



**Document SBD 04.**

# **Architectural Guidelines**

**Revision R01**

Prepared by:



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## Definitions, Abbreviations and Interpretation

<b>Architectural Guidelines</b> means	The Sardinia Bay Golf & Wildlife Estate Architectural Guidelines manual. Architectural guidelines and AG shall have a corresponding meaning.
<b>Association</b> means	The Sardinia Bay Golf and Wildlife Estate Homeowners Association which is bound by the provisions of the Constitution, and SBHOA shall have a corresponding meaning.
<b>Contractor</b> means	any builder, subcontractor, engineer or service provider of any materials or services associated with the development.
<b>CRR</b> means	Sardinia Bay Golf & Wildlife Estate Contractors Rules & Regulations.
<b>Developer</b> means	Aleco Properties 509 (Pty) Ltd, (Registration No 2011/008775/07), a duly registered South African private limited liability company that is also the owner of the development, its nominee, or its successors in title.
<b>Development</b> means	(in the context of an improvement to a residential erf) – Any activity that transforms the natural condition of the land and shall include an improvement as defined in the Constitution of the SBHOA.
<b>Development</b> means	(in the context of all the land comprising the SBE) – means the SBE
<b>Footprint</b> means	the area directly affected by development, e.g. the footprint of a house will be the area within the outer perimeter of all structures on a stand covered by roofed or paved construction.
<b>Form</b> means	the shape or pattern of buildings and associated development.
<b>Owner</b> means	the registered owner of an erf.
<b>Levy</b> means	money paid by owners to cover the operating expenses of the property. Special levies may be raised for special purposes.
<b>Property owner</b> means	the registered owner of an erf.
<b>SBDRS</b> means	Sardinia Bay Golf & Wildlife Estate Design Review Committee established to control the architectural guidelines and the development of the estate at large.
<b>SBE</b> means	Sardinia Bay Golf & Wildlife Estate
<b>Erf</b> means	every erf in the Development which in terms of the subdivision of the Development enjoys single residential use rights and Residential Erven shall have a corresponding meaning.
<b>Structure</b> means	Any man-made construction including linear structures, e.g. roads, paving, service pipes or cables.



These guidelines shall be read in conjunction with the Constitution and Annexures thereto (the documents) and in the event of any definition, term or provision contained in this Guideline conflicting with any definition, term or provision contained in any of the documents, then the definition, term or provision contained in the documents shall prevail.

## 1. INTRODUCTION.

### 1.1. Background

Sardinia Bay Golf & Wildlife Estate (hereafter referred to as **SBE**) is an exclusive, upmarket golf and wildlife estate which offers serene residential opportunities humbly nestled in the opulent natural flora and fauna of the Eastern Cape. The Estate is conveniently located only minutes out of Port Elizabeth en-route to the quaint little seaside village of Sardinia Bay. The development itself draws its design principles in response to the quintessential manner of the natural environment, and harmoniously crafted amongst the gently undulating hills of the golf course.

It is the intention of the developers to create a luxurious residential estate which offers the home owner enjoyable golfing and leisure opportunities through the recently upgraded short golf course as well as the introduction of wildlife. Some small species of wildlife are to be birthed into the project, allowing an uninterrupted subtle relationship between man and nature. This in itself is a unique co-inspired gesture that will set the benchmark for a truly utopian natural living experience.

The Architectural Guidelines (**AG**) have been developed to create a platform for owners to express and address their individual lifestyles and embrace a diverse yet site sensitive architectural expression. While it is the intention of this document to create opportunities for freedom in expression, it is paramount that these guidelines serve to protect the individual homeowners from inappropriate architecture that could negatively impact on the developer's desire to create a positive and high quality environment. The intention is not to define the architectural style of the estate, but rather establish a set of calculated parameters and guides in the interest of creating a rich architectural fabric on the estate.

### 1.2. Objective

The architectural standard set by **SBE** will strive to reflect a true South African lifestyle, a contemporary African interpretation of context, content, spatial requirements and identity. Within this realm the SBE seeks to achieve a responsible approach toward energy efficiency through competent design and material use. The estate encourages a re-thinking of the ordinary and an inspired reworking of the norm. Architectural responses to context, climate, orientation, form and style are to take priority and are to be the root of every design.

