



# Architectural Guidelines

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1. ESTATE MAP



**KEY**

- Roads No.
- Esths.
- Kyalami Estates
- Kyalami Estates 11
- Kyalami Estates 12
- Kyalami Estates 13
- Kyalami Estates 14
- Kyalami Estates 15
- Kyalami Estates 17
- Kyalami Estates 18
- Kyalami Estates 130
- Kyalami Estates 132
- Games Office (175)
- Squash Court (176)
- Club House (200)



## 2. DEFINITIONS

“Architect”	means the architectural professional registered with SACAP employed by the Owner to prepare the plans;
“Architectural Committee”	means the group that is tasked with enforcing the Associations Architectural Guidelines and who Owners are required to gain approval from prior to any property improvements on their ERF. The Architectural Committee may consist of a Review Architect, Board of Directors and employees of the Association;
“Architectural Guidelines”	means Kyalami Estates Architectural Guidelines as amended from time to time;
“Association”	means the Kyalami Estates Homeowners Association NPC;
“Board of directors”	means the governing body of the Association, elected by Owners to set strategy and oversee management;
“Building line”	means the limit beyond which a dwelling must not extend past, towards the street or against the other boundaries of the ERF;
“Community participation manual”	means the rules and regulations to ensure the continuance of this lifestyle as amended from time to time;
“Construction period”	means the period between the commencement of the construction and the issuance of the occupation certificate;
“Contractor”	means the contractor employed by the Owner to carry out the construction of the property improvements and includes any sub-contractors, specialist contractors, suppliers and/or delivery contractors who may, from time to time, come onto the Estate to provide services to the contractor and/or to the Owner;
“Contractors code of conduct”	means the adopted rules relating to building/contracting activity in the Estate;
"Dwelling"	means the house, flat, or other place of residence forming part of the property improvements;
“ERF”	means any property or portion thereof in the Estate, registered in the name of an Owner whether or not such erf or portion has been developed;
“Estate”	means Kyalami Estates;

“FAR”	means floor area ratio which is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built;
"Landscaping"	means any landscaping, irrigation, ponds and water features on the property;
“Local Authority”	means the City of Johannesburg Metropolitan Municipality;
“Minor Building Works”	According to Section 13 of the National Building Regulations and Building Standards Act 103 of 1977, certain renovations and / or alterations and / or improvements that are exempted to appear on the approved and registered building plans;
“Memorandum”	means the memorandum of incorporation of the association;
“National Building Regulations”	means Building Standards Act, to provide for the promotion of uniformity in the law relating to the erection of buildings in the areas of jurisdiction of local authorities; for the prescribing of building standards; and for matters connected therewith;
“Natural ground level”	means the original undisturbed ground level of the property (i.e. the surveyed level prior to site handover);
"New Build”	means a property alteration / renovation that includes over 50% of the existing structure;
"Owner"	means any person, company, closed corporation or trust reflected in the records of the Registrar of Deeds as the registered Owner of a property;
“Occupation certificate”	means a certificate issued by the local authority confirming that the dwelling may be occupied;
"Plans"	means the plans, specifications and related details required for the purposes of the construction of any dwelling/property improvement;
“Professional Architectural Technologist”	means a person who is registered as such in terms of the Architectural Profession Act, 2000;
"Property improvements"	means any structure, swimming pool, boundary wall/fence, garden wall/fence, driveway, parking area, external paving/tiling/hard surfacing, generator, solar or other panel, camera, water or other storage tank, antenna/satellite/receiver dishes, solar panel/roof light, air conditioners/evaporative cooling/heat pump, burglar

	alarm and anything else situated on the property which is externally visible;
“Review Architect”	a person appointed by the association to review plans submitted in accordance with the Architectural Guidelines and Local Authority regulations.
“SACAP”	means South African Council for the Architectural Profession;
“South African National Standards”	means (SANS) 10400-XA which provides for the application of Regulation, or the minimum requirements of the South African National Building Regulations on energy efficiency and environmental sustainability in building design.

### **3. INTRODUCTION**

The purpose of these Architectural Guidelines, as amended from time to time in accordance with the Memorandum of Incorporation (“MOI”) is to outline the Kyalami Estates Homeowners Association (“KEHOA”) policies and procedures regarding architectural property improvements and modifications, with specified parameters relating to the approval process, architectural style and building requirements which Owners must adhere to in respect of the construction of any property improvements or enhancements to their dwelling. The Architectural Guidelines are in place to control, promote, enforce and maintain architectural, aesthetic and environmental standards, character and quality in the Estate, and to align with, enforce and maintain a code of conduct for contractors and other service providers working in the Estate as may be prescribed and/or specified in the Contractors Code of Conduct.

The Architectural Guidelines are supplementary to the MOI, Community Participation Manual (“CPM”), Contractors Code of Conduct, National Building Regulations and the requirements imposed by the Local Authority and should be read in conjunction with these documents. Any amendments within these Architectural Guidelines supersede previous versions.

Pictures within this document are for clarity, to avoid misinterpretations and to ensure consistency of architectural elements on the Estate.

The Architectural Committee reserves the right to interpret the Architectural Guidelines and approve plans at its discretion. No decision or waiver which the Architectural Committee may approve shall be construed as creating a precedent for future decisions nor shall it be construed as a permanent amendment to these Architectural Guidelines. The Architectural Committee reserves the right to strictly enforce adherence to the Architectural Guidelines.

