installation is preferred.*

### *7.6 Burglar Bars*

*External burglar bars and expanding security grids are not permitted. Internal bars should be of a simple rectangular pattern, however, clear Perspex bars e.g. Multisafe or Yalwa Securebars are recommended.*

## **8. EXTERNAL DOORS**

*All doors must be constructed from natural hardwood painted or treated, or powder coated aluminium to approved colours. Steel and PVC doors are not permitted. All doors are to have dominant vertical proportions. No ornate, carved doors, or doors constructed from driftwood, railway sleepers etc. are permitted. Glass door styles are to be consistent with the window styles used.*

## **9. VERANDAS, PERGOLAS AND EXTERNAL STRUCTURES**

*These will be considered as coverage if less than 70% is perforated or open. Only laminated pine or treated hardwood structures are permissible if timber is used. At least 15% of the floor area of the house must be utilised as a covered veranda.*

## **10. TIMBER DECKS**

*Due to the steep slopes in certain areas the use of timber decks as an extension of living areas is encouraged. These avoid the need for large-scale masonry and fill operations and make buildings “float” in the landscape.*

*The maximum height of decks above natural ground level is 1.5m and should be planted below. Decks should cantilever at least 500mm over support columns.*

*The use of well-seasoned treated durable timber for deck structures and planking is important e.g. Balau.*

## **11. COLUMNS**

*Columns, piers and supports to verandas or external structures may be constructed from timber or steel sections. Round smooth tapered precast concrete columns may not be used. Simple caps, bases and brackets will be allowed. Brick columns or piers are not to exceed 460 x460mm.*

## **12. BALCONIES**

*Balconies are to be placed and designed in such a way so as not to compromise the privacy of the adjoining homes. The placement and design of balconies are subject to Aesthetics committee approval. Balconies should be accompanied by a roof or pergola.*

## **13. BALUSTRADES**

*All balustrades are to comply with the National Building Regulations. Balustrade colours are to comply with the prescribed colour samples. Balustrades are to be simple and unadorned. No overly ornate cast iron or wrought iron balustrades will be permitted. Precast concrete balustrades will also not be permitted.*

## **14. CHIMNEYS**

*Chimney stacks may exceed the roof apex by a maximum of 1 meter. Simple clay or concrete chimney pots may be used. No ornate pots will be allowed.*

## **15. CONSERVATORIES**

*A glass conservatory will be considered but will be subject to the following:*

- *It must be a clearly defined add-on component to the side of the building*
- *All walls and roof to be glass in a timber or powder coated aluminium frame*
- *In proportion to the building*
- *Not on the street boundary*
- *One per site*

*Conservatories will be included in both the maximum coverage and the bulk calculation.*

## **16. COURTYARDS**

*All homes are to have a yard. These walls are to be sympathetic with the house design and positioned to conceal wash lines, refuse, storage areas and kennels.*

*The courtyard must make provision for at least 4 wheelie bins to enable waste recycling.*

## **17. CELLARS AND BASEMENTS**

*A non-habitable, below ground cellar not exceeding 20% of the ground floor will be considered by the Aesthetics Committee if it has no external entrance. Exposed walls above ground may not exceed 800mm on street sides and 1200mm on private sides of the house.*

## **18. GARAGES**

*Garages must be set back at least to the building line from the stand boundary abutting the street. While it is preferable to face them into the stand, a Maximum of two garages may face the roadway. Additional garages may, however, not face the road. These garages may have a single double door, or two single doors.*

*Garage doors may be of pre-painted sheet metal, Powder coated aluminium, or timber. Slatted timber doors are preferred in the architectural character of the estate. Glass panelled and excessively decorated doors are not permitted. Carports must not be of the prefabricated type and must form part of the architectural design of the residence.*

## **19. BOATS, TRAILERS, CARAVANS AND HORSEBOXES**

*Boats, trailers, caravans and horseboxes must be concealed inside garages or screened from the street and neighbours. This is especially important with regards to corner stands and greenbelt stands.*

## **20. WENDY HOUSES, TOOL SHEDS, LAPAS**

*Temporary or permanent structures including but not limited to tool sheds or lapas are not permitted save for site huts during construction and only if approved beforehand by the Aesthetics Committee. No banners, flags, or shade cloth structures may be erected on the stand. Children's Wendy houses are permitted but must be painted to match the colour of the house and the roof must be the same colour as the house.*

## **21. EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES**

*Aerials and satellite dishes must not be visible from the street; all residents are to make use of the fibre optic network provided. Please see the information technology section on the proposed services envisioned within the Estate. Solar panels are to be in the same plane as the roof or to be hidden from site. All Plumbing is to be bricked in and made flush against the external wall, with access panels only at the junctions. Access panels must be approximately 300 x 300mm in size and painted to match the house. Stub stacks are to be used in favour of full height soil vent pipes. Air-conditioning / Heat Pump units or pipes may not be visible from the road or any other resident's property.*

