

Architectural Guidelines

1. DEVELOPMENT REQUIREMENTS

ALL GUIDELINES AND PLANS WILL BE SUBJECT TO THE ESTATE ARCHITECT'S APPROVAL AND THE ESTATE ARCHITECT CAN, WITH GOOD REASON, ALLOW AMENDMENTS TO THE GUIDELINES.

1.1 AESTHETIC CONCEPT

- 1.1.1 The intention of these guidelines is to encapsulate the parameters within which the aesthetic development of the Estate should take place. All development should be in accordance with the nature of the Development, i.e. a wildlife estate with a strong emphasis on blending into the environment. Any external element not described below will be assessed and approved by the Developer/Trustees against the intention of the concept. Further adjustments to the specification below can be made by the Developer at any time to ensure basic compliance with the concept.
- 1.1.2 Due to the mountainous terrain and visibility of the Stand from possible obscure angles (including top/roof and bottom) the entire Stand including roof tops and other areas visible as the case may be, should blend with the natural environment.
- 1.1.3 External lights, including security lights, must be located under the eaves of the roof or placed in such a manner as not to impact on any other Stand.
- 1.1.4 Members shall ensure that any object which could, in the opinion of the Trustees, be considered unsightly or to the detriment of the appearance of the Estate, should not be visible from common areas or other properties. Objects which should be screened from view include, among others, washing lines, exposed plumbing and swimming pool pumps.

1.2 HEIGHT

- 1.2.1 Single or double storey homes will be permitted with a height restriction of 10500mm above natural ground level.
- 1.2.2 It is important that the building fits comfortably into the natural contours. Natural ground levels are considered as those existing contours at time of sale of the Stand or before any human intervention.

1.3 BUILDING AREA / FOOTPRINT

- 1.3.1 All buildings and structures comprising a single Stand must be situated within footprint on the Stand which shall not exceed 2000m² and which shall be pre-approved by the Association. This includes uncovered timber decks and swimming pools which should all fit into the footprint.
- 1.3.2 The intention is to situate each Stand on the Site to minimize impact on other Stands or the Estate in general.

1.4 MAINTENANCE

The member shall at all times maintain the exterior of the house, the swimming pool, garden, screen walling and decks, to the satisfaction of the Association.

1.5 RESTRICTIONS

1.5.1 The restrictions set out herein are in addition to any restriction imposed in terms of conditions of title, town planning schemes or national or any other building regulations.

1.5.2 Notwithstanding that, any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within the Estate shall be at the sole discretion of the Trustees.

1.5.3 Similarly, compliance with restrictions imposed by the Association shall under no circumstances, absolve Members from the need to comply with restrictions imposed by third parties, nor shall the Association approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

1.6 DENSITY

Not more than one dwelling may be erected on a Stand provided that separate or outlying sleeping units and central common facilities suitable for occupation by no more than 10 persons, are acceptable.

1.7 HOUSE SIZE

The minimum size of residences is not to be less than 250m². The Trustees shall be entitled not to approve the plans for any Stand which, in their sole opinion, would detract from the appearance of, or reduce the value of, other Improvements on the Estate.

1.8 STAND BOUNDARIES

It is the express responsibility of the member to verify the position and accuracy of all boundaries and beacons of the approximately 1 hectare Stand and to ensure that the building area / footprint is entirely within such boundaries prior to commencement of building works. The survey diagram of the Stand as registered with the Surveyor General is available from the Association.

1.9 SECURITY

All burglar guards, "Trellidoors" or other security elements should be internal. See 1.10.2 below.

1.10 TREATMENT OF STAND BOUNDARIES

1.10.1 In order to enhance the wilderness experience of the Estate, no fence, wall, or structure of any kind, shall be allowed to indicate the boundary of a Stand or otherwise to demarcate a Stand or a portion thereof.

- 1.10.2 Fencing of a portion of the Stand is permitted subject to approval by the Trustees. The maximum portion of the Stand to be fenced shall not exceed 2000m², which fenced area will also be the permitted building site. Such fence may only be of construction and materials as approved by the Board of Trustees. Game Bonnox fence 1,2 or 1,8m, poles 3m apart or an electric strand fence may be erected (same as Stand 16).

Such fence is to be as inconspicuous as possible and may not be constructed out of any walling material, or palisade.

- 1.10.3 Screening of any kind is considered to be of great importance and must be detailed on the Stand plans submitted for approval. The following rules will apply:

1.10.3.1 No structures shall be erected outside the demarcated building area/ footprint. No building line relaxation would be considered.