### **4. DESIGN REVIEW PROCESS**

- 4.1. All new constructions or property improvements to existing structures must be shown on plans in accordance with the Architectural Guidelines and the National Building Regulations as set out in the SANS 10400 publications, the Local Authority regulations, and by-laws.
- 4.2. All plans must be drawn up by SACAP registered Professional Architects (PrArch) or alternatively a Professional Architectural Technologist and in accordance with the CBE Identification of Work for the Architectural Profession. An Owner is free to select their own

Architect, however plans will not be accepted or tabled unless this requirement is complied with.

- 4.3. Three copies must be submitted, one of which will be retained by the Association for record purposes and other copy's stamped and signed and returned to the Owner / Architect for submission to the Local Authority for their approval.
- 4.4. Notwithstanding approval granted, no building shall be erected or altered, which contravenes any statutory regulations or zoning controls.
- 4.5. The Association appointed Review Architect, after review of the plans, will email his comments to the Association who will then inform the Owner or their Architect of the approval/rejection of the submitted the plans.
- 4.6. Exceptions to any of the Architectural Guidelines that may be approved by the Architectural Committee will on no account become a precedent applicable to other ERF's.
- 4.7. Once these plans are deemed to fully comply with the Architectural Guidelines, the Architectural Committee will endorse the plans for further submission to the Local Authority.
- 4.8. All property improvement plans and applications are to be submitted to the Local Authority only after approval is acquired from the Architectural Committee and no building may be erected or altered without approval by both Architectural Committee and the Local Authority.
- 4.9. One set of approved plans by the Local Authority must be returned to the Association for record purposes, prior to the commencement of any property improvements on the dwelling.
- 4.10. All outstanding fees due to the Association must be paid up in full prior to any submissions being considered. Furthermore, no stamped and endorsed plans will be released without full payment of submission fees and any deposits related to the construction project.
- 4.11. A non-interest-bearing building performance deposit of R14 000.00 (fourteen thousand rand only) is payable before commencement of construction of new builds and R10 000.00 (ten thousand rand only) in the case of property improvements (additions, alterations, or other minor building works). R1 000.00 (one thousand rand only) of the deposit is non-refundable. The balance of the deposit will be refunded after the issuing of an occupation certificate and on completion of an inspection and final sign off by the Association.
- 4.12. Property improvements shall be done strictly in accordance with the approved plans and conditions imposed. In the case of breach of any conditions imposed, the Association may declare the balance of the deposit forfeited and may take any other steps necessary in order to enforce compliance with the conditions.

## **5. SUBMISSION OF PLANS**

The following procedure should be followed for the approval of plans prior to the commencement of any property improvements.

- 5.1. the Owner must submit working drawings in compliance with Local Authority requirements, City of Johannesburg Land Use Scheme 2018, as well as the original Town Planning Scheme

(Halfway House and Clayville 1976) and these Architectural Guidelines. The following mandatory information must be clearly indicated on plans being submitted for scrutiny at:

- 5.1.1. Either 1:500 or 1:200 Site Plan indicating the following. All to be to a scale of not less than 1:200. Larger scales are preferred:
  - 5.1.1.1. Building position clearly indicating the proposed placing of the new building or additions.
  - 5.1.1.2. Stand number and street address.
  - 5.1.1.3. Outline of the adjoining dwelling or dwellings on both sides if already existing.
  - 5.1.1.4. Open garden space and yards.
  - 5.1.1.5. Position of existing important trees or shrubs.
  - 5.1.1.6. Positions of vehicular and pedestrian paved surfaces, as well as entrance to site.
  - 5.1.1.7. Pools.
  - 5.1.1.8. Fences.
  - 5.1.1.9. Main service lines (sewerage, storm water management, water, telephone and electricity connections) and any servitudes where applicable.
  - 5.1.1.10. Site boundary dimensions and boundary walls.
  - 5.1.1.11. Site area, building areas, coverage and floor area ratio.
  - 5.1.1.12. Applicable buildings lines.
  - 5.1.1.13. Distances from boundaries and adjoining structures.
  - 5.1.1.14. Contours and north point and direction in relation to the particular stand.
  - 5.1.1.15. Overlooking of neighbouring properties.
- 5.1.2. 1:100 Floor plans and roof plans:
  - 5.1.2.1. Floor levels must be shown relating to a datum level and to the contours. Please attach copy of Surveyor's diagram on an A4 sheet.
  - 5.1.2.2. Floor Plans must also indicate the proposed use and size as well as floor finishes of all rooms and spaces.
- 5.1.3. 1:100 or larger cross sections through all building components indicating:
  - 5.1.3.1. The heights of all structures.
  - 5.1.3.2. Building lines.
  - 5.1.3.3. Finished floor levels.
  - 5.1.3.4. Site slopes.
- 5.1.4. 1:100 Elevations must include a reference to the datum point, ground floor lines, and cut and fill lines (if applicable) and all facades.
- 5.1.5. Door and window schedule.
- 5.1.6. Drainage, sewer, and storm water layouts.
- 5.1.7. Construction details where necessary.
- 5.1.8. Colour scheme.
- 5.1.9. Site and boundary walls/fences.
- 5.1.10. Details of external balustrading.
- 5.1.11. The position of driveways including paving material specifications.
- 5.1.12. Indicate gazebos, pergolas, covered walkways and water feature positions, dimensions, and details on plans and elevations. These elements need approval.