## 2. PROCESS

### 2.1. Procedure

The Sardinia Bay Golf & Wildlife Estate Design Review Committee (hereafter referred to



as **SBDR**) will be responsible for the evaluation of all proposed structures – the Committee will address not only the visual aesthetics, but will also evaluate and monitor planning, material selection etc.

A Sardinia Bay Golf and Wildlife Estate Home Owners Association (hereafter referred to as **SBHOA**) is to be formed, and will assist the **SBDR** in architectural matters of concern where so required. All final architectural decisions are to be made by the **SBDR** with duly considered objections by the **SBHOA**. For an in-depth explanation into the submission procedure, please consult document **SBD – 07 (Plans Submission Procedures)**.

## 2.2. Fees & Forms

A fee is required for the Submission of a design to the **SBDR** payable by the home owner. Furthermore, appointment of professional architects and contractors will need to be done by application to the **SBDR**. For submission fees and forms please consult the necessary information contained within document **SBD-08** as well as forms **SBF-01** and **SBF-02** of the Sardinia Bay Golf & Wildlife Estate documentation.

**NOTE: No plans will be passed or stamped unless both the builders deposit & SBDR fees have been paid.**

## 3. GENERAL INFORMATION.

The architectural response should be concluded from a myriad of influences and in particular, that of orientation, contours and the natural setting of the site.

Outdoor living in response to the environmental factors are strongly encouraged.

Designs are to be a direct response to the home owner's specific requirements. Whilst care is to be taken in developing a site sensitive design solution within the architectural fabric, the aesthetic appearance should not be mundane in appearance.

No attempt shall be made to promote an architectural 'theme' and any stylistic architecture, including literal colonial styles, foreign references such as Tuscan, or any historical derivative are strictly forbidden.

The Architectural Guidelines are for all intents and purposes a working document, and the developer, the **SBHOA** and the **SBDR** reserve the right to amend this document at any time.

## 4. TOWN PLANNING PARAMETERS

### 4.1. Zoning

The zoning parameters of the individual portions are restricted to RES 1 - Dwelling (House), and no erven may be subdivided nor rezoned for any other purpose other than that of a single residential dwelling with outbuildings.

This is with the exception of identified key special purpose areas which may accommodate facilities pertinent to the running of the golf course and development at large and are at the discretion of the Developers and **SBHOA**.

Consolidation is acceptable for no more than two erven. This is achievable through application to the **SBHOA** and the **SBDR** jointly for scrutiny and is to be accompanied



with written motivation. Approval of such applications is at the sole discretion of, and required by **both** the **SBHOA** and the **SBDRC**. Successful applications will be notified by both parties in writing. The property owner is liable for all costs, including the combined levy of the consolidated erven.

#### 4.2. Density & Permitted Use

The permitted density and use of a site is limited to only one dwelling per erf and no second dwelling is permitted, as per the Port Elizabeth Zoning Scheme and National Building Regulations (NBR). Permitted secondary uses may be granted by the **SBHOA** and **SBDRC** as well as with the Special Consent of the Local Authority. A single outbuilding no greater than 75m<sup>2</sup> is permitted and are to strictly conform and adhere to all restrictive conditions and limitations set out in this document, and in particular; coverage, design parameters and considerations; conformity with the architectural language and expression of the primary building. Note: No two structures on any given individual erf nor consolidated erf are to adopt a varying architectural expression or style.

#### 4.3. Coverage

Coverage shall not exceed 50% of the area of the site. The coverage of a building is to include all areas under roof (including overhangs larger than 1000mm). The building footprint on each erf is restricted to a maximum of 350m<sup>2</sup>, inclusive of all outbuildings, decking, garages, parking, courtyards, pool or any other development associated with the erf.

#### 4.4. Height Restrictions

No dwelling houses/units are permitted to exceed 2 storey's in height (as per definition of the Nelson Mandela Metropolitan Municipality). Individual storey's may be split over two levels depending on the nature of the specific site's contours or specific design, but may be done so at the discretion of the **SBDRC**. No building is to exceed a maximum of 11m above the Natural Ground Level (NGL). Chimneys and other vertical elements are excluded from this restriction but is subject to approval from the **SBDRC**.