## **22. RETAINING STRUCTURES**

*No retaining wall higher than 1.5 meters is permitted. While it is recommended that retaining walls be built from natural stone, face brick or plastered brick walls are also permitted. No precast concrete retaining structures or walling systems are permitted. All*

*retaining walls must be designed by a structural engineer and accompanied by a structural certificate of compliance.*

### **23. EXCAVATIONS**

***No development will be permitted on slopes steeper than 1:4 or below the 1:50 flood line.***

*As far as possible the natural ground level of each individual site is not to be disturbed or altered. All site works required for the development of the site are, as far as possible, to be confined to the footprint of the building or access to the property.*

*Buildings must be designed to blend with their surroundings and not dominate them. As such, buildings must be stepped along slopes.*

*If, however, it is impossible to keep the natural slope of the landscape and a certain amount of land forming is required, all new land forms should be designed to look as naturally part of the existing topography as possible. Care must be taken to accommodate all storm water runoff.*

*Cut and fill excavations should not exceed 1.5 meters on either side.*

*The manipulation of natural landforms is to be limited and the preservation of the natural landform by reinstating the stands is an essential principle to be strictly adhered to. The site and surrounding area shall be shaped to permit the ready drainage of surface water and to prevent ponding.*

*No excavation or filling of the stands may be undertaken without the permission and written approval of a detailed architectural and site development plan to the aesthetics committee. All proposed foundations or excavations for exterior buildings, patios, swimming pools and retaining walls must be certified by a structural engineer.*

### **24. GREENBELT STANDS**

*Houses facing onto the greenbelt areas have a much higher visibility within the public realm and, as such, special design consideration is required for the elevations exposed to these public areas and should have a high level of quality and details consistent with the front elevation. Upgraded building materials such as stone are also encouraged.*

### **25. CORNER STANDS**

*Corner stands, due to their nature, play a significant role in setting the image, character and quality of the street. Both street frontages must be addressed in a consistent manner and should incorporate ground level detailing such as porches, windows and verandas etc. which reinforce the pedestrian scale of the street. Extensive verandas are encouraged while articulated flanking elevations are required to avoid flat, blank, uninteresting facades. Upgraded building materials such as stone are also encouraged.*

## **26. URBAN DESIGN PRICIPLES AND CONTROLS**

*The urban design principles cover the interface of the private residence with the public realm and are intended to create an understated yet sophisticated ambiance throughout the estate.*

*The elements contained in this section must be shown on the site development plan and the owner must include perspective and detail design with their submission.*

### *26.1 Boundary Walls, Fences and Hedges*

*Boundary walls along or relating to street frontages are not mandatory but if constructed are subject to certain criteria. In order to create an outwardly focussed built environment while retaining the residents 'sense of privacy the following guidelines apply:*

*Materials - Only the following materials may be used in the construction of walls and fences:*

- *Natural Stone*
- *Post and Rail Fencing (Tanalith treated; unpainted unvarnished timber, with or without galvanised square weld mesh inserts).*
- *Brick and smooth or bagged plaster painted as per approved colours (See annexures).*
- *Palisade if custom designed and made from natural timber or steel with a galvanised finish or painted in charcoal grey from the approved colour chart (See annexures)*

*The following are strictly prohibited:*

- *Precast walls*
- *Artificial/concrete rock*
- *Razor wire/barbed wire/security spikes*
- *Electric fences*
- *Prefabricated palisade fencing*

#### *26.1.1 Erven situated within the Eco Village*

##### *Boundary Walls*

*No fences or walls are permitted at the Residential Eco Village*

##### *Yard Walls (Note: Yard walls are not boundary walls)*

*As the erven situated within the Eco Area are not subject to building line restrictions yard walls may be erected on the boundary of an erf subject to the following conditions:*

- *Yard walling must be a visual extension of built forms and must have the same finishes as the house.*
- *Yard walls may not exceed 30% of the length of a particular boundary.*
- *Yard walls may not exceed a height of 2.1 metres measured from the yard floor.*

26.1.2 *Erven situated within the conventional residential estate.*

## 26.2 *Street Boundaries*

*The street boundary of a property is the most important interface with the public domain.*

*The following guidelines apply to all street frontages:*

- *The boundary wall/fence must be shown on the site development plan and be presented to the Aesthetics committee for approval prior to construction.*
- *Maximum height*

*Solid wall – 1500mm (not more than 30% of wall length on street boundary)*

*Solid Low wall – 750mm*

*Stone pillar and wood railing combination – 1.5m*

*Post and rail fence – 1.5m*

*Hedge – 1.5m*

*The above measurements are to be taken from natural ground level along the perimeter of the wall.*