- 5.2. The following additional information must be included on the drawings:
  - 5.2.1. Specification of all external materials and finishes including colour specifications and treatment of building exteriors including roofs and walls (all perimeter walling/fencing.) Samples may be requested.
  - 5.2.2. All plans should be signed by the Owner, Architect, and Engineer.
- 5.3. Additional drawings or information may be called for to provide clarity and to define elements or describe materials if not clearly stated in the initial drawings.
- 5.4. A1 sized drawings are preferred.
- 5.5. A colour swatch of the paint to be used must be submitted with the drawings. The Architectural Committee reserves the right to request the colour to be amended, should it compromise the style and methodology of the Estate. Any deviation from the submitted and approved colour must be re-submitted prior to the painting of the house for authorisation by the Architectural Committee. Neutral colours like shades of white, beige, taupe, and greys are recommended as per the suggested colour palette.
- 5.6. Any deviations from the signed plans in the working drawings must be resubmitted to the neighbours who must re-sign the working drawings. Original signatures with relevant telephone numbers must be on the plans. Photocopy signatures and p.p. signatures will not be accepted.

## **6. PLANS APPROVAL**

- 6.1. Notwithstanding the fact that the plans may comply with all of the Architectural Guidelines, the approval or rejection of such plans shall be at the sole discretion of the Architectural Committee, which approval shall not be unreasonably withheld or delayed.
- 6.2. Nothing in the Architectural Guidelines will be construed as permitting the contravention of the Conditions of Title to any Erf or any by-laws or regulations of the relevant Local Authority.
- 6.3. Once the Architectural Committee has endorsed the approved plans, the Owner can arrange for further submission to the Local Authority.
- 6.4. On receipt of approval from the Local Authority, it is recommended that a final stamped copy of the plans is to be provided to the Association for record keeping purposes.
- 6.5. The fee for the scrutiny and approval is subject to change from time to time and at the discretion of the Association.

## **7. MINOR BUILDING WORKS**

Minor Building works as contemplated in Section 13 of the Building Standard ACT 103 OF 1977 include the following:

- 7.1. The erection of any
  - 7.1.1. Poultry house not exceeding 10 m<sup>2</sup> in area.
  - 7.1.2. Aviary not exceeding 20 m<sup>2</sup> in area.
  - 7.1.3. Solid fuel store not exceeding 10 m<sup>2</sup> in area and 2 m in height.
  - 7.1.4. Tool shed not exceeding 10 m<sup>2</sup> in area.

- 7.1.5. Child's playhouse not exceeding 5 m<sup>2</sup> in area.
  - 7.1.6. Cycle shed not exceeding 5 m<sup>2</sup> in area.
  - 7.1.7. Greenhouse not exceeding 15m<sup>2</sup> in area.
  - 7.1.8. Open-sided car, caravan or boat shelter or a carport where such shelter or carport does not exceed 40 m<sup>2</sup> in area.
  - 7.1.9. Any free standing wall constructed of masonry, concrete, steel, aluminium or timber or any wire fence where such wall or fence does not exceed 1.8 m in height at any point above ground level and does not retain soil.
  - 7.1.10. Any pergola.
  - 7.1.11. Private swimming pool.
  - 7.1.12. Change room, not exceeding 10 m<sup>2</sup> in area, at private swimming pool;
- 7.2. The replacement of a roof or part thereof with the same or similar material.
  - 7.3. The conversion of a door into a window or a window into a door without increasing the width of the opening.
  - 7.4. The making of an opening in a wall which does not affect the structural safety of the building concerned.
  - 7.5. The partitioning or the enlarging of any room by the erection or demolition of internal walls if such erection or demolition does not affect the structural safety of the building concerned.
  - 7.6. The erection of any solar water heater not exceeding 6 m<sup>2</sup> in area on any roof or 12m<sup>2</sup> when erected other than on any roof, and.
  - 7.7. The erection of any other building where the nature of the erection is such that in the opinion of the building control officer it is not necessary for the applicant to submit, with his application plans prepared in full conformity with these Regulations.

## **8. THE SITE AND BUILDING RESTRICTIONS**

### **8.1. Building Lines and Access**

- 8.1.1. All erven are subject to any municipal or other statutory servitudes. No buildings or large-rooted trees shall be allowed in this area.
- 8.1.2. The impact on sight lines to adjoining and existing properties must be addressed during the plan phase.
- 8.1.3. Applicable Building lines:
  - 8.1.3.1. Street Frontage: 5m where a Garage has direct access to the street, and where relaxations as referred to in Clause 7.1.6 will be considered.
  - 8.1.3.2. All other boundaries: Sides 6m aggregate, min. 2,25m on one side and rear of 2,25m
  - 8.1.3.3. Ascot Village (Kyalami Estates Extension 10)
    - 8.1.3.3.1. Stands 953 – 963, 971 – 973 and 977
      - Frontage: 3 metres for all buildings
      - Sides: Aggregate of 6 metres, with a minimum of 2.25 metres. The aggregate relaxation of these building lines if approved must not exceed 4 metres.