#### 4.5. Building Lines

Standard building lines as prescribed in the Port Elizabeth Zoning Scheme, are to be adhered to on all erven therefore a **5m** building line is applicable on all boundaries abutting a street edge and a **1.5m** building line is applicable on all side boundaries. A **1.5m** building line will be enforced on all rear boundaries. Relaxation of building lines will not be permissible.

#### 4.6. Energy Efficiency

Care is to be taken to ensure any building is in strict accordance with **SANS 10400-XA: Energy Efficiency** in buildings and **SANS 204**, with particular reference to orientation, insulation, heat gain and heat loss, before submission to the **SBDRC**. The **SBDRC** is not responsible for the monitoring of this regulation and therefore any **SBDRC** approved



submissions requiring design or orientation amendments due to deferral from the Nelson Mandela Bay Municipality for non-compliance to this regulation are subject to a re-evaluation from the **SBDR**C. (Note: Buildings will be required to conform strictly with SANS 10400 parts XB and XC upon official publishing of such legislation).

#### 4.7. Environmental Management

The Environmental Management Plan (**EMP**) applicable to the development (a copy of which is available on the website [www.sardiniabayestate.co.za](http://www.sardiniabayestate.co.za)) shall be strictly adhered to.

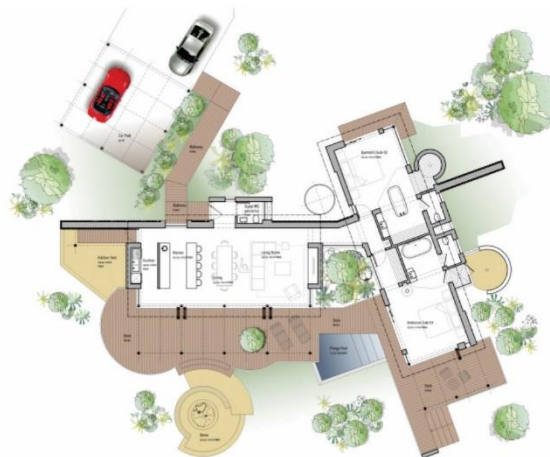
### 5. DESIGN PARAMETERS & BUILDING ELEMENTS

#### 5.1. Planning & Form

It is encouraged that the built form is broken down into a series of simple primary parts connected through secondary link elements arranged in a manner which creates positive space (*Figure 2*). In this manner, primary elements, garaging and other components will together create depth and interest in the composition of the site. This is envisaged to promote excitement in the composition of the individual sites and the built landscape at large and maintain a sensitive scale and nature to the development.

Singular compact forms will be considered by the **SBDR**C under the proviso that such will maintain a sensitive nature and scale, as well as provide a platform for positive elevational treatment. Where such a design approach is to be adopted, care is to be taken to avoid large monolithic structures and is subject to scrutiny by the **SBDR**C. Use of vertical and horizontal form defining elements such as chimneys, feature screen walls, plinths etc. are encouraged.

Planning should be done in a manner to promote open plan living and should adopt a balanced relationship between inside and outside. Outdoor living spaces are encouraged (*Figure 1*). Interior spaces must conform to the National Building Regulations and should be voluminous and spacious where possible. The width of buildings should be kept to the minimum to lessen the effects of high roof ridge levels. SANS 10400-XA are to direct planning in terms of orientation and energy saving measures. All units and all hard surfacing on each erf are to be positioned on the disturbed portion of the erf, i.e. no indigenous vegetation is to be removed or disturbed.



*Figure 1. Example of fragmented plan encouraging open plan living.*







Figure 2. Example of sensitive series of parts.

## 5.2. Size

The size of the development is restricted to a maximum footprint of 350m<sup>2</sup> inclusive of all outbuildings, decking, garages, parking, courtyards, pool or any other development associated with the erf. Further to this, buildings are to strictly conform to the height and coverage restrictions set out in this document. The **minimum** size of a dwelling, including garages (but excluding carports) and outbuildings to be **180 m. sq.**

## 5.3. Roofing

### 5.3.1. Primary & Secondary Roofscapes

In following with that mentioned in 5.1 (Planning and Form) it is encouraged that the roof form is broken down into a series of simple primary and secondary roofing elements in order to provide variety, create excitement and maintain scale. Primary elements should be connected by more moderately scaled shallow or flat roof connections to express a hierarchy in the built form. Care is to be taken to avoid the negative visual impact of large singular roofscapes.