- *All Boundary walls must follow the contours and be stepped evenly.*
- *All brick walls are to receive concrete copings as approved.*
- *All dogs kept on an erf must be in an adequately contained area.*

*If an owner wishes to exceed the aforementioned height restrictions of the wall, hedge, or fence then it must be set back onto the house building line and must form part of the design elevation of the house.*

## 26.3 *Side and Midblock Boundaries*

*Internal boundary walls are not mandatory.*

*The maximum wall height is restricted to 2.1m*

*All brick walls are to receive concrete copings as approved.*

*All boundary walls must be constructed in accordance with SABS 0400. All wall plans must also be accompanied by an engineer's certificate and, on completion, an engineer's completion certificate is to be issued for the Aesthetic Committee's records.*

*All building sites are to be temporarily fenced, with a lockable gate, during construction with an approved barrier of wire mesh fencing with hessian or shade netting attached. These must be neat and well maintained for the length of the construction period.*

*Only a single wall/fence may be built on these boundaries. Owners are encouraged to cooperate in construction of the common wall between their properties. In the event of a*

*dispute the aesthetics committee will be the sole adjudicator and both owners will agree to abide by the committee's decision.*

#### *26.4 Gates*

*Gates must be in wood or steel in a simple design and may not be higher than the adjoining wall (See Annexures).*

*Vertical wooden slats in a natural or varnished finish are preferred.*

*Excessive ornamentation or decorative finishes are prohibited.*

*Driveway gates may not be higher than the adjoining wall and must be of simple design and match the garden gate.*

#### *26.5 Street Numbers*

*All street and house numbers must be according to approved samples by the aesthetic committee.*

*The lettering should not exceed 300mm. It should be in natural unfinished material and should be mounted on the wall adjacent to the gate. No other signage may be displayed on the stand.*

#### *26.6 Driveways*

*The design, position and materials used for driveway construction have a major impact on the public spaces. The following are guidelines for the construction of driveways.*

*Position: The position of driveways must be governed by the following:*

- Only 1 point of access to each dwelling stand will be permitted with a maximum width of 6m at the street.*
- The driveway position must be indicated on the site development plan for approval*
- Road safety must be considered and should be the primary determinant of the driveway to a site*
- The position of underground services, manholes and storm water inlets must be taken into account and physically checked on site to ensure that no clashes occur.*
- Whenever possible adjoining stands should have adjoining driveways to ensure the maximum road reserve for the planting of trees and shrubs.*

*The aesthetics committee reserves the right to determine the position of all street accesses at its discretion.*

##### *26.6.1 Dimensions*

*The driveways may be a maximum of 5 meters wide and must be perpendicular to the street boundary.*



*Materials: Driveways may be constructed from the following materials:*

- *Brick Paving*
- *Concrete Paving*
- *Natural Stone*
- *Exposed aggregate Paving*

*Driveways shall not be constructed from asphalt, concrete interlocking, or any form of crazy, brick or stone imprint paving. Excessively coloured or patterned driveways are not permitted. A sample or specifications must be submitted to the Aesthetics Committee prior to commencement with the laying thereof.*

*The road paving outside the site boundary line must be done strictly in accordance with the guidelines as per the attached annexure.*

#### *26.6.2 Sidewalks*

*Sidewalks will be constructed on one side of certain roads by the developer. The side walk will take precedence over the driveway in that that the sidewalk must remain a continuous surface and level across all driveways.*

#### *26.6.3 Panhandle Access Routes*

*A number of erven have panhandle access where the following will apply:*

##### *Single Panhandle*

*Panhandle driveways may not be intrusive and are governed by the following rules:*

- *No gates onto street fronts*
- *The gate must be set back at the end of the panhandle nearest the house*
- *No structures may be erected in the panhandle*

##### *Double panhandle*

*These driveways are governed by the following rules:*

- *No gates onto street fronts*
- *The gate must be set back at the end of the panhandle nearest the house*
- *No wall or boundary structure may be built down the centre of the driveway*
- *A single paved surface must be constructed down the middle of the two access routes to a maximum width of 6 meters*
- *Appropriate planting should be undertaken to ensure harmonious integration with the streetscape*
- *The cost of constructing and maintaining the driveway will be apportioned equally between the owners of the paired stands.*

*The Aesthetics committee will be the final adjudicator in the event of dispute between owners regarding the positioning, construction or financing of the common driveway.*

### 26.6.5 Signage

*All Signage (contractor's boards etc.) must be as per the approved format (See builder's code of conduct) and only one may be mounted in front of the applicable property. All signage must be kept to standard professional boards only, no private marketing or sales boards will be allowed. No signage of any type including for sale boards etc. may be displayed on any part of the common property on the estate, or near the entrance to the estate.*