- Back: 2.25 metres K73: 16 metres. This building line can only be relaxed with written permission from Gautrans.
- 8.1.3.3.2. Stands 964 - 970 and 974 - 976  
Frontage: 5 metres for all buildings  
Sides: Aggregate of 6 metres, with a minimum of 2.25 metres. The aggregate relaxation of these building lines if approved must not exceed 4 metres.  
Back: 2.25 metres
- 8.1.3.4. Owlswood Village (Kyalami Estates Extension 12)
- 8.1.3.4.1. Frontage: 5 metres provided that the total parking bays includes 2 bays for owners and 2 bays for visitors.
- 8.1.3.4.2. Sides: Aggregate of 6 metres with a minimum of 2.25 metres on one side.
- 8.1.3.4.3. Back: 2.25 metres
- 8.1.3.4.4. Palamino Drive (Kyalami Estates Extension 5)
- 8.1.3.4.5. (Stand 979-983)  
Frontage: 5 metres  
Sides: Aggregate of 6 metres with a minimum of 2.25 metres on one side.  
Back: 2.25 metres K73: 16 metres. This building line can only be relaxed with written permission from Gautrans  
St Ledgers (Kyalami Estates Extension 5)  
Frontage: 3.5 metres  
Sides: 2 metres with minimum of 1 metre on one side with a 3 metre aggregate. No side space for garages/carports.  
Back: 1 metre for habitable rooms.  
Nil for garages/carports.
- 8.1.4. All stands along any provincial road boundary are subject to a 16m building line along that boundary. Provincial roads involved are Kyalami Main Road and Allandale Road. Applications for relaxation of this line must be made to Gautrans.
- 8.1.5. Building line relaxations will only be considered in exceptional circumstances and require a specific application to the Architectural Committee and the Local Authority, who may decline the application at their sole discretion. Applications must be suitably motivated, and there must at all times be sufficient space to allow for two parking spaces for visitors to the property.
- 8.1.6. Relaxation of street building lines will only be considered in exceptional circumstances, and then only if the incursion is no greater than 2m. Any relaxations beyond this will only be considered on merit, taking into context of the layout of the property and only for garages, carports and other similar type structures. Furthermore, relaxations on street building lines will be restricted to non-habitable rooms such as garages, pergolas, carports, awnings that are compliant with the permissible structures in the Architectural Guidelines and are supported by the approval of neighbouring property(s).
- 8.1.7. Relaxation of side or rear building lines beyond 2.25m will only be considered at ground level and only if written approval is obtained from the Owners of adjoining properties.

- 8.1.8. The adjoining Owners must indicate that they accept any proposed relaxation of building lines of the relevant Stand by signing the following acceptance in black ink on all working drawings. Photocopies or similar will not be accepted.

**“I,.....the Owner of Stand.....accept the building lines as shown on this drawing. Signed..... Date.....”**

- 8.1.9. Vehicular ingress and egress to the site shall be taken at one point only. If altered, it must be noted and indicated on the submission drawings.
- 8.1.10. Notwithstanding that the adjoining Owner had agreed to the relaxation of the building line, the approval or rejection of the building line shall be at the sole discretion of the Architectural Committee.

## **8.2. Coverage**

- 8.2.1. The coverage is defined as the ground area, which is covered by, roofed portions of the house.
- 8.2.2. The maximum permitted coverage on the erf is 50% and a FAR of 0,8, with the exception of the following:
- 8.2.2.1. Palamino Drive Stand 979 to 983 (Kyalami Estates Extension 5) being 50% coverage and a FAR of 0.5.
  - 8.2.2.2. St Ledgers (Kyalami Estates Extension 5) being 40% coverage with a FAR of 0,6.
- 8.2.3. The cost for any formal application to the Local Authority for relaxation in terms of coverage and bulk, shall be borne by the Owner, if approval is granted by the Architectural Committee.
- 8.2.4. The main dwelling, excluding Garages, Domestic Accommodation, Covered Patios, and any other permitted Outbuildings shall be at least 180 sqm with the exception of:
- 8.2.4.1. Ascot Village (Kyalami Estates Extension 10) being 230m<sup>2</sup> (excluding staff accommodation, garages and patios).
  - 8.2.4.2. Owlswood Village (Kyalami Estates Extension 12) being 150m<sup>2</sup> (excluding staff accommodation, garages and patios).
  - 8.2.4.3. Palamino Drive Stand 979 to 983 (Kyalami Estates Extension 5) being 150m<sup>2</sup> (excluding staff accommodation, garages and patios).
  - 8.2.4.4. St Ledgers (Kyalami Estates Extension 5) being 130m<sup>2</sup> (excluding garages, patios and staff accommodation).

## **8.3. Density**

- 8.3.1. Maximum of one dwelling per stand, occupied by a single family. The Architectural Committee may in its sole discretion in special circumstances, consider applications to increase the density.
- 8.3.2. Second dwellings “Granny Flats” may be considered in special circumstances but must be linked to the main dwelling and seen as part of one unit.
- 8.3.3. Maximum Areas:
- 8.3.3.1. Coverage on all erven will be restricted to a maximum of 50% of the area of the erf, which is inclusive of a Garage, Covered Verandas, Patios and Balconies (all covered areas).

8.3.3.2. The ratio of floor area or 'FAR' to land area is determined by dividing the total floor area on a zoning Erf by the Erf area. The total FAR bulk may not exceed 0.8.

#### 8.4. Zoning

- 8.4.1. The zoning for Kyalami Estates and Kyalami Estates Extension 1, 2, 3, 4, 7, 8, 10,12 and Palamino Place is "Residential 1" and constructions are limited to two storeys.
- 8.4.2. The zoning for St Legers (Kyalami Estates Extension 5) is "Residential 2" and is also limited to two storeys.

#### 8.5. Heights

- 8.5.1. No building shall exceed two (2) storeys in height above the natural ground level at any point, except for special concessions by the Architectural Committee.
- 8.5.2. No portion of the dwelling shall exceed 6.5m for a single storey and 9m for a double storey above the natural ground level. Chimneys may project above this line subject to the approval by the Architectural Committee.
- 8.5.3. A non-habitable Basement (i.e., at least 75% below natural ground level) may be permitted at the discretion of the Architectural Committee.
- 8.5.4. The overall height of the building must still fall within the applicable guidelines.
- 8.5.5. The right to privacy of adjacent property Owners is a major factor in the approval of double storey houses. Adjacent Owners must indicate on working drawings that they accept the proposed plans. This approval must be signed in black ink. Photocopies or similar reproductions will not be accepted. The format to be used on the drawing is as follows:

**"I, .....the Owner of Stand.....accept the double storey as shown on this drawing.  
Signed.....Date....."**

- 8.5.6. Approval may not unreasonably be withheld or delayed, and the Architectural Committee reserves the right to overrule the withholding of approval if it is deemed to be unreasonable.
- 8.5.7. If the adjoining Owners reject a double storey construction, they are required to provide sound and compelling reasons for such rejection. The Architectural Committee of the Association reserves the right to accept or override such objection after giving due consideration to the facts.
- 8.5.8. Notwithstanding the fact that the adjoining Owner(s) agree to the double storey, the approval or rejection of such application shall be at the sole discretion of Architectural Committee.