### 5.3.2. Roof forms

In order to allow for individual expression a range of roof forms will be acceptable and may encompass mono-pitched, double-pitched, vaulted or flat and is subject to approval of the **SBDRC**. Roof pitches between 5° and 45° will be allowed. Flat roofs (including exposed slabs, decks or balconies on floors above ground level) are acceptable as secondary roofing elements and may not form more than 30% of the total roofed area. Furthermore, no individual flat roof portion may exceed 15% of the total roof area. Where flat roof areas do not form part of a circulation space (such as balconies), it is to adopt parapet walls and be dressed with a minimum 50mm layer of approved 13mm dia. loose stone ballast.



Mono-pitched roofs should be angled between 5° and 25°.

### 5.3.3. Roof materials

Uniformity in roof material use should appear constant therefore there must be a dominant material utilised. Where a particular design calls for the amalgamation of a variety of roofing material for aesthetic purposes such secondary roofing materials are to be subservient to the predominant choice and shall be subject to approval by the **SBDRC**. In such instances, caution is to be made in ensuring that such variety of materials blend harmoniously and is not in stark contrast, and is visually sensitive to the surrounding environment.

Approved roofing materials are as follows:

- Metal 'Colorbond' corrugated or "Chromadek" 'S' Rib roof sheeting. Permissible colours are Greys and Charcoal (Unpainted roof sheeting is strictly prohibited); and subject to **SBDRC** approval.
- Concrete flat profile roof tiles, subject to **SBDRC** approval.
- Natural slate tiles. Recommended colour is Charcoal;
- Roof-lights and glazed roof panels (use of 'Solatubes' or similar products must be concealed).

Prohibited roofing materials are as follows:

- Asbestos or fibre cement sheets;
- Thatch.
- 'Everite' Slate

### 5.3.4. Gable ends & overhangs

All roofs must have gable ends and no hipped or half hipped roofs will be permitted.

Gable ends are to have a maximum overhang of 300mm. Where metal roof sheeting is used, a continuous rolled steel trim piece is required and to be made the depth of the purlin and the sheet, with colour and finish to match roof.

Where flat concrete roof tiles are concerned, the tile ends may be left exposed, provided an adequate timber closer is provided at the junction between the overhang and the gable wall. A rake verge tile may also be used as per standard gable end roof detail. No gable parapets will be allowed.

Large eaves overhangs are encouraged to act as a means of solar control. Roof overhangs to be a minimum of 600 mm. All eaves closures to be raked along the same line as the roof pitch. No horizontal eaves closure will be allowed. Where applicable, T&G boarding may be used to close the eaves. The boarding is to be laid on top of the rafters between tile battens.

All exposed timber to be finished in approved oil, creosote or timber preservative with approved colour stain. Exposed truss ends/sprockets are permitted. Truss ends may be trimmed or narrowed with a **straight** line chamfer. No scalloped truss ends will be permitted.



#### 5.4. Gutters & downpipes

Powdercoated 'ogee' aluminium seamless gutters and downpipes are to be used. Colours to be White, Charcoal or Black. Aprons of minimum 800 mm are to be provided at the foot of the building to ensure storm water is directed away from the building. Where flat roofs are utilized, it is essential to ensure sufficient storm water displacement is achieved through use of full-bore outlets etc.

#### 5.5. Elevations

All elevations to be treated in a contemporary manner, as no themed or stylistic architectural expressions nor artificial decoration is permitted. Care must be taken in ensuring facades are well proportioned and sensitively scaled. Careful detailing, feature elements, fenestration and defined spaces should be adopted where possible to avoid large bare surfaces. It is encouraged that all building entrances and external features are defined and treated in an architecturally pleasing way. All elements may be treated through the use of colour, texture and form where appropriate. The architectural language and building elements should relate to the street and surrounding context in scale, mass and proportion. Building colours are to be earthy tones, and subject to **SBDRC** approval.

##### 5.5.1. Exterior walls

All external masonry walls are to be of a cavity wall construction. The estate would like to promote a natural flare therefore a play of timber, stone, concrete etc is permitted subject to **SBDRC** approval. No artificial stone is permitted.