## 27. MATERIALS

*We aim to encourage the use of materials in their natural state, thereby creating a unifying element to all the homes, as diverse as we hope they will be. The quality of design and the application of these raw materials in new and relevant ways are of paramount importance to this concept. The materials that will be expressed in their natural form on the estate are as follows:*

**Stone:** *The use of natural stone can be used to give warmth and depth to design, especially in the form of founding or feature elements for example: chimneys, columns, bases and retaining walls. No fake concrete facings will be allowed.*

**Brick:** *The use of exposed brickwork is very effective in detailing arches, lintels, and eaves, as well as introducing a human scale and earthy feel to larger buildings.*

**Plaster:** *Plaster whether plain or pigmented tends to improve over time with a natural patina, as well as being extremely flexible in terms of creating moulded or sculpted details. It is also useful to create contrast with the more heavily textured brick and stone elements. The plaster may be painted in a limited selection of colours chosen from the attached chart. (see point 6 under the annexure section).*

**Wood:** *Timber in its natural state lends warmth and interest in many applications, from doors and windows, to heavy beams, columns and trusses. The grain of the wood itself gives texture and life to elements and spaces. The wood may also be painted in a limited selection of colours chosen from the attached chart.*

**Steel:** *Steel allows spaces to become light and airy, especially when used in conjunction with glass. It makes it possible to span large openings and create spaces that are open and free. Steel is a modern material that can be used to create dramatic effects. It may be galvanized or painted grey.*

**Glass:** *Glass can create warmth when it's cold and provide cooling when it's hot: This is done through the use of shading and screening devices in summer, and by allowing the low winter sun to penetrate from the north in winter. It can bring the outdoors inside and can create spaces that flow. The use of glass in a home is unlimited in its application, from doors and windows, to screening devices and ventilation.*

**Green Materials:** *Please see the Sustainable Housing Guidelines as well as our recommended booklist for more information on incorporating green materials into your house designs.*

## 28. INTERIORS

*Although not specifically included in the architectural guidelines, it is our intention that the interiors will be as unique and beautiful as their exteriors, with the application of the raw materials on the inside as well.*

*Application of such raw materials in the interior of the home extends to the use of timber floors, steel and glass volumes, screeded surfaces and exposed brick or stone walls. This will lead to a natural transition between internal and external spaces, with indigenous gardens further enhancing the houses found throughout the estate.*

*We aim to encourage a fresh look at our South African climate and lifestyle in the planning and finishing of the interior spaces of the homes on this estate. It is envisioned that this flexibility and diversity of spaces and materials will create a new and lasting South African ideal.*

*It must be noted that the following electrical appliances are specifically excluded and the gas equivalent must be specified. A list of recommended suppliers is available in the Waterfall Green Design Centre.*

<b><i>Excluded:</i></b>	<b><i>Recommended:</i></b>
<i>Electrical under floor heating</i>	<ul style="list-style-type: none"><li><i>Piped water under floor heating with a gas/solar fired boiler and insulation to underside of slab.</i></li><li><i>Gas fired space heaters</i></li></ul>
<i>Electrical Geyser</i>	<ul style="list-style-type: none"><li><i>Gas fired instant water heater.</i></li><li><i>Solar water heater.</i></li></ul>
<i>Electrical Hob</i>	<ul style="list-style-type: none"><li><i>Gas hob.</i></li></ul>
<i>Electric space heater</i>	<ul style="list-style-type: none"><li><i>Gas space heaters.</i></li></ul>

## 29. GARDEN LANDSCAPING AND PLANTING GUIDELINES

### 29.1 Introduction

*The landscaping and planting of gardens is subject to certain guidelines. Landscaping is to be limited, as far as possible to indigenous species and will be done by the homeowners association on most of the common areas. While the private garden is not part of the public domain, it must be acknowledged that the diversity and structure of its flora has a major effect on its surroundings. An important aspect of the vision for this estate is to create a distinct and harmonious landscape in accordance with the architectural vernacular and to extend the framework of planting of the entrance and other sidewalks to the private garden. A recommended plant list is attached to the annexures.*

*We expect that the Landscaping of the stands will be considered as an integral part of these home designs and that the outdoor spaces will be as well planned and detailed as the homes themselves. The use of indigenous planting will further enhance the concept of natural materials being used to build the Estate into something original and outstanding. Considering the natural beauty of the area some homeowners may wish to*

*retain a portion of their stand in its natural state, however the area between the street boundary and the Dwelling must be landscaped (See attached annexure).*

*The sidewalk landscaping in the estate itself must conform to the guidelines and developer's existing planting scheme. A Homeowner must submit his plan, together with the building plans, prior to the establishment of any landscaping on the sidewalk adjacent to his or her stand and thereafter planting may be carried out in terms of the conditions of such approval.*

