



ELEPHANT ROCK ECO ESTATE

ARCHITECTURAL GUIDELINES AND BUILDING SPECIFICATIONS



1. GENERAL PROVISION:

The Developer and a panel of Controlling Professionals will be referred to as **Elephant Rock Eco Estate (E.R.E.E.) Home Owners Association (H.O.A.), Aesthetics Committee (A.C.)** and their decisions will be final.

The **A.C.** is required to develop the architectural language for **E.R.E.E.** prepare Architectural guidelines and monitor it. They will be formed with a mandate, controlling and implementation of the Architectural guidelines.

E.R.E.E. – A.C. will comprise representatives of the Developer as well as representatives of the controlling Review Committee.

No person shall develop a vacant property at **E.R.E.E.** nor extend or alter any development there on in a manner or style inconsistent with the prevailing architectural theme that is more fully described below. Additional controls are also derailed herein.

The registered owners of the properties are responsible to ensure that members of their families, tenants, guests/visitors, friends and all their employees abide by these rules.

2. BUILDING AND ARCHITECTURAL GUIDELINES

- 2.1** The purpose of these design guidelines is to safeguard the Developer's as well as the Purchaser's rights.
- 2.2** The guidelines are to encourage creativity whilst ensuring a harmonious degree of uniformity of materials and finishes.
- 2.3** The guidelines will be implemented to ensure a sensitively constructed, eco-friendly environment with high quality aesthetics, practical design principles and attention to individual privacy, while combining the earth natural aspects of nature.
- 2.4** It is not the intention to unreasonably restrict building design.
- 2.5** The Architectural Guidelines are a condition of the Agreement of Sale and will be enforced by the EREE H.O.A. The EREE H.O.A. shall in addition to any other remedy as stipulated in the constitution, be entitled to impose fines in respect of approved building plan deviations.

3. CHANGES TO THE ARCHITECTURAL GUIDELINES

- 3.1** The Developer and **A.C. of Elephant Rock Eco Estate**, at their sole discretion, reserve the right to amend these architectural guidelines for the benefit and protecting the value of individual homes of the owners and in the interests of the development as well as the environment. This will be done by the **A.C.** and will be uploaded on the website.
- 3.2** A notification to all owners will be sent out each time there is an amendment to the Architectural Guidelines. No amendment may be made retrospectively.

3.3 Should there be a conflict between the terms of these Architectural Guidelines and the terms of the **M.O.I. of Elephant Rock Eco Estate**, Home Owners Association the **M.O.I.** shall prevail.

3.4 All submissions will be considered on merit, and even though a design may comply with all the regulations, it should still reflect the architectural language of the Estate. A submission may not be approved should it be deemed to detract from the architectural integrity of the Estate. However, the intention for these guidelines is not to limit, but rather to offer freedom and guidance for the architect and their clients, whilst maintaining the integrity of the Estate.

4. GENERAL

4.1 The architectural style of the buildings will have to merge into the natural backdrop, good proportions, colours and massing with a balance of natural materials, forms and shapes, these design elements will connect the structures to nature and create harmony rather than contrast.

4.2 The architectural intention is to embrace, adapt, interpret and incorporate the natural environment in a manner, which not only protects the natural environment, but also enhances it.

4.3 True architecture reflects an unpretentious style in buildings, and utilizes a simple yet clear visual language that will communicate strongly with the people who use them and fulfil the essential purpose they are designed for, always responding to the environment in which they are built.

4.4 The architectural style of the building will be considered in conjunction with that of other houses in the area, as well as aesthetic appearance and the proposed placing of the building, and such other factors as the Elephant Rock Eco Estate Home Owners' Association in its entire discretion may deem appropriate.

4.5 Every effort will be made to ensure that high standards are observed by all stand owners. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that such standards will be adopted throughout the development.