##### 5.5.2. Materials & finishes

Approved exterior materials and finishes are:

- Cement plastered walls – either painted or finished with pigmented plaster or cementitious paint. Colours are to be earthy tones, and subject to **SBDRC** approval.
- Cement plaster may be finished smooth or with 'Marmoran' type textures, preferably in panels.
- Facebrick is permitted in various bonds, but restricted to a maximum of 30% of the external elevations. Facebrick may be used to identify and emphasize various building elements. Facebrick types and colours are subject to approval by the **SBDRC**.
- Dry-packed or flush jointed natural stone walling and natural stone cladding to retaining walls, plinths and chimney type elements only and to a maximum of 30%. Natural stone gabion walls as landscaping of feature elements are permissible. No artificial stone is allowed.
- Pre-painted or site painted fibre-cement cladding boards with lapped joints and in narrow widths only.
- Off shutter concrete may be introduced, but may not exceed 15% of the exterior elevations.
- Colour corrugated sheeting is acceptable as cladding to water tanks or



elevational elements up to a maximum of 15% of the exterior elevations and subject to **SBDRC** approval.

- Natural timber cladding in narrow widths with natural or stained finish. Any timber decking to be of either Balau or Garrappa.
- Plaster bandings and mouldings to external plaster walls is acceptable subject to **SBDRC** approval.

Exterior materials, finishes, colours or components which are not permitted are:

- Glass bricks or 'Win block' windows.
- Artificial stone.
- Ancient style Corinthian, Doric or ionic type columns.
- Tuscan, Spanish or other foreign style detailing.
- Shade netting .
- Carports (unless integral part of architectural language).
- Asbestos.
- Concrete blocks.
- Klinker bricks.
- Timber picket or log fencing (Gum poles).
- Vibracrete.
- Reflective glass.
- Unpainted plaster.
- decorative shutters (American type shutters acceptable).
- Razorwire, wall spikes, electric fencing and the like.
- Hulabond or stainless steel cladding.
- Wendy houses or tree-houses.
- Exposed pool pumps.
- Chicken mesh or Diamond mesh.

### 5.6. Doors & windows

All door and window proportions are subject to review by the **SBDRC** and a lintel height of 2465mm is encouraged. No mock sliding sash nor cottage pane windows are permitted. Care is to be taken to minimize the amount of mullions and transoms. Opaque or sandblasted glass is permitted for privacy concerns. All glazing to conform to AAAMSA standards.

Approved window and door systems are:

- Hardwood timber, either natural or painted – treated with timber preserve and to ensure a matt finish. Acceptable colours are Natural, White (interior doors only), or Charcoal.
- Powder coated aluminium, colours: shades of Grey, Brown/Bronze or Charcoal.



Prohibited window and door systems are:

- PVC type windows and doors.
- Win Block windows.
- Steel windows and doors.
- Natural anodized Aluminium.

Garage doors to be either Aluminium or Steel (Powdercoated, colours: shades of Grey or Charcoal), or Timber (varnished or prepared and painted, colours: Natural, shades of Grey or Charcoal). A maximum of two single garage doors, or one double garage door is permissible facing the access street, position subject to **SBDRC** approval.

### **5.7. Climatic control and Screening devices**

Large sections of glass are encouraged to invite natural light into the dwelling and accentuate views, as are large opening sections to allow a seamless transition between interior and exterior space. Due to this care should be taken to avoid excessive heat gains and heat loss. Large glazed sections are to be protected by a sun shading device (movable or fixed). Devices such as louvre screens, pergolas, verandah's or stoeps, in horizontal, vertical or angled applications projecting from the external building façade are encouraged. Screen walls to a maximum height of 1800 mm may be used to allow for privacy and safety. The onus lies with the Project Architect to ensure heat loss/gain calculations are at acceptable levels and conform to SANS 10400-XA.

### **5.8. Verandahs, Balconies and Decking**

The use of balconies, verandahs and decking are encouraged to promote an out-living lifestyle. All decks are to be of either Balau or Garrappa. Either fluted or smooth finishes decking planks are acceptable. It is encouraged that decks on ground level, where possible, are suspended above the natural vegetation and to a maximum height of 1200mm off the natural ground level.

### **5.9. Balustrades**

All exterior balustrades are to be stainless steel, treated timber, glass or powder coated aluminium (colours: shades of Grey, or Charcoal). Exterior balustrade designs and material choice are to be submitted to the **SBDRC** for scrutiny. All designs to be within the National Building Regulations (NBR) prior to submission to the **SBDRC**.