*The development company is entitled to determine that a Homeowner is required to landscape the sidewalk and islands adjacent to his erf and to irrigate these areas.*

*A landscaping design of the property must be prepared and submitted to the Aesthetics Committee with the architectural design for approval. The garden landscaping must be completed within 90 days of the issue of the Local authority's Occupation certificate. The estate completion certificate will not be issued until all landscaping is complete.*

## *29.2 Landscape strategy*

*The landscape strategy is to create an environment within the estate that will maximise indigenous bio-diversity of the area and be sustainable into the future.*

*The strategy is founded on the following principles and practices:*

- Highveld indigenous planting material is the most ecologically sustainable flora for the soil and climatic conditions of the estate and its environs.*
- The estate is situated in a water deficient area and thus the conservative use of water is fundamentally important to sustainability.*
- The natural sense of place is unembellished with little or no ornamentation*
- Each garden is a contributor to the conservancy area of the estate in its bid to create an environment where maximum indigenous bio-diversity can exist (birds, insects, animals and plants).*

## *29.3 Mandatory Guidelines*

### *29.3.1 Existing trees*

*All existing indigenous trees on the estate with a stem diameter of greater than 100mm measured 1 meter above ground are worthy of protection and thus may not be removed without formal consent from the aesthetics committee.*

*All trees with a stem diameter of greater than 100mm must be clearly shown on the stand's site development plan and any interference with such trees must be minimised. Any removal of trees must be fully motivated and approved by the Aesthetics committee.*

*The approved removal of any tree with a stem diameter of greater than 100mm must be accompanied by a written commitment to plant two indigenous trees with a minimum size of 100 litres or to relocate the existing tree.*

### *29.3.2 Garden Ornamentation*

*Artificial ornamentation such as artificial rocks, garden gnomes, overly elaborate sculptures etc. is prohibited.*

### *29.3.3 Garden Lights*

*All exterior lights, whether attached to a building or free standing, must be diffuse and subdued and in addition the light source must be screened to avoid glare. The lights must be designed to prevent light pollution in such a way that direct light does not leave the property. Coloured light are prohibited. These restrictions also apply to tennis court lighting.*

### *29.3.4 Prohibited plant species*

*All declared invasive alien plants listed in the Conservation of Agricultural Resources Act of 1983 and subsequent amendments may not be cultivated and the HOA retains the right to remove such plants at the cost of the owner.*

### *29.3.5 Vacant Stands*

*The owner becomes responsible for his stand on transfer. The owner will keep his stand neat and tidy and free of weeds and ensure that the grass is cut regularly.*

## *29.4 Swimming Pools and Spas*

*Formal pool shapes such as square, rectangular or round pools are recommended as these harmonise with the architecture. Dark coloured pools are encouraged.*

*Materials such as brick, natural stone, slate, timber decking, clay pavers or suitable concrete pavers or flagstones, may be used to surround pools and spas.*

*Pools and spas, filters and pumps are to be within the building lines. These building lines may, however, be relaxed through application to the Aesthetics Committee and any affected residents.*

*The top level of the paving or pool may not be raised more than 500mm above natural ground level. Any fencing of the pool must be sympathetic to the architecture and designed accordingly.*

*Pumps and filters must be enclosed and screened so as to be not to be visible or audible and positioned so as not to negatively affect the neighbours.*

*All water emanating from swimming pools shall be discharged as required by the Local Authority and should not discharge water directly onto a street or stand.*

## *29.5 Rainwater tanks*

*The installation of rainwater tanks is recommended. These tanks should be buried in the ground or, if exposed, must be suitably clad to complement the architecture of the building it serves.*

### 29.6 Storm water Management

All landscaping plans must display what method of storm water disposal will be employed. No concentrated storm water is to be disposed of directly into neighbouring stands and must comply with National Building Regulations. Ideally storm water should be disposed of in a storm water drain, water feature, or soak pit.

### 28.7 Children's play areas

Children's play areas, Jungle gyms, etc. must be adequately screened from streets and public areas and should conform to the use of natural materials. No CCA treated poles are allowed in the play areas due to the specific health risks associated with the arsenic and chromium preservative used.

### 29.8 Tennis Courts

Tennis courts are not permitted in the estate due to the limited stand size and slope.

### 29.9 Agricultural elements

The use of natural stone structured agricultural elements and garden furniture is encouraged to create a sense of unity and place and to complement the rural ambiance.

### 29.10 Good neighbourliness

This is particularly important along midblock boundaries. When planting trees it is important to consider the effect the full grown tree will eventually have on neighbouring properties and to therefore ensure that appropriate species are selected.

### 29.11 Recommended plant list and tree policy

A recommended plant list is attached in the annexures.