5. TIME LIMIT FOR CONSTRUCTION

- 5.1** The construction or improvements should be concluded within 5 (five) years from date of registration of transfer of ownership to the first purchaser (owner). In order to reduce inconvenience to neighbours and unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within one year from commencement.
- 5.2** Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the Elephant Rock Eco Estate Home Owners' Association. Any deviation from the above time limits will be subject to penalties calculated on a daily basis according to tariffs determined by the Directors of the Elephant Rock Eco Estate Home Owners' Association

6. ARCHITECTURAL CHARACTER AND VISION FOR THE ECO ESTATE:

- 6.1** The general style prescribed is of a modular construction with a contemporary style that incorporates the latest technology and focuses on the minimization of environmental impact.
- 6.2** Typical house styles is prescribed as:
- A: Traditional & Modern Farm or Bush-veld Style**
- B: Steel Structure**
- 6.3** Typical house forms & materials: see Annexure "B" of guidelines.

7. THE SITE, DETAIL AND CONTEXT:

- 7.1** The conservation area consists of beautiful hills overlooking the river and wildlife. The natural views lend to creative designs and unique lookout areas. The emphasis should be on the utilization of natural and sustainable resources, eco materials, textures and colours.
- 7.2** The design of the dwelling unit or any development on the stand should show a special sensitivity to the existing natural features, flora and topography.

- 7.3** To create the architectural language that responds to the environment, the determining factors to consider would be: Climate; Views; Orientation; Topography; Functionality; Durability; Eco-Materials; Natural Elements.
- 7.4** A local design vernacular is prevalent in reaction to the Lowveld specific climate.
- 7.5** Polyurethane & MgO board wall panels painted as per architect's spec to be used.
- 7.6** Covered verandas and covered patios, with shading shutters are advised.
- 7.7** The living areas of surrounding structures must be taken into account in the design process due to above mentioned facts. Screening to ensure your own and respect Neighbours' privacy must form part of the design.
- 7.8** The dwelling should be designed around existing trees as much as possible to avoid having to remove them.
- 7.9** It is the client's responsibility to appoint a Professional Land Surveyor – to plot contours of the stand and all trees, before the Design Professional continues with the design. Since most of the stands are situated on gradient terrain, it is important for the Designer to base the design of the building on the correct contours, within the height restriction guidelines (following the contours on site) and to leave the existing trees undisturbed. (This requirement is not applicable to other non-indigenous and potential invasive species)
- 7.10** The Professional Land Surveyor has to set out the building after council approval, before the builder commences with the construction work.

8. TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS AND ADJACENT STANDS AND SCREEN WALLS:

- 8.1** No Fencing of the boundaries of a stand will be allowed;
- 8.2** The natural environment will be left untouched except for that area designated by the Home Owners' Association for the erection of the buildings on the stand and garden purposes not exceeding 2 000 square meters. Even in this area the environment must be disturbed as little as possible. The explicit intention of these provisions are to limit the impact of building and gardening activities on the natural environment and bush.
- 8.3** Therefore no trees, bush, grass or any natural vegetation will be disturbed or removed without written approval of the Home Owners' Association as this also

serves as natural screening of buildings from the roads and buildings on adjacent stands.

- 8.4** If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen a swimming pool from the road or adjacent stands), then such walling should be as low as possible, and should not extend for more than 50 % of its length as a continuous line parallel to the road boundary. If a solid wall is unavoidable, a stepped-back or articulated wall is considered more acceptable. This will however only be allowed on the area designated by the Home Owners' Association for the erection of buildings not exceeding 2 000 square meters.
- 8.5** The **A.C.** must approve all garden walls and fencing with regard to both material and dimensions.
- 8.6** All TV aerials should be concealed and not externally visible. The position, size and sitting of satellite dishes must be approved by the Home Owners' Association.
- 8.7** Temporary carports will not be allowed.
- 8.8** Roofing materials for patios, carports and outbuildings must be approved by the Home Owners' Association.
- 8.9** No Wendy houses or other temporary structures may be erected.
- 8.10** Waste bins will be stored and concealed in a structure inaccessible to rodents, baboons, monkeys and other animals or birds. Such structures to be built in accordance with a prescription issued by the Home Owners' Association.