### **5.10. Lighting**

Lighting is to be handled in a contemporary, unobtrusive way that provides suitable lighting and aesthetic conditions. Stylistic fittings such as those associated with Victorian, Edwardian, or Gregorian styles are not permitted. All exterior lighting is to be at a low level or wall mounted. Direct glare should be avoided at all times and fixtures that push light down are encouraged. Energy efficient light fittings, such as compact fluorescent and LED lighting are compulsory. It is encouraged that all external fittings are on a day-night switch, whilst internal light fittings where appropriate be on motion



sensors. A lighting design schedule of fittings, including pictures of the fittings, is to be submitted to **SBDRC** for approval. All lighting to conform to **SANS 10400-Part O**

#### **5.11. House numbering and Post boxes**

House numbers are compulsory and must be clearly visible and illuminated at night. No lights are permitted to shine onto neighbouring houses. There is no prescribed standard or detail but this should remain sensitive to the nature of the estate. Details of house numbering are to be provided to the **SBDRC** and subject to their approval.

No post boxes will be allowed on individual erven. A central post depot will be erected for all estate residents to collect mail.

#### **5.12. Retaining structures**

Where required, retaining walls are permitted to a maximum height of 1500mm above the natural ground level. Retaining structures may be facebrick, natural stone clad brick work or gabion walls. Retaining systems such as 'Terraforce' or 'Loffelstein' are not permitted unless structurally required, justified in writing by a competent person and subject to approval by the **SBDRC**.

#### **5.13. Driveways, Garages, Parking and Walkways**

All driveways, parking areas and paved areas must be kept to a minimum and are to be paved in clay facebrick pavers, smartstone or exposed concrete aggregate pavers. No concrete straight or bevel edge pavers will be permitted. All colours and patterns to be submitted to the **SBDRC** for approval. It is mandatory to provide garaging for two vehicles (Garage doors to conform to that stipulated in point 5.6 – Doors and Windows). Two additional hard surfaced parking bays to match driveways must be provided for within the boundaries and in addition to any garages. Vehicles when not on individual erven are to be confined to the approved roadways and are not permitted to travel off such approved roadways.

Where possible 'floating' boardwalks should take preference over hard surfaced walkways to reduce the impact of erosion. No hard surfacing is to affect any indigenous vegetation.

#### **5.14. Boundary walls**

Boundary walls enclosing individual or consolidated erven are strictly prohibited. An external 'yard' area no greater than 25% of the erf area is permitted to be enclosed by a boundary wall. Drying and refuse yards are to be concealed within this space. In this instance the wall is to be 1800mm in height. Such walls are to be connected to, and complement the dwelling or outbuildings. Such yard positions and wall elevations and details are to be submitted to the **SBDRC** for scrutiny.

Privacy or enclosure concerns should be dealt with by the use of thoughtful screening devices as well as the orientation of various building components, including the building itself. The use of landscape elements and the incorporation of natural vegetation into the layout such as indigenous trees, are advised.



### 5.15. Swimming pools

Swimming pools are permitted and the location and shape of the swimming pool must compliment the building design and site. Each resident is responsible for the upkeep and maintenance of their own swimming pool, as well as the necessary safety precautions associated with it. All pools are to be located within 3000mm of any external building wall and a 2000mm swimming pool setback is applicable to all boundaries, but in all instances be within the ervens building lines. All protective structures (such as gazebos and lapas must compliment the architecture of the main dwelling. No thatch is permitted. All proposed pool and gazebo designs etc. as well as safety measures are to be submitted to the **SBDR** for approval. Pool pumps are to be concealed from sight.

### 5.16. Security

As the **SBE** is a secure and enclosed estate with on-site security provided 24 hours a day, all year round, the opportunity is available to promote freedom within the architectural context. Should the owners insist on burglar proofing, it should be considered at the design stage and form an integral part of the building design. Only internal burglar proofing will be permitted, and includes the likes of alarms and armed response.