The landscaping and especially the trees, due to their size, go a long way in determining the overall aesthetic ambiance of an estate. With our indigenous landscaping policy we hope to reinforce the uniquely South African nature of this estate, not to mention the numerous additional advantages of planting indigenous trees such as increased bird and insect life, frost and drought resistance and general hardiness. Bird life is significantly increased through the planting of indigenous trees that have berries for food, or thorns for protection from birds of prey.

Frost resistance is another benefit of indigenous trees as they tend to be very hardy.

## **30. ESTATE AESTHETICS COMMITTEE**

The Developer has established the Estate aesthetics committee to control the design and construction of all buildings on the estate. The main aim of the aesthetics committee is to endeavour to:

- Ensure that all buildings are designed strictly in accordance with the architectural guidelines

- *Protect the long-term values of the properties within the estate by acting as the aesthetic “watchdog”*
- *Ensure that all buildings are constructed in accordance with the approved building plans*
- *Consider any proposed alterations or additions to the architectural guidelines and standard of the estate*

*All property owners must obtain the written approval of the aesthetics committee prior to the commencement of the following:*

- *Erection of new buildings*
- *Alterations/additions to existing buildings*
- *Construction of external elements such as boundary walls, swimming pools, Jacuzzis, driveways etc.*
- *Landscaping where the removal of any tree with a trunk diameter of 100mm or more is envisaged*
- *External repainting of recoating to any building*

### *30.1 Aesthetics Committee Proceedings*

*The aesthetics committee will meet once every week to consider plans submitted for approval.*

*The committee will issue its findings, recommendations, or approval within 3 working days of the meeting.*

### *30.2 Approval Process*

*The Homeowner must refer to the below points regarding the requirements for submission to the Aesthetics Committee for approval. All documentation including the Surveyor General’s stand diagrams, services connection diagrams and contour plans or surveys, which may be required to facilitate the design process. This information, where possible, will be made available on a CD and will be issued free of charge, from the sales office. Alternatively please visit our website. No building or addition may be erected or altered without the approval of the Aesthetics Committee. This does not apply to minor internal alterations.*

*It will be the responsibility of the homeowner to ensure that he or she is in possession of the current version of the guidelines.*

*When designing their houses, or any other structures on their erf, homeowners are required to make use of a registered, practicing, architect and may not use any technician, draughtsperson, design or drafting bureau for the design of their house.*

*In terms of new government legislation, SANS 10400 - Section A19, homeowners are required to employ the architect for the full architectural service, which includes full site supervision. Alternatively, the legislation allows for a registered project manager to be retained for the site supervision. A list of preferred architects and builders will also be*

*made available. This will ensure a professional product that is both in keeping with the aesthetic guidelines of the Estate, and of the highest standard.*

*While it is preferred that the Homeowner use an architect from the approved architectural panel, should the homeowner have a prior relationship with a specific, registered architect or architectural practice they may approach the aesthetics committee and apply for them to be approved. All applications must be accompanied by a company CV. Further information on this process can be found in section 29, Architects, Contractors and Construction Management.*

*The approval process will involve the following stages:*

#### *Stage One*

*The design concept and sketch plans must be submitted to the property development company, Century Property Developments for approval. A scrutiny fee of R5000.00 (Five thousand rand) will be payable on submission of the plans. This fee is a once off payment and may be increased from time to time. However, plans which have to be re-submitted will incur an additional fee of R1000.00 per additional submission.*

*The aesthetics committee has the discretion to determine that a re-lodged plan is a new plan and subject to the original submission fee if it differs so materially from the previous plan lodged as to effectively constitute a different or new plan. Plan submission and scrutiny fees are subject to periodic review by the aesthetics committee.*

*Architects are to ensure that all gas appliances are noted in the submission drawings. It is noted that electrical under floor heating and conventional electric geysers are not allowed and that gas fired or geothermal under floor heating or gas fired space heaters are to be specified instead.*

#### ***Stage 1: Sketch Plans (Scale 1:200) –A3 Booklet which must include the following:***

- *Position of building on adjacent stands (if applicable)*
- *All Building lines*
- *Positions of driveways and access points, including pathways*
- *Boundary treatment, including the proposed detail of boundary walls*
- *Landscaping concept, including the position of trees with a trunk diameter of 100mm or more*
- *Earthworks concept diagram, showing the extent of any proposed cut and fill*
- *Position of all buildings and structures on site, including pools*
- *Position and routing of all services onto the site*
- *Storm and rainwater water management proposal*
- *Plans and elevations to scale, clearly describing all proposed finishes*
- *An artist's impression or 3 dimensional CAD model*
- *Area schedule indicating site, floor, covered patios and outbuilding areas*
- *Samples of finishes for approval e.g. paint colour swatches, picture of proposed stone etc.*