#### 8.6. Levels

- 8.6.1. Floor levels must be shown on the plans, related to a datum point, and the site plan must show sufficient contour lines, with clearly indicated cut and fill.
- 8.6.2. Storm water management must be clearly indicated on the dwelling and ground levels.

## **8.7. Form of the Building**

- 8.7.1. The design should show sensitivity to the environment, with special consideration being given to natural features, e.g., flora, fauna, and topography.
- 8.7.2. Additions to existing dwellings should match all aspects of the original design and style. Garden Gazebos should also match the original structure.
- 8.7.3. Domestic Accommodation should not be visible from the street and be contained under the same roof. No free-standing structures will be permitted.
- 8.7.4. No flat, cottage or other dwelling structure may be constructed separately from the main dwelling on any property in the Estate unless the Owner has applied for a rezoning of the property, has received such rezoning approval, and has provided a copy of such rezoning approval to the Association Office.

## **8.8. Subdivision and Consolidation**

- 8.8.1. No stand may be subdivided, nor may a sectional title plan be registered under any circumstances.
- 8.8.2. No more than two (2) stands may be consolidated.
- 8.8.3. Subject to the provisions of the MOI of the Company, the Board of directors of the Association will have the power to, from time to time and at its sole and absolute discretion, determine and resolve what the additional monthly contributions to the ordinary levy will be, if any, for an Owner who has consolidated or notarially tied two or more residential erven.

## **9. CONSTRUCTION AND MATERIALS**

### **9.1. Roofs**

- 9.1.1. Special aesthetic consideration should be given to the design of parapets, fascia, eaves, roof trim, guttering and roofing material in general.
- 9.1.2. Roofs may have the following finishes: Slate tiles, concrete tiles, and concrete slabs.
- 9.1.3. Sheet metal roofs must be factory finished in Chromadek or Colomet colour range. No galvanised iron, unpainted, painted metal or any type of reflective or pseudo roofing material will be permitted.
- 9.1.4. Roofs may have gable ends or hips. Cloak verge tiles should be used in place of rolled verge tiles. Exposed edges of metal roofs are not permitted and must be concealed with a fascia or other suitable detail.
- 9.1.5. Flat concrete roofs shall be behind parapet walls.
- 9.1.6. All roof colours must be natural colours and approved by the Architectural Committee.
- 9.1.7. Thatch roofs are permitted provided they meet the height restrictions and adequate lightning protection is provided. Lightning conductors must be as unobtrusive as possible. The thatch roof must comply with Local Authority fire regulations. The building lines for thatch may vary, however this building line may be relaxed subject to the acceptance of a rational fire design by the Local Authority.

### **9.2. External Walls**

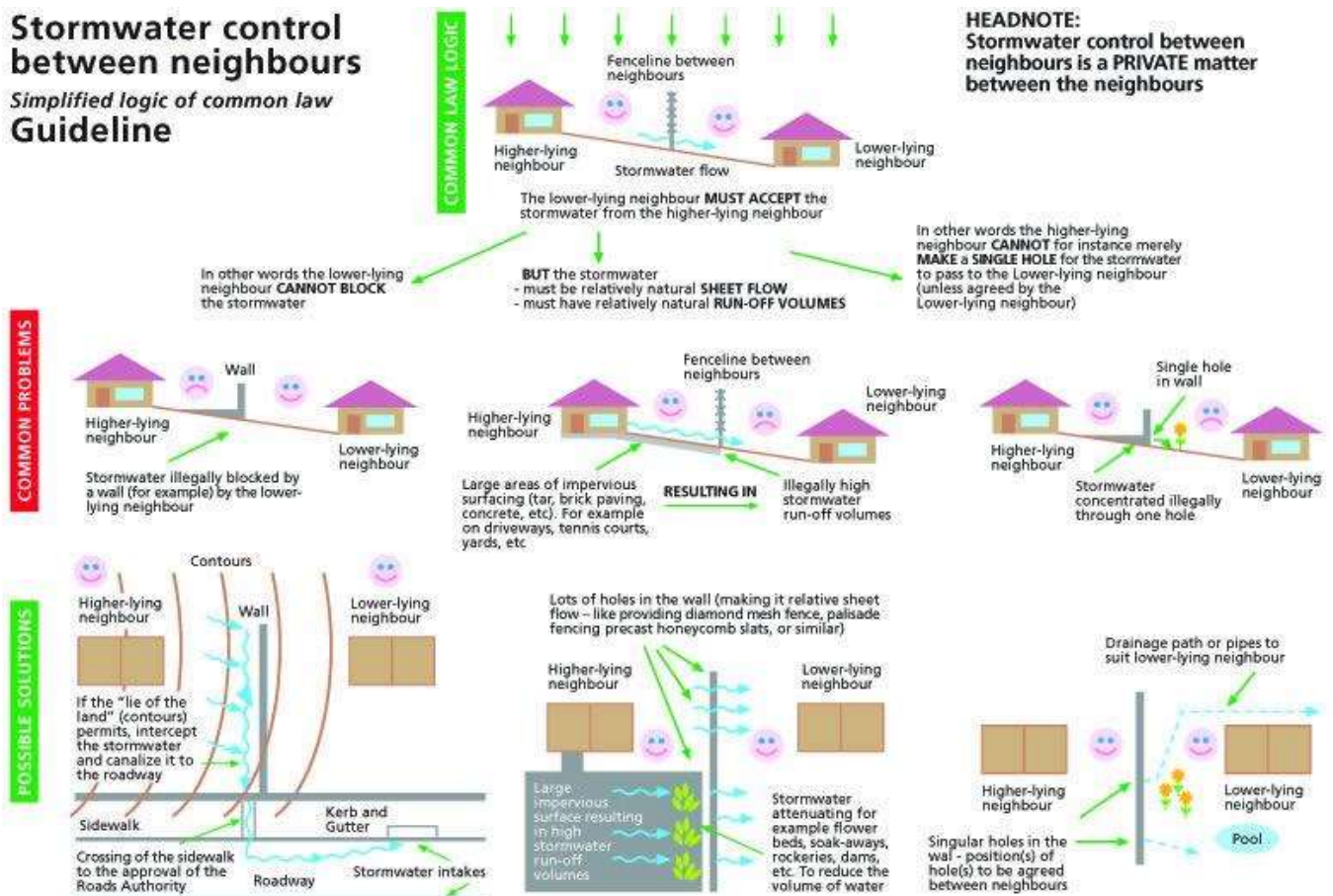
- 9.2.1. All external walls must make articulated connections with adjoining buildings or walls.