9. SWIMMING POOLS:

- 9.1** No swimming pool larger than 16m² (Sixteen) Square meters will be allowed.
- 9.2** The design of the swimming pool will be such that any wild animal falling into the pool will be able to easily climb out of the pool.
- 9.3** Detailed design of the swimming pool must be lodged with the **A.C.** for approval
- 9.4** No swimming pool water may be pumped or backwashed onto the surface but must be deposited in a drainage system and should be considered by the clients architect.
- 9.5** Pools to have a solid covering for when the house is left vacant.
- 9.6** (Also see point 6 under General Building Guidelines)

10. BUILDING REQUIREMENTS:

These guidelines and standards are subordinate to the National Building Regulations.

All buildings in Elephant Rock Eco Estate will need to comply fully with the National Building Regulations.

The use of all materials, needs to carry the SABS or been Agreement certified.
(www.agreement.co.za)

11. COLOURS TO BE USED:

- 11.1 To honour and enhance the spirit of the estate, earthy colour paints – approved by **A.C.** – To blend in with roofs & walls colours. ***Colour swatches to be supplied with 1st (First) submission.***
- 11.2 A 1m x 1m block to be painted for Final approval by the A.R.C, before the final paint be applied.
- 11.3 All paint colours to blend with above dry-packed claddings, and be described on building plans, to be approved by the sole discretion of **A.C.**

12. GENERAL BUILDING GUIDELINES:

- 12.1 The privacy and views of surrounding properties should be taken into consideration, which contributes to the concept of premium living in a pristine area. Therefore, as a general rule no decks or patios should overlook the living space of other dwellings.
- 12.2 Staff accommodation and Kitchen areas, including clothes lines should open onto a screened yard, which would be max 4m x 4m with minimum 1.8m high walls.
- 12.3 Outbuildings and additions should match the original main building, design in style, elevation and material usage. All plans must indicate at least one single enclosed garage, which must be built in conjunction with the original main dwelling. Carports should be specifically designed to blend in with the house (not as an after fix)
- 12.4 Solar geysers will be preferable and the roof heating panels must not be visible from the access roads–but the unit needs to be hidden inside the roof void. It needs to be clearly indicated on the 3d drawings and roof plan layout, illustrating that it is hidden.

- 12.5** TV aerials, satellite dishes and other items must form part of the basic structure and their position to be clearly shown on Roof plan layout and 3d Perspective.
- 12.6** Satellite dishes should be painted to match walls when it's been installed against a wall – on a low level, out of sight and concealed as much as possible.
- 12.7 Pools & Fences:**
- 12.7.1 Splash pools are permitted. The maximum permissible surface of a pool area will be 16 square meters.
- 12.7.2 Interior finishes: - Black, Charcoal or dark blue in colour.
- 12.7.3 Exterior finishes: - Cement/Natural rock/ ClearVu (or similar)/Safety Glass.
- 12.7.4 Pool fence to be 1m high 100mm c/c around pool blending in with house design.
- 12.7.5 The landscape fence can be combined with steel-steel bars according to NBR specifications 100mm apart (covered with plants for privacy) – Or wooden screening –Or gabion walls.
- 12.7.6 All these must be clearly indicated on all plans, as well as elevations, etc.
- 12.8 Lighting:**
- 12.8.1 The use of electrical lighting throughout the development must be utilized carefully to reduce hazardous and excessive spillage of light. No spot lights, flood lights are allowed. Only down lighters and path-lights which reflect the light downwards and not to neighbouring properties or into the distance. An external lighting plan must also be submitted indicating lights for braai, swimming pool, decks etc. for approval by the A.C. Internal lights to be down-lights, pendants and track lights only.
- 12.9 Garage doors & outside equipment:**
- 12.9.1 Garage doors or shutters to cover patios from wind or sun must be horizontal and or of a vertical proportion, wooden and can be either operated via a sliding, roll-up or fold-up mechanism.
- 12.10 Mechanical equipment** such as wall mounted air-conditioners, compressors, grillers, pool pumps, water tanks and other apparatus must be hidden in ducts and other vessels where possible. This must be shown clearly on the 3D Perspective and Roof plan.
- 12.11 Services & Sewer:**
- 12.11.1 Plumbing pipes must be concealed in internal ducts or behind feature walls that form part of the building design with access openings covered with lids. Sewer designs and connection points to be shown on plans.