### 5.17. Electrical usage

The estate subscribes to the concept of energy efficiency and therefore certain energy efficient measures have been prescribed. Where applicable such energy efficient measures are to be in strict accordance with **SANS10400 : Part X** as well as **SANS204**. The following measures are prescribed to achieve this goal:

- All water heating is to be achieved through the use of either heat pumps or solar water heaters (flat panels only). Where solar heaters are used a standby electrical heater element, with a time switch or load control relay must be incorporated so that the electrical heater is only used during off peak periods.
- Insulation within ceilings is mandatory.

The following measures are highly recommended:

- The use of gas hobs is preferred.
- The use of an automatic load management system to reduce the peak load, for example lighting control.
- The use of energy efficient lamps, such as compact fluorescent and LED.
- The installation of occupancy sensors so that lights are only on when an area is occupied. This is of particular relevance in areas such as corridors, entrance halls, pantry, etc.
- The use of daylight sensors for outside lighting.



- The use of dimmers to reduce lighting in areas when not in full use.
- Air conditioning plants should be energy efficient.
- Maximum use is to be made of natural lighting, heating and cooling of the building through passive design principals. In this regard it is compulsory that all ceiling spaces be provided with a layer of thermal insulation material.
- Adoption of photovoltaic cells and vertical axis wind turbines sensitively integrated into the design (subject to **SBDRC** approval).
- Hot water pipes are lagged with insulation material and that low flow shower heads be used.

It should be noted that energy conservation / efficiency occupies a high priority rating at **SBE** and all energy saving elements, such as solar panels etc, must form an aesthetically pleasing part of the elevation design or be hidden accordingly. All such products are to be of a high quality, of good repute and well tested.

#### **5.18. Sewerage, Plumbing, Air Conditioners and Satellite dishes**

The owner of each erven is responsible for the provision of a three (3) chamber septic tank with a minimum capacity of 4500 litres from where effluent will flow into a package plant. Low-flow Technology such as low flush toilets must be used to reduce potential water consumption and waste water loading of the sanitation system. All plumbing is to be concealed in ducts. No surface mounted plumbing on exterior walls is permissible. All air conditioning external condenser units to be concealed from view and any installations are to be submitted to **SBDRC** for scrutiny prior to fitment. Duct openings are to be concealed using timber slats and should complement the building design. All external antennae's or satellite dishes of any nature must be carefully positioned so as not to be a visual eyesore, painted to suit the colour of the building in order to impede its visual presence.

#### **5.19. Site Drainage**

Each erven is responsible for its individual stormwater management and therefore all stormwater from roads, paved areas, roofs and swimming pools is to be carefully directed onto landscaped areas as required by the local authority. No concentrated stormwater is allowed at any point. Stormwater design and detailing is to be carried out by a competent person and must be clearly indicated on **SBDRC** submission plans for scrutiny. Any costs incurred through the appointment of a competent person are the responsibility of the property owner.

#### **5.20. Landscaping**

All landscaping and / or private gardening, whether ornamental, consumptive or any other purpose which may take place on the property or individual erven are to adhere strictly to document **SBD-05** (Permissible Plant List). A landscape development plan (minimum scale of 1:100) is to be submitted to the **SBDRC** for approval prior to commencement of the landscaping and is to contain the following information:

- Client / owners name





- Erf number
- Scale
- North sign
- Date
- Contact information
- Coloured layout of vegetation / zoning (with annotations)
- Schedule of prescribed plants and trees (contained within the Permissible Plant List).
- Plant list indicating common plant names, botanical names, plant bag size and density of planting. Pictures of the various plants and trees to be included in list.

Residents are to make use of local indigenous plants in their private gardens and / or to select plants and trees from a prescribed list (the Permissible Plant List). **Hard** landscaping surfaces such as paving are not to cover more than 15% of the site. A minimum of 25% of the site is to be **soft** landscaping. No indigenous vegetation is to be removed nor disturbed. Any building or hard surfacing is to be positioned on the disturbed portion of the erf only.

#### 5.21. Sustainability

Rain water harvesting is compulsory and is to be implemented by the usage of water storage tanks. These tanks may be exposed above ground. All tanks are to be concealed by means of screen walls, cladding or vegetation. A full specification as well as a detailed design is to be submitted to the **SBDRC** for approval. No single tank above ground is to be larger than 5000 litres. Each dwelling is to incorporate a minimum of one 5000 litre rainwater tank.

The harvesting of grey water is encouraged, however, under no circumstance shall any grey water be permitted to enter any dams on the estate.