- 9.2.2. All external walls shall be painted in natural earth tones. Pastel colours will only be allowed on special approval.
- 9.2.3. Clay face bricks in approved earthy colours may be used. Samples to be submitted to the Architectural Committee.
- 9.2.4. Plaster finishes must be smooth or textured. Integral colour plaster will be promoted.
- 9.2.5. Plaster and paint or pigmented plaster should be in earthy colours.
- 9.2.6. Natural stone may be used for plinths and in limited applications for surrounds and accent elements.
- 9.2.7. Concrete columns and mouldings shall be allowed.

### 9.3. Storm Water Management

- 9.3.1. The Owner and his professional team must ensure that all storm water originating on their ERF is dealt with in a responsible manner.
- 9.3.2. The free flow of stormwater between properties must not be restricted.
- 9.3.3. The Johannesburg Town Planning and common law recommends that the lower-lying neighbour accept the stormwater from a higher-lying neighbour, but the stormwater must follow the relatively natural flow and be of relatively natural volumes. Below is an illustration of the Storm Water Drainage System.
- 9.3.4. The storm water management plan must be clearly indicated on the plans.

#### Stormwater control between neighbours Simplified logic of common law Guideline



## **9.4. Site Boundary Walls, Fences, Paving and Sidewalks**

- 9.4.1. Boundary walls must be plastered and painted on both sides to match the main dwelling. Unpainted plaster or un-plastered cement and clay stock brick walls are not permitted.
- 9.4.2. Special wooden fences will only be considered on side boundary lines after written approval is obtained from the adjoining Owners and Architectural Committee.
- 9.4.3. No wire fences or precast walls will be permitted. An alternative fencing permitted due to its durability and aesthetic appeal is Clearvu, however such should be polyester powder (powder coated) or plascoat / PVC, pre-galvanised or hot-dip galvanised will not be permitted. Furthermore, it should conform to 8.4.6 in terms of height requirements for those exceeding 1.8m in height.
- 9.4.4. Electric fencing will be allowed with the written approval of adjoining neighbours and Association.
- 9.4.5. Domestic Accommodation, kitchen and drying yards must be screened by a wall of 1.8m height. Such walls should match the main structure. Washing lines, dustbins, etc. must not be visible from the road or surrounding properties. Gas bottles are to be stored in the correct gas enclosures, within the drying yard.
- 9.4.6. Walls should not exceed 1.8m in height without the design and certification by an engineer, submitted for approval by the Architectural Committee.
- 9.4.7. The use of an approved palisade or post-rail style fencing will be permitted. The design and colour must be approved by the Architectural Committee.
- 9.4.8. Brick paving, exposed aggregate paving, cobbles, natural stone chip with edging and grey concrete slabs are permitted. Tar surfaces, premix, chip and spray and slasto / crazy paving will only be considered on a case by case basis and subject to approval by the Architectural Committee.
- 9.4.9. The treatment of sidewalks is important for the aesthetic quality of the Estate. The boundary walling and planting will be strictly controlled and must be indicated on plans which must be adhered to in all respects.
- 9.4.10. Owners who intend to drill boreholes on the property or otherwise extract subterranean water from it must acquire the necessary approvals from the respective Local Authorities.
- 9.4.11. The treatment of sidewalks is considered to be of paramount importance as they have a direct influence on the aesthetic quality of the Estate. The diverse nature of neighbourhoods should give rise to a varied treatment of street boundaries. To create a degree of visual integrity, the street boundary walling designs will be strictly controlled and must be indicated on the plans. No deviations will be permitted without the express consent of the Architectural Committee.

## **9.5. Windows, Fenestration and Doors**

### **9.5.1. Windows**

- 9.5.1.1. In general, windows should be designed in such a way as to enhance the aesthetics of the dwelling.
- 9.5.1.2. Windows shall be made out of timber or powder coated aluminium.
- 9.5.1.3. Steel windows will not be allowed.
- 9.5.1.4. Burglar bars should be installed internally and in a pattern to suit the proportion of windows.
- 9.5.1.5. Windows and doors should be of the same materials and complement each other in design and proportion.