1.10.3.2 If, for reasons of privacy, a screen (for example to screen a swimming pool or to screen a laundry area), is desired, then this design should be integrated into the design of the Stand and of a design and material complimentary to the overall design and approved by the Trustees.

1.10.3.3 Walls, screens and elements should be between 1,2 – 1,8m in height.

1.11 TREATMENT OF STORM WATER

Members must take considerable care to landscape their properties in such a way that storm water flow be directed in such a manner as not to disrupt the natural flow of water on the Stand and to limit erosion both on and off the Stand. It will be expected from all Members of lower lying properties to accommodate the excess storm water from higher lying areas. Every owner must control his stand's storm water effectively at his own cost.

1.12 LANDSCAPING

1.12.1 No trees with a trunk diameter of more than 100mm may be removed from the building Site unless agreed to specifically by the Board of Trustees. Such trees requested for removal are to be shown and located clearly on the Site plan submitted for approval.

1.12.2 Gardening within the footprint of a Site is restricted to indigenous plants while gardening or landscaping outside the footprint area of the site is limited to flora endemic to the area and the restoration of the natural bush, provided that no sensitive or red data plant species are removed or disturbed.

1.12.3 Limited landscaping should be implemented only in order to prevent erosion and help deal with storm water.

1.12.4 Indigenous lawns (like 'Buffelsgras'/Buffalo grass and LM grass) are permitted within the footprint area or within the fenced area as approved by the Trustees.

1.12.5 Established vegetation within the road reserve should be taken into account when positioning access point to Stand. No trees shall be cut down unless with the written and express agreement of the Trustees.

1.12.6 All stands to be cleared of noxious weeds and exotic plants such as Lantana, Jackarandah, Sering and Pride of India by its owner, or cleared by Greenstone staff on request at a specific fee.

2. GENERAL SPECIFICATIONS

2.1 WALLS

2.1.1 MAIN BUILDING AND BEDROOM BUILDING WALLS

External walls must be in stone or plastered brick, preferably finished with a Cemcrete, Earth-cote or similar paint finish. Alternatively, plastered walls may be painted with PVA Acrylic in an "earth" colour. Samples blocks to be painted on a wall of preferred "earth" colours, after which the **Trustees and the Estate Architect** will approve a colour. The Estate Architect will consider various materials if they conform with local authority regulations and the aesthetics of the Estate.

2.1.2 YARD AND SCREEN WALLS

The external screen walling shall not exceed 1.8m in height, shall be finished on both sides, and may include the use of timber and preferably lathes on a plinth or brick walling to finish. Boma walls shall be constructed of timber. Washing lines may not be visible and shall preferably be located within a yard.

2.1.3 OUTBUILDINGS

External patios, housing for electrical meters, lockable refuse enclosures and other outbuildings and small structures shall be constructed and finished to match the main buildings. The erection of the main/primary buildings and out/secondary buildings are to take place simultaneously. The garage/carport and domestic's quarters may be detached from the main building.

2.2 PAVING AND DWARF WALLS

Exterior paving shall blend in with the surroundings.

2.3 ROOFS

2.3.1 Roofing to be in pre-coloured corrugated iron at 35° and 10° pitch or thatch at a 45° pitch, with 15% maximum concrete flat roof (treated with pebble finish) over the entire covered area including verandas and outbuildings. Other roofing materials should be avoided in order for the Estate to have a harmonious character, especially when seen from the surrounding mountains, but may be considered subject to the approval of the Estate Architect and **Trustees**. Colour to blend in with nature.

2.3.2 Positioning of downpipes to be carefully considered and preferably screened by or integrated into other elements of the building to be unobtrusive and generally hidden from view.

2.3.3 In the case of thatch roofing, lightning protection poles to regulation must be installed.

2.4 COVERED PATIOS & GARAGES

2.4.1 The built form of any carports should reflect the structure of the house.

- 2.4.2 No shade netting will be allowed and sheet-metal will be allowed only for roofs of carports, garages, outbuildings and verandas if in harmony with the other buildings of the stand. No sheet-metal is to be used for walling.

2.5 TIMBER

2.5.1 EXTERNAL TIMBER

All external structural timber to be CCA treated.

2.5.2 TIMBER DECKS

Timber decks (within the height restrictions) will be permitted, subject to the approval of the Estate Architect.

2.6 PLUMBING

2.6.1 PIPES

No visible supply pipes or sewer pipes will be allowed and vent valves in lieu of vent pipes to be utilized or as approved by the Estate Architect.

2.6.2 SEPTIC TANKS

Septic tanks to be strictly in accordance with the appropriate legislation and the position on Stand to be approved prior to construction. Each unit will have its own septic tank and a separate allowance for grey water run-off from the main kitchen.