12.11.2 Septic tank: It is preferred and advisable to use the "Calcamite Biomite Sewage Treatment System" that is pre-approved or if not a similar system that is SABS or Agreement Certified and a Biomite sewage treatment system. Proof of such certification to be submitted along with building plans for approval by A.C.

12.12 Driveways & Paving:

12.12.1 An apron of 2m maximum paving or gravel around the dwelling is allowed, the rest need to be natural landscape.

12.12.2 Casted concrete blocks or strips with small pebbles or broken rocks casted in between will be preferred for driveways.

12.12.3 Layout of driveway, types of materials & colour to be shown.

12.12.4 Positions of all aprons and driveways to be shown on SDP plan for splash pool, pool pump, gas bottles etc.

12.13 Waste & Recycle bins:

12.13.1 Waste & Recycle bins will be stored and concealed in a structure inaccessible to rodents, baboons, monkeys and other animals or birds. Structure to form part of the building design (like a vented store room)

13. INDIVIDUAL STAND BOUNDARIES

13.1 No boundaries or perimeter fencing or walling will be permitted.

13.2 Hedges with Indigenous scrubs can be used as screening, and or combined with different wall types.

13.3 Fencing limited to an area of 200m² around the building for pets. Brickwork is preferred.

13.4 Yard/Pet walls to be integrated with residence design and shown on plans.

13.5 Where a small drying yard or other concealed area needs to be fenced a maximum length of 4m x 4m wall is allowed or 16 square meter space with a lockable gate that blends in with the entire design. Gabion focus walls can be used.

14. ROOFS AND MATERIALS:

14.1 Roof shapes – Steel Structure

14.2 Butterfly Roof at min 5 degree fall, Mono-pitched Roof at min 15 degree fall, Pitched Roof at min 5 degree fall and Flat Roofs at min 5 degree fall - according to House Zero specifications.

14.3 Chromadek Roof Sheeting with heat Reflective.

14.4 Roof Pitch: - up to 15 degree

14.5 According to Steel Structure specs.

14.6 Roof Shape - Traditional & Modern Farm or Bush-veld Style:

14.7 Hipped- and Fly Roofs - combined with moderately scale Concrete slabs (waterproofed with an approved heat reflective color, to meld in with the main roof color) and Lean-to roofs, to suit the particular contours of the site, which facilitates view corridors between roof elements and creates interesting and undulating roof space.

14.8 Chromadek Roof Sheeting with heat Reflective.

14.9 Roof Pitch: - up to 45 degree

14.10 Colours: - Dark Dolphin; Charcoal Grey.

14.11 Modern Marley roof tiles. See Annexure

14.12 Roof pitch: - Min 26 & Max 35 Degree

14.13 Colours: - Antique Slate (MDANSL) OR Rustic Brown (MDANRB)

14.14 **Roofs In General:** Chromadek Roof sheeting is Highly Recommended – mainly for the reason that it is heat Reflective (Eco) and it can be matched with Pre coated - gutters & downpipes that can be used to relay water to water tanks to harvest rainwater.