As mentioned earlier, Low-flow Technology such as low flush toilets must be used to reduce potential water consumption and waste water loading of the sanitation system.

Solar panels are permitted; however, they are to be concealed wherever possible or integrated into the design of the dwelling in an aesthetically pleasing manner. Solar panels are subject to approval by the **SBDRC**. All products are to comply with the national building regulations.

Vertical axis wind turbines are acceptable subject to approval of the **SBDRC**. No horizontal axis wind turbines will be permitted.

Any alternative sustainable measure to be brought to the attention of the **SBDRC** for scrutiny and approval.

## 6. SITE WORKS

The following basic site works protocols serve to introduce the home owner and/or project



manager to certain critical guidelines during construction and relevant to certain landscaping requirements. The owner/project manager is responsible for ensuring their appointed contractor stays within the bounds of the Contractors Rules & Regulations (**CRR**) Document **SBD-06**.

It is encouraged that the natural slope of the site be maintained through the fragmentation of structures into smaller components which step down a given slope. This is to promote a sensitive scale within the development.

Cutting and filling is not to exceed more than a meter's depth of natural ground level, and any cut/filled embankments are to be landscaped such as to appear natural.

The site is to be maintained clean and free of debris at all times.

Vehicular access to each individual or consolidated site is limited to one point of entry only, in order to minimize environmental damage. The onus lies with the owner to ensure the contractors point of site entry is consistent with that envisaged for the driveway and so reflected on the **SBDRC** approved plans.

Indigenous vegetation or identified "rough" vegetation is to be protected at all times during construction and must be demarcated by a temporary fence.

Topsoil from construction must be stock piled for re-use in landscape restoration after building.

The use of explosives or heavy earth-moving machinery is prohibited.

All electrical or other cables to be located underground.

(Note: To be read in conjunction with the Contractors Rules & Regulations (**CRR**), Document **SBD-06**).

## 7. **GENERAL DEVELOPMENT REQUIREMENTS & RESTRICTIONS**

It is important that the entire development reads as a whole. The success and progressive development lies in the application of these guidelines by the individual home owner and the **SBHOA** at large. Outside the scope of the architectural aspect of these guidelines, the following prohibitions are to be adhered to:

- All fireplaces or braais to be sited within individual development footprints of each property (disturbed area) and no fireplaces nor braais will be permitted outside of this area.
- No fires are allowed whatsoever except in purpose built fireplaces or braais and with the exception of controlled bush clearing conducted by the **SBHOA**.
- No temporary structures such as timber outbuildings or tented structures will be permitted under any circumstance.



- All rock features, concrete statues, pots and water features visible from the road are to be approved by the **SBDRC**.
- Gas cylinders and all other service elements on external walls must be concealed.
- All telephone feeds to a house must be laid underground.
- All buildings must be maintained in a good condition and retain its original aesthetic appearance and paintwork.
- Construction of individual residential dwellings must be completed within 36 months of registration of transfer of the erf into the name of the first owner of the erf.
- All additional landscaping rules and conditions are to be discussed with the developer.
- All layouts are subject to scrutiny by the **SBDRC**.

## 8. CONCLUSIONS

All conditions and limitations contained within this document are to be considered in addition to any existing conditions and regulations set by the local authority and or any other relevant body. All required regulations within this document are to be conformed to and any diversion thereof shall be at the sole discretion of the **SBHOA** as well as the **SBDRC**.

The **SBDRC** shall not be liable for the correctness of any part of any project contained within this development beyond the parameters set in this document. It is not the responsibility of the **SBDRC** to assume compliance to any regulations set by a third party. Furthermore, the **SBDRC** approval shall not be construed as permitting any contravention of restrictions imposed by any local authority having legal jurisdiction. It should also be noted that the **SBDRC** is not to assume the responsibility of checking compliance to the National Building Regulations (NBR) for any submission.

The overall integration of the building(s) into the surrounding natural and built context and any other aesthetic considerations that might jeopardize the architectural integrity of the development remains open for scrutiny and is subject to changes requested by the **SBDRC**.

Any changes to existing or new structures on site are to be submitted to the **SBDRC**, the **SBHOA** and any other related parties for scrutiny and approval if so required.

The **SBHOA** reserves the right to change the structure of this document, any procedure and fee at any time.