### **9.5.2. Doors**

- 9.5.2.1. Doors and garage doors should complement the other building materials.
- 9.5.2.2. Sectional Roll-up garage doors should be used as opposed to tip-up type doors.
- 9.5.2.3. Steel garage roll-up doors will only be permitted if they are painted.
- 9.5.2.4. Staff Accommodation, yard toilet, kitchen and storeroom doors must be screened from the street or neighbouring properties.

## **9.6. Additions (Pergola's, Canopies and Carports)**

- 9.6.1. Formal approval is required from the Architectural Committee for the erection of pergolas, canopies, carports and other such structures. An accurate, dimensioned, full site plan must be submitted, illustrating the exact position of the carport on the site. The details of the carport in respect to the materials to be used and proposed colours are to be included in the submission. In the event that structure is visible to any neighbouring stands, they would need to sign approval of the site plan prior to submission. The Architectural Committee will review the application, and such will be subject to a scrutiny fee. Should the structure extend past the building line, or fall outside the category of minor building works, approval must be acquired from the Local Authority.
- 9.6.2. No shade netting will be permitted, however stretch tent carports will be permitted pending the submission and subsequent approval of the structure as outlined in 8.6.1.
- 9.6.3. No lean-to carport will be allowed unless integrated into the original design, which should then include columns for the carport being plastered brickwork to compliment or match the design of the house and with the same roofing material as the house.
- 9.6.4. Pergola designs to include timber, large section or combination double post with spacers. Supports for verandas and pergolas must be plain square, plastered columns or as described above and it being a structure, it must be within the building lines. Pergolas should preferably be of natural timber construction and should be covered with climbers or retractable canvas (colour to match walls). Tubular steel sections matching that of timber, painted to approved colour chart can be considered for all the above. Gum poles may be used in integrated into and tied through wall element on thatch roof houses only. Outer post to be double combination.
- 9.6.5. All awnings, if used must be concealed and submitted for approval. Canvas awnings are preferred to match the overall colour theme of the main building. Steel or aluminium awnings will only be permitted if they are painted.
- 9.6.6. Garden gazebo's can either match the original design and style of the house, or alternatively thatched structures are permissible providing that all municipal fire safety requirements have been adhered to.
- 9.6.7. Satellite dishes, air conditioning units, and aerials which do not form part of the basic structure should be illustrated on the plans. These items should be mounted in the least obtrusive position to cause minimum nuisance both visually and otherwise to neighbours, preferably to the rear or side of the house, and should not be visible from the street immediately in front of the house. Solar heating panels and solar geysers should be incorporated into the buildings to form part of the basic structure if possible and should be clearly shown and annotated on the plans.

Where such accessories are added after completion of the dwelling, the positioning must be discussed and agreed with affected neighbours before installation. Where no agreement can be reached the matter will be deferred to the Association for consideration.

- 9.6.8. Garden sheds, Wendy houses and dog kennels will be permitted provided they are prefabricated timber units of a good quality and are positioned at the back of the house and are not visible from the street front, and that approval is acquired from neighbouring properties.
- 9.6.9. Any re-painting of houses and/or boundary walls should be in accordance with the suggested colour palette and must be submitted for approval to the Architectural Committee with colour samples prior to commencement.

## **9.7. Electric Generating Systems**

### **9.7.1. Installation of Generators**

- 9.7.1.1. Any generator installed on the Erf must not be visible from the common property and with such position requiring approval by the Association prior to installation. Furthermore, the generator must be sound insulated, and all noise control conditions of all relevant statutory authorities must be complied with.
- 9.7.1.2. The installation of all generators shall be carried out by a fully qualified electrician and in accordance with the Electrical Contractors Association of South Africa (ECASA) document "GUIDELINES FOR THE SAFE USE OF PORTABLE GENERATORS ON UTILITIES' NETWORKS".
- 9.7.1.3. The electrician is required to supply the building Owner and/or contractor with a certificate confirming that the installation is safe and complies in all respects with the ECASA document referred to above.
- 9.7.1.4. A copy of the electrician's certificate is to be deposited with the Association by the building Owner and/or contractor.

### **9.7.2. Existing Generators**

- 9.7.2.1. All existing installations Owners and/or contractors must have such installations inspected by a qualified electrician, remedial work carried out if required and certified by a qualified electrician and comply with SANS 10103 (noise emissions) and SANS 10142 (electrical standards).
- 9.7.2.2. The Association is to be supplied with a copy of the electrician's certificate.

### **9.7.3. Generator Noise Emissions**

- 9.7.3.1. All generators in both new and existing installations shall have a maximum noise emission measured at a point 7 meters away from the generator. Noise level shall be at a maximum of 65 dBA(decibels). A sound attenuation cover shall be used where the generator does not comply with these levels to bring it within the limits.
- 9.7.3.2. Generators should not be operated between the hours of 22:00 to 06:00 unless neighbours' consent has been obtained, it is necessary for medical or other reasons; and it is approved by the Association.

#### **9.7.4. Generator Screening**

- 9.7.4.1. The generator must be screened in a way such that it cannot be seen from the road or neighbouring properties. Screening materials may not contravene existing aesthetic rules.

#### **9.7.5. Generator Specifications (ISO – SANS 8528)**

- 9.7.5.1. Exhausts must be fitted with filters/scrubbers with exhaust temperature standards not exceeding 545 °C and exhaust gas flow 176L/s (373cfm). Coolant system maximum fan power 2kW. Emission levels maximum PM60mg/Nm<sup>3</sup>, CO 190mg/Nm<sup>3</sup>, HC 150mg/Nm<sup>3</sup>.

### **9.8. Swimming Pools**

- 9.8.1. Plans must be provided that conform to the relevant SANS National Building Regulations regarding fencing and safety.
- 9.8.2. Portable pools above ground level are not permitted.
- 9.8.3. The pool pump and filter must be screened from view of neighbouring properties, and with these enclosures being located within the building lines of the property.
- 9.8.4. The swimming pool backwash or wastewater must be connected to the sewer system and not the stormwater pipes or directly onto the roadways.