14.15 IBR and Corrugated Long span roof sheeting will also be allowed. TO BE TREATED - NOT TO BE REFLECTIVE.

The Designer & Engineer need to make provision for Drips underneath slab overhangs & Full-bore outlets in slabs for gutter leading to water tank/water manger.

14.16 Also allowed contributing of flat or pitched covered terrace/veranda (carports) or timber pergola elements which help significantly for shading. (to compliment roof)

14.17 Roof lines will be monitored and enforced.

- 14.18** All exposed aluminum gutters and rainwater goods, must be pre-coated to match roof colors.
- 14.19** Aluminum Gutters will be advisable, to help retaining rain water into water tanks/water mangers.

15. VERANDAS, PORCHES AND PERGOLAS:

15.1 Steel Structure:

- 15.1.1 Supports shall be piers, timber, natural wooden or metal posts.
- 15.1.2 Timber lattice enclosure to verandas painted to colour guidelines will be permitted. Other materials to be approved by the Home Owners' Association.

15.2 Traditional & Modern Farm or Bush-veld Style:

- 15.2.1 Supports shall be masonry (face brick or plastered and painted) piers, timber, natural wooden or metal posts.
- 15.2.2 Timber lattice enclosure to verandas painted to colour guidelines will be permitted. Other materials to be approved by the A.C.

16. WINDOWS & DOORS:

- 16.1** Traditional style: Anodized Aluminium approved colours: Dark Brown and Dark Grey. Any other colours to be approved by A.C.
- 16.2** Other Elements to be incorporated into designs: Water tanks, Splash Pools, Boma fire places, Water manger (Water Cribs) and Windmill's.
- 16.3** Finishes thereof: Corrugated sheeting/Treated timber/ Steel - coated/ Glass as per SANS 10400 part N.

17. LANDSCAPING:

Plants to be used

- 17.1** Compulsory. Only indigenous Lowveld plants including trees, shrubs and ground covers may be used by property owners.
- 17.2** The use and rehabilitation of natural habitat, grass is encouraged.

- 17.3** All driveways, areas cleared of natural vegetation; trees to be removed, pools, court yard, walls, water-features, decks, patio and any other such features should be clearly indicated on all plans.
- 17.4** The undisturbed natural habitat will be always maintained.
- 17.5** Existing trees must be preserved as far as possible. Building design must take existing trees into consideration. Trees may not be removed from the property without authorization. Proposed trees to be removed must be clearly indicated on the SDP plan.
- 17.6** A limited area, not exceeding 10-meter x 10 meter, at the entertaining area or from main dwelling may be cleared for a lawn terrace, but the larger portion of each stand must be retained in its natural state to welcome wildlife.

18. PROHIBITED BUILDING MATERIAL

- 18.1** Within the style and outside finishing prescribed by the Home Owners' Association in principle no limitations are placed on building materials other than the following items, the use of which is not allowed:
- 18.2** Unpainted plaster (except where the plaster is coloured naturally – to be approved by the **A.C.**
- 18.3** Unpainted or reflective metal sheeting;
- 18.4** Reflective or false roofing materials;
- 18.5** Precast concrete walls;
- 18.6** Razor wire, swimming pool type mesh fencing, security spikes, Electrical fencing or similar features;
- 18.7** Approval of the Home Owners' Association should be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors, roofs and tiles.
- 18.8** Externally fitted burglar bars will not be permitted unless they specifically form part of the design. A picture needs to be submitted for approval by the **A.R.C.**
- 18.9** No palm trees or exotic species may be planted.
- 18.10** No Ornate precast concrete building elements.
- 18.11** No garden shed or Wendy house are allowed. Incorporate store space into the building structure

- 18.12 No fibreglass, roof covering will be permitted.
- 18.13 No mottled, speckled roof tiles will be permitted.
- 18.14 No "Spanish" plaster will be tolerated.