- 2.6.3 Sheet metal gutters and downpipes to be painted to compliment the colour scheme. Positioning of downpipes to be carefully considered and preferably screened by or integrated into other elements of the building. PVC guttering and downpipes may be used as long as they are painted in colours as per approved colour scheme.

- 2.6.4 In the case of thatch etc, a surround made of suitable material should direct storm water away from the home.

2.7 SWIMMING POOL

- 2.7.1 Swimming pools are only permitted as part of and integrated into and complimentary to the overall design of the Site and approved by the Trustees as part of the building plans to be submitted.

- 2.7.2 Water used shall only be obtained from the treated water supply and not extracted directly from streams or rivers.

- 2.7.3 Swimming pools shall be kept in a safe and secure state to prevent the entrance of fauna and or insects or the gathering of rainwater when the owner is not in residence.

2.8 LIGHTING

- 2.8.1 Low level lighting may be installed in driveways, service areas and external walkways as approved.
- 2.8.2 Both interior and exterior lighting should, within reason, not be visible from neighbouring properties. Floodlights, up-lighters and starlights in trees and gardens, as well as coloured lighting, will not be allowed.

2.9 EXTERNAL FITTINGS

- 2.9.1 TV Aerial to be positioned as to have minimum aesthetic impact on the surrounding areas.
- 2.9.2 Satellite dishes to be positioned as to have minimum aesthetic impact on the surrounding areas and painted to match the background in front of which it will be mounted.
- 2.9.3 All external fittings to be mounted to have minimum aesthetic impact on surrounding areas coloured to blend and covered where possible.
- 2.9.4 Wall mounted air conditioning units, condensate drain pipes and conduiting, to be built into walls. And where visible externally, air conditioning units are to be screened off with wattle lathe screens.
- 2.9.5 Air-conditioning split unit condensers to be placed on flat roof links, painted to compliment the wall finish and piping and conduiting to be built in. Particular care to be taken with visibility from surrounding areas.

2.10 WINDOWS AND DOORS

- 2.10.1 Windows to be in stained hardwood or powder-coated aluminium, preferably dark brown, or alternatively in a colour approved by the Estate Architect.
- 2.10.2 Doors and door frames in timber, aluminium or steel, all stained dark brown. Glass may be used for external doors where view is of importance.

2.11 SPECIAL ROOMS AND EQUIPMENT

- 2.11.1 All rooms housing any special equipment, including air conditioning equipment (or equipment which is not usual household equipment) shall be constructed in a manner to restrict noise emission at 10 metres to not more than 5dB above ambient noise levels at any time.
- 2.11.2 The use of any special equipment, including air conditioning, shall only be powered by electricity or gas.

2.12 REFUSE AREA

Temporary storage areas for refuse bins accessible for refuse removal, will have to be supplied. No refuse bins will stand in exposed yards. Refuse bins to be animal proof where required. Refuse areas to be screened off, as approved.

2.13 DRIVEWAY PAVING

All driveways including the positioning thereof are to be approved by the Association as well as their access points from the nearest roads. The colour and type of exposed aggregate and paving infill is to match the estate roads where applicable.

2.14 LOCAL MATERIALS

No local materials shall be collected from the Estate without the express prior written approval of the Trustees. All building and decorative materials shall be imported onto the Estate. As part of the request for approval and submission of building plans, indication must be made of the source of all natural materials required for building and decoration.

GREENSTONE WILDLIFE ESTATE

This form must be completed and presented, with your plans, to the Board of Trustees, so that all points can be approved before building commences. Please read through your copy of building regulations and architectural guidelines

COLOUR OF HOUSE:	
ROOFING MATERIAL	
COLOUR OF ROOF:	
COLOUR USED FOR DOWN-PIPES AND GUTTERS	
COLOUR USED FOR WINDOW FRAMES	
MATERIAL USED FOR SCREENS	
TYPE OF PAVING	
TYPE OF DOORS AND WINDOWS	
TYPE OF FENCING TO BE USED:	
COLOUR OF FENCE:	
ANIMALS KEPT AT YOUR HOUSE:	

ITEMS TO BE MARKED IN COLOUR ON PLANS:-

POSITION OF SCREENS

ANY OTHER FIXTURES I.E. WASHING LINES, TENNIS COURTS, AWNINGS, CARPORTS, BRAAI AREAS, JACUZZIS ETC

PAVED AREAS

FENCED AREA

SWIMMING POOL

ANY EXTERNAL OR GARDEN LIGHTS