*Please submit one CD containing PDF or DXF's of the drawings (to be retained by the Aesthetics Committee for their records) and two A3, coloured sketch plan booklets (one to be retained by the Aesthetics Committee for their records and one to be returned upon approval of the design).*

***Stage 2: Working Drawings (Scale 1:100) – After the design concept and sketch plans have been approved the detail design and working drawings must be submitted to the Aesthetics Committee for approval. These drawings must include the following:***

- *Working Drawings, A1 plans ONLY, sections, elevations, roof plan, foundation plan, and schedules (door and window schedules, finishes)*
- *Area schedule indicating site, floor, covered patios and outbuilding areas*
- *Coverage and FAR calculations*
- *Position of building on adjacent stands (if applicable)*
- *All Building lines*
- *Positions of driveways, including details of any storm water channel crossing and any additional access points, including pathways*
- *Boundary treatment, including the proposed detail of boundary walls, finishes and height*
- *Landscaping plan, specifying all plants and details, including the position of trees with a trunk diameter of 100mm or more*
- *Earthworks diagram, showing the extent of any proposed cut and fill*
- *Position of all buildings and structures on site, including pools*
- *Position and routing of all services onto the site*
- *Storm and rainwater water management details*
- *Plans and elevations to scale, clearly describing all proposed finishes*
- *Samples of finishes for approval e.g. paint colour swatches, picture of proposed stone etc.*

*Please submit one CD containing PDF or DXF's of the drawings (to be retained by the Aesthetics Committee for their records) and at least two paper copies, one coloured and one monochrome. The monochrome set will be retained by the Aesthetic Committee for their records. The coloured set, as well as and further sets, will be returned. The committee will not approve more than 4 sets, including the Committee set. Please bear in mind that the committee will always retain a set of plans form every submission. Should only one set be submitted this will be kept by the Committee for their records and a further set of drawings will need to be re-submitted and will need to go through the full plan review process again before being stamped and returned for council .*

***Stage 3: After the detail and working drawings have been approved they must be submitted to the Local Authority for approval. Certain prescribed submission fees will be payable at this stage to the Local Authority.***

*It is a condition of establishment that Tshwane will not accept any plans for approval without the prior written approval of the aesthetics committee.*

***These Aesthetic guidelines are in addition to, and do not supersede, the requirements of the Local Authority, any statutory authority, or the National building Regulations.***

### *30.3 Dispute Resolution*

*Should an owner/architect feel aggrieved by the decision of the aesthetics committee he or she must apply to the developer within 7 days for a review of such decision.*

*The decision of the developer will then be final.*

### *30.4 Special Considerations*

*The aesthetics committee evaluates only the aesthetics of any submission and does not take any responsibility for any technical, structural, health or safety standards or for compliance with any Municipal or Statutory requirements and no such responsibility shall arise by virtue of a plan being approved by the aesthetics committee.*

### *30.5 Maximum building period*

*Construction of buildings must commence (“break ground”) within 24 months from the date of registration of transfer of ownership or completion of the Gatehouse and perimeter wall whichever is the later. This construction must be completed within 18 months after commencement of building activities. Should the owner be in breach of either of these time limits, then the HOA may impose a monthly penalty equal to 3 times the monthly levy for the first 12 months, escalating to 6 times the monthly levy thereafter, until such time as the owner has complied with these conditions.*

### *30.6 Deviation from approved plans*

*If an owner deviates from the approved building plans, the aesthetics committee reserves the right to issue a stop order and thereafter insist that the unapproved building works be demolished or rectified at the owner’s cost.*

### *30.7 Commencement of Excavations or Building without plan approval*

*The aesthetics committee may, at its discretion issue a works stop order and force the owner to re-instate the site or demolish the unapproved structures.*

### *30.8 Building Process*

***No building shall commence until all the relevant approvals have been obtained and the Building Code of Conduct attached to the Annexures has been read, fully understood and signed by the Homeowner and builder. A signed copy of this document must be then forwarded to the Aesthetics Committee for their records.***

*A pavement deposit fee will be payable prior to the commencement of construction. This deposit less deductions, if applicable, will be refunded at the end of the building period.*

*This deposit must have been paid prior to the commencement of building operations. Please see the conduct rules for more information on this.*

*The Developer and/or the Aesthetics Committee will be entitled to regulate the activities of all building and other contractors on and determine that the contractor(s) and the Homeowner sign the Builder's Code of Conduct with the HOA for this purpose.*

### *30.9 Completion Certificate*

*On completion of the house the Aesthetics Committee is to be notified. The committee will then verify that the house is built as per the approved design and issue a completion certificate. This is to ensure that penalty levies will not be billed for late completion or non-compliance and the pavement deposit will then be refunded to the owner. All owners will need to be in possession of a completion certificate to avoid being billed penalty levies.*