19. TOWN PLANNING CONTROLS:

- 19.1 **Maximum dwellings per stand:** One – Min 120 Square meter.
- 19.2 **Maximum granny flat:** One - Max 100 Square meter.
- 19.3 **Coverage:** The bulk of the dwelling footprint must fall within a 17meter radius of the building peg. Each site has a building peg centred on the stand. The peg can be moved with approval of the **A.C.** to protect any large trees, OR does not affect the neighbours negatively.
- 19.4 **Single Story Dwelling:** Max 50% on stand
- 19.5 **Double Story Dwelling:** Max 50% on stand.
- 19.6 **First floor/Ground floor ratio:** Max 50%
- 19.7 **Maximum height:** Height must be clearly indicated on a section over the complete fall of the stand at the centre peg, and on all elevations.
- 19.8 **SINGLE STOREY:** Four and a half meters (7.5 meters) above natural ground level
- 19.9 **DOUBLE STOREY:** Nine meters (9 meters) above natural ground level
- 19.10 *Anything outside the above mentioned parameters must be submitted to the A.C for approval.*

20. BUILDING PLAN SUBMISSION AND BUILDING INSPECTIONS:

The following must be adhered to before building plans and approval of building operation will be considered for inspection:

All review and inspection procedures imposed are intended to assure compliance with aesthetic and architectural consideration to the standard of **E.R.E.E.**

21. SCRUTINY FEES:

- 21.1 All Scrutiny fees will escalate by 7% per annum with effect from 1st JANUARY 2021.

- 21.2** PURCHASERS are encouraged to use one of the appointed Estate Design Professionals, but remain free to use a Professional (PrArch/PrArchT), Registered at The South African Council for the Architectural Profession (Act 44 of 200) –of their choice from outside the panel. (Purchaser will pay a penalty , when they will not be using the Estate Design Professionals)
- 21.3** When a client or developer appoints one of the **Estates Design Professionals** (PrArch/PrArchT), for the project, the E.R.E.E. plan scrutiny and **approval fee will be R1 000.00** payable to E.R.E.E. - H.O.A. (Affective as from 1 March 2020)
- 21.4** When the chosen Design Professional (PrArch/PrArchT), is **not one of the Estate Design Professionals**, they will be required to submit a portfolio with references of work to the **A.C.** PRIOR TO ACCEPTING THE COMMISSION.
- 22.** If and when accepted by the **A.C.**, they will be allowed to submit ONE commission (drawing).
- 22.1** Where a client or developer chooses to appoint their **OWN Design Professional** (approved by the panel of the **A.C.** after submission of their portfolio with references and approval thereof) plan **scrutiny and approval fee will be R 3000.00** payable to the E.R.E.E. – H.O.A. (When the Estates Design Professional, is not the appointed Design Professional)
- 22.2** Once their final drawing has been approved by the **A.C.** they will be placed on the “approved panel”. Further commissions may then proceed, one at a time without the need for portfolio submission.
- 22.3** No deviations from the approved drawings will be permitted. Building process will be stopped- Deviation will be discussed with the appointed Design Professional, amended drawings will be drawn up, re-submitted and approved by the **A.C.** with approved stamp and Maruleng Town Council approval to be obtained - prior to continue with construction of the deviation.
- 22.4** Any Deviations from approved plans; Addition's or Alteration submissions for Review and approval, an amount of **R1 500.00** will be payable to the E.R.E.E. – H.O.A. for review by die **A.C.**
- 22.5** It is the PURCHASER'S responsibility to ensure that all plans (New; Deviation plans; Addition or Alterations) are re-submitted and approved by both the **A.C.** and Maruleng Town Council prior to construction.
- 22.6** Plan approval fees at Maruleng Town Council, will be for the PURCHASER'S account.