### **9.9. Soil and Waste Pipes**

- 9.9.1. All soil and waste pipes, unless located within enclosed courtyards, shall be concealed within the walls or ducts, the ducts must be integrated into the design and not applied outside the wall and exposed to exterior.

### **9.10. Gutters and Down Pipes**

- 9.10.1. Gutters and down pipes must be unobtrusive and as far as possible concealed. All exposed gutters must be painted, or powder coated in a colour to match the walls.
- 9.10.2. All exposed plumbing, waste and drainage pipes must be adequately screened in suitable, accessible ducts. In double storey houses, these ducts must be integrated with the design of the house, not applied to the outside.

### **9.11. Balustrades**

- 9.11.1. Balustrades to verandas and balconies must be approved by the Architectural Committee.
- 9.11.2. Material and colour encouraged is natural timber, aluminium or stainless-steel posts with stainless wires or glass infill panels. Glass balustrades will be allowed.

### **9.12. Colour Scheme**

- 9.12.1. The external colour scheme to be used must complement the colours approved by the Architectural Committee. Any change to an existing colour scheme must be submitted for approval.
- 9.12.2. All external walls shall be painted in natural earth tones. Pastel colours will only be allowed on special approval.

- 9.12.3. The external paint colour for doors and windows may be articulated as a contrast but must remain within the natural vernacular. Alternatively, stained wood may be used.
- 9.12.4. The colour scheme to be used must complement the colour schemes of the adjoining properties.

### **9.13. Time Limits for Construction**

- 9.13.1. The construction period of buildings should be concluded within one (1) year from the date of registration of transfer of ownership into the name of the first transferee. The same time limit is applicable to New Builds. Property improvements should be completed within six months (6) of approval of plans.
- 9.13.2. The Contractors Code of Conduct must be signed by the Owner and contractor before any building work may commence and must be handed in to the Association office.
- 9.13.3. No excavated material may be dumped on adjoining properties.
- 9.13.4. No access will be allowed over adjoining properties.
- 9.13.5. All materials must be stored on site and the pavement must be kept clean of any building material or rubble.
- 9.13.6. In terms of the Local Authority and the Association Architectural Guidelines, no dwelling may be occupied unless all work is complete, and an occupation certificate obtained. Completion of work shall include painting, garden, driveway and the complete installation of plumbing, electrical fittings, and all items as per the approved plans. Levies during construction and occupation must at all times be current.

## **10. LANDSCAPING**

- 10.1. Owners are encouraged to plant predominantly endemic indigenous trees, shrubs and perennials for reasons of climate tolerance, water saving, maintenance and the encouragement of birds and wildlife.
- 10.2. All declared invasive alien plants, trees, shrubs and grasses are not permitted within the Estate and may not be cultivated in an Erf garden.

## **11. DEVIATIONS, VARIATIONS AND DISPUTES**

- 11.1. Any deviations or variations from the design must be approved by the Architectural Committee and Local Authority before any building work may commence.
- 11.2. The Owner shall formally apply for the approval of plans in accordance with the Architectural Guidelines.
- 11.3. All plans for deviations must be prepared by a SACAP Registered Architect. Submissions for the Local Authority must carry the approval stamp of the adjudicating architect.
- 11.4. Drawings detailing the deviation must be clear and must be submitted in duplicate to the adjudicating architect.

- 11.5. On approval the adjudicating architect will retain one copy for his own record. The Owner is responsible for submission to the Local Authority. The Associations decisions are final and legally binding on the ERF Owners.
- 11.6. Deviations to the prescribed design will be considered in terms of the Architectural Guidelines and subject to all the conditions contained in this document.
- 11.7. Special considerations will be given to applications where:
- 11.7.1. The internal layout is varied on condition that the external envelop is not affected visually. However, The amended external footprint may not enlarge the disturbance area and it may not protrude into the building lines.
  - 11.7.2. The approval or non-approval by the adjudicating architect of the deviation is final and binding. The Association reserves the right to stop any building work not approved in advance and to have any building or structure not in accordance with the approved drawings demolished and removed at the cost of the Owner.
  - 11.7.3. No relaxation on municipal building lines will be considered.
  - 11.7.4. The dwelling must be used in accordance with the Land Use Ordinance and Zoning Scheme of the Local Authority.

## **12. CONTRACTORS CODE OF CONDUCT**

This document, which is obtainable from the Association Office by all Owners who are contemplating any building activities, specifies the terms and conditions governing all contractors operating within the Estate. No building may commence until such time as this document has been signed by the Owner and the contractor and handed to the Association office.

13. ADDENDUM – REFERENCE IMAGES

13.1. Roof Materials

<p>Slate Tiles</p>  	<p>Concrete Tiles</p>  	<p>Concrete Slabs</p>  
<p>Factory Finished Sheet Metal</p>  	<p>Galvanised iron, unpainted metal</p>  	

13.2. External Walls – Suggested Colour Palette (Natural Earth Tones)



13.3. Site Boundary Walls, Fences, Paving and Sidewalks

<p>Boundary Wall Plastered &amp; Painted</p>  	<p>Precast Walling</p>  
<p>Clearvu Fencing</p>  	<p>Wire Fence</p>  
<p>Exposed Aggregate Paving</p>  	<p>Tar surfaces, premix, chip and spray</p>  



13.4. Additions (Pergola's, Canopies and Carports)

Stretch Tent Carport



Shade Netting Carport



Pergola



Awnings Steel



Awnings Canvas