### *30.10 Penalties for non-compliance*

*The Architectural and Landscaping Guidelines are binding on all owners. Any breaches/deviations will be investigated by the Developer/Aesthetics Committee/HOA who will endeavour to prevent re-occurrence and determine responsibility.*

*Corrective measures must be taken by, and at the cost of, the responsible party. A penalty levy will be levied on the responsible party for any contravention of the guidelines that is not rectified within 3 months of the homeowner being notified that a contravention has occurred. This levy will be a monthly penalty equal to 3 times the monthly levy for the first 12 months, escalating to 6 times the monthly levy thereafter, until the breach/deviation has been resolved to the satisfaction of the relevant parties.*

*Repeated non-compliance by professionals or contractors may result in removal from the approved panel of architects and barring of entry onto the estate.*

*The Developer/ Aesthetics Committee/HOA/ does not give an undertaking to homeowners that it will enforce compliance for each and every breach and retains a discretion as to which measures, if any, it will implement under the given circumstances. It also does not warrant that similar steps will be taken in respect of all similar instances of breach. It does, however, agree to act responsibly in terms of the exercising of its authority.*

## **31. ARCHITECTS, CONTRACTORS AND CONSTRUCTION MANAGEMENT**

*In order to ensure the quality and design integrity of the built environment within the estate, the appointment of architects is subject to the following conditions.*

*The developer will appoint a panel of architects. The home owners are obliged to select their architects from this panel.*

*The architects on the panel are qualified and registered as professional architects as contemplated in section 18(1) (a) (i) of the Architectural Profession Act no 44 of 2000 read together with section 19 (a) (a) of the act.*

*The architects in the panel have entered into co-operation agreements with the developer to ensure a uniform and professional application of the Architectural Guidelines.*

*Should a homeowner insist on using an architect who is not on the panel the following will apply:*

*The homeowner must arrange for the proposed architect to meet with the aesthetics committee.*

*The proposed architect must provide proof of the following:*

- *Appropriate house design experience*
- *Qualifications and registration in terms of the Architectural Profession Act*
- *Good standing with the South African Council for the Architectural Profession*
- *Adequate Professional Indemnity Insurance*

*The proposed architect, if approved by the developer, must then sign a co-operation agreement with the developer, undertaking to ensure a uniform and professional application of the Architectural Guidelines.*

*In terms of new government legislation, SANS 10400 - Section A19, homeowners are required to employ the architect for the full architectural service, which includes full site supervision. Alternatively, the legislation allows for a registered project manager to be retained for the site supervision. This will ensure a professional product that is in keeping with the aesthetic guidelines of the Estate and of the highest standard.*

### *31.1 Panel of Approved Building Contractors*

*In order to ensure that the construction of buildings is completed to a high standard and for better management control in the estate, the developer will select a panel of building contractors from which the purchaser is obliged to select a contractor to erect the buildings on his or her property.*

*Should a homeowner insist on using a building contractor who is not on the panel the following will apply;*

*The homeowner must arrange for the proposed building contractor to meet with the aesthetics committee.*

*The proposed building contractor must provide proof of the following:*

- *Appropriate house construction experience*
- *Registration in terms of the National Home Builders Registration Council (NHBRC)*
- *Registration in terms of the Master Builders Association (MBA)*
- *Letters of recommendation from previous clients*

*The proposed building contractor, if approved by the developer, must then sign a co-operation agreement with the developer, undertaking to ensure that the construction of his or her buildings within the estate is completed to the highest standards.*

### *31.2 Building Contractor Management and Control*

*In order to ensure that the construction of buildings within the estate is executed in a controlled manner and to ensure that the life-style of existing owners and residents is not unreasonably disrupted, the developer will issue a Building Contractors Code of Conduct.*

*The Code of Conduct must be signed by all contractors and will be strictly enforced by the developer or HOA, with penalties for non-compliance. In this regard the developer is not in a position to warrant that any penalties impose will have the desired result. Furthermore the developer does not undertake to necessarily impose a penalty in terms of each and every breach of the code, but will use its discretion in this regard, which it undertakes to exercise responsibly. It should be clearly understood that the developer is not in a position to warrant compliance with the under mentioned aspects of the code of conduct but that the developer will, at all times, use its best endeavours to ensure compliance.*

*The code of conduct will cover, inter-alia, the following:*

- The days and times of the day during which construction may take place*
- Receipt and storage of building materials*
- Rubbish disposal*
- Access for deliveries*
- Staff ingress and egress from the estate*
- Staff toilet and ablution facilities*
- General behaviour of staff*
- Contractor's boards*
- Fencing and screening of construction sites*
- Protection of existing infrastructure*
- Damage repair*
- Environmental control*
- Penalties for breach of rules*
- Monitoring of construction activities in accordance with approved building plans*
- Such matters as the developer deems to be in the interest of the general body of owners and residents of the estate*