- 22.7** The approved Design Professional must be engaged for a minimum service of Design and all approval drawings. It is recommended that Design Professionals be appointed for a full service. **NO SUBCONTRACTING WILL BE ALLOWED.**
- 22.8** If and when the Design Professional has not been appointed for full service, the client needs to appoint a Professional Project Manager who will be on site weekly, to manage the project according to the approved drawings and precision building.
- 22.9** When the Design Professional has not been appointed for a full service, the site inspections will be done by the Estates Design Professional at an additional fee of **R1 000.00 per inspection.**
- 22.10** Arrangement must be made with the A.R.C. for these Site Inspections. When arrangements are not made with the A.R.C. and work continues without inspections, a fine of **R2 000.00** will be issued.

23. PLAN PROCEDURE:

- 23.1** **A.C.** will review every second week – after which feedback will be given via email.
- 23.2** 1st One full colour set of plans must be submitted to the HOA office at the Entrance gate of E.R.E.E., before the Tuesday to be enrolled for the review meeting on the Thursday, together with the proof of payment as stipulated in this document.
- 23.3** Provide a copy of the Land Surveyor LG Diagram with Contours and Existing Trees with a diameter of 75mm and larger.
- 23.3.1 Colour swatches.
- 23.3.2 Proof of SACAP membership and number.
- 24. After 1st approval....**
- 24.1** 2nd after corrections – if any. All sets of the building plan, necessary for Town Council approval must be submitted together with an extra coloured paper set, to be kept for record purposes by the E.R.E.E.-H.O.A.
- 24.2** A digital copy must be provided in the manner prescribed by the H.O.A from time to time.
- 24.3** Please provide a copy of the guidelines signed by the Purchaser, together with the building plans submission to H.O.A.

24.4 After council approval, a COUNCIL APPROVED copy must be handed in at the A. R. C. together with the proof of payment for the building deposit, one laminated copy must remain on site at all times.

24.5 Plan approval fees, at Maruleng Town Council; Land Surveyor; Engineer and Project Management Fees are for the Purchaser's account.

25. THE FOLLOWING ITEMS MUST BE CLEARLY SHOWN ON PLANS:

25.1 THE PROFESSIONAL -SACAP REGISTRATION NO – and Contact details. To accompany every application for plan approval

25.2 Area of stand

25.3 Covered area of dwelling on stand including patio & outbuildings.

25.4 On SDP plan - Dwelling footprint within the 17 meter build radius and height above original natural ground level; clearly shown on section over the slope of the stand, at Peg position.

25.5 Please show each division clearly on a SDP plan – Grass; Patio; Decks; Courtyard – max 4m x 4m =16 square m; LM grass max 100 Square m – for kids; Splash Pool – Max size 16 square meter, etc.

25.6 % First Floor/Ground floor Ratio when applicable (Max 50% First Floor/Ground floor Ratio allow)

25.7 % FAR

25.8 Water tank – position, type & how it will be enclosed.

25.9 Baboon free - Waste bin & Recycle bin areas (Area – preferable incorporate into the design as a store room with ventilation – NO free standing cages)

25.10 BUILDING LINES:

For all stands - 5m street; 5m sides; 5m rear.

***Anything less than the 5M parameter must be submitted to the A.C for approval.*

25.11 Sewer/Septic Tank connection and point

25.12 Side-walk, with driveway clearly shown and description of material.

25.13 Electrical connection point

25.14 Water connection point

- 25.15** SG Diagram with contours of site, with position of existing tree, shrubs with a stem diameter of more than 75mm to be measured and plotted by a Professional Land Surveyor. This must be submitted together with the building plan.
- 25.16** The Professional Land Surveyor must set out the building before commencing with the building work.
- 25.17** Adjacent dwellings to be shown, especially the entertaining areas. (The positions of adjacent dwellings (if any) can be obtained at the **A.C.**)
- 25.18** Height must be clearly indicated on a section over the complete fall of the stand at the centre peg, and on all elevations.
- 25.19** All details normally required by Local Authority in terms of the National Building Regulations: All materials must carry the SABS approval mark or Agreement Approval.