

ARCHITECTURAL GUIDELINES ADDENDUM – MAY 2022

The purpose of this Addendum is that clarity is needed to be provided on some of the existing items.

1) Item 3.2 Building Plan Submission Procedures (including Revisions, Alterations & Additions and Change of Use)

Only persons registered with the South African Council for the Architectural Profession (SACAP) will be eligible to conduct designs on the estate. A valid SACAP Registration Certificate will be required with ARC submissions.

2) Item 4.3 Building Lines (Due to erven having more than one street frontage, and /or golf course interface, restricts the size of the proposed dwelling severely)

See revised attachment

Also under 4.3

All covered verandahs, balconies, decks, patios, staircases, gazebos, etc. ~~are considered to be part of buildings and~~ must be contained within ~~the~~ building lines of erven.

3) Item 4.4 Coverage & Floor Area

4.4 Coverage and floor areas

4.4.1 Coverage

The maximum coverage for golf course and Lifestyle erven is 50% (as per Town Planning Amendment 5620). Coverage is deemed to include all covered elements such as COVERED verandahs, patios, etc., as well as any balcony or roof overhangs which are greater than 1m. The covered area must be contained within the building lines of erven.

4.4.2 Floor areas

A minimum floor area of 110sqm for the Lifestyle Village and a minimum of 180sqm is required for Golf Course erven, subject to Table 2 below.

Floor areas calculations:

'YES' means TO BE included in floor area calculation

'NO' means NOT to be included in floor area calculation

	Dwelling	Garages	Carports	Verandahs	Verandahs	Porches	Pergolas COVERED	Pergolas NOT
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				NOT fully enclosed	FULLY enclosed			covered
The Wedge	YES	YES	YES	YES	YES	YES	YES	NO
Lifestyle Village	YES	YES	YES	YES	YES	YES	YES	NO
Golf Course Erven	YES	YES	NO	NO	NO	NO	NO	NO

For double storey units, the first storey area can be no more 60% of the ground storey area. See illustration below:

4) Item 5.2.2 Roofing Material

In order

Uniformity in roofing material is encouraged and should appear consistent. It is paramount that the varied roofing materials blend harmoniously with the design at large and does not embody stark contrasts.

Roofing material to Golf Course Erven – All roofs are to have the SAME roofing material, except behind parapet walls.

Permitted roofing materials include:

Victorian profile: Traditional corrugated galvanized iron, aluminium or approved powder coated sheet metal, eg. Chromadek, Colourbond, etc., in charcoal.

La Farge Elite through colour concrete roof tiles colour, in charcoal.

Concrete, sheet metal or boarded flat roofs concealed behind parapets.

Diamondek (concealed fix sheeting).

Brownbuilt (GRS concealed fix sheeting).

Double Roman Concrete roof tiles – charcoal - permitted to Lifestyle Area ONLY.

5) Item 5.3.2 Rainwater Tanks

Rainwater Tanks and Screening of the Rainwater Tanks

Rainwater harvesting is compulsory through the incorporation of water storage tanks of a minimum capacity of 2500 litres. These tanks may be exposed above ground or underground but must remain within the confines of the erf boundary. All tanks are to be concealed by means of screen walls or cladding and care is to be taken with regards to placements to ensure minimum visibility. Water tanks to be light beige or a similar colour to match the external walls of the building. A full specification as well as a detailed design is to be submitted to the ARC for approval."

“Permissible walling options:

- 1) Plastered and painted solid brick wall, 1800mm high as per **SANS requirements.**
- 2) Gabion stone walling as per NBR – up to 1800mm high. (Engineers design needed)
- 3) Solid brick wall with natural dry-packed stone cladding (samples to be submitted to ARC) as per **SANS requirements.**

All screen walls and cladding will be subject to ARC approval and must be indicated on the plans in detail.”

Additional guidance

We do not know what size tanks will be installed; hence our views are as follows.

1. Tanks should be positioned with absolute minimum to no visibility.
2. In the case that the home purchasing the wrong colour tank the owner can paint the tank light beige or a similar colour to match the external walls of the building, all painted tanks must be maintained. **Paint should be applied in accordance with the manufacturer’s specifications, fit for purpose and must be submitted to the ARC.** Painted tanks must still be concealed as per clause 1 above.
3. Natural finished Timber slats placed directly on the vertical wall of the tanks in order to hide the tank can be done to a height of 1800mm, gap between timbers 10mm.
4. Shiplap fibre cement slatted walling – up to 1800mm high.

Note that a full specification as well as a detailed design and/or application guideline must be always submitted to the ARC for approval.

6) Item 5.4.3 Materials & Finishes (see No. 17)

Exterior materials, finishes, colours or components which are **NOT PERMITTED.**

- 1) Glass blocks or ‘Win block’ windows
- 2) Artificial stone
- 3) Ancient style Corinthian, Doric or ionic type columns.
- 4) Tuscan, Spanish or other foreign style detailing
- 5) Shade netting
- 6) Carports (unless integral part of architectural language)
- 7) Asbestos
- 8) Concrete blocks
- 9) Facebrick or klinker bricks
- 10) Timber picket or log fencing (gum poles)
- 11) Vibracrete
- 12) Reflective glass
- 13) Unpainted plaster
- 14) Decorative shutters
- 15) Razor wire, wall spikes, and the like.

16) 'Hulabond' or stainless steel cladding

17) Wendy houses and tree-houses

18) Garden Implement stores. (See NOTE below)

19) Exposed pool pumps

20) Chicken mesh or diamond mesh

21) IBR square fluted profile sheet metal

NOTE: A sample of any items not listed above is to be submitted to the ARC for approval.

NOTE: Garden Implement stores will be permitted subject to: -

- a) It not being larger than 2 m.sq.;
- b) Painted in the same colour as the dwelling;
- c) Not visible from streets;
- d) Not being used for human habitation

19) Item 5.7 Verandahs, Balconies & Decking

Only applicable where roof pitches are between 5 – 15 degrees .

- a) If verandahs are enclosed entirely at least one longer side of the verandah must be fitted with glazed foldaway doors for the full width of that particular side;
- b) Remaining sides may be enclosed as per Item 5.4.3 (Materials and Finishes) of the Architectural Guidelines;
- c) Verandahs may not be subdivided.
- d) Verandahs on Golf Course Erven, are to be tiled.

20) Item 6 Services

It is mandatory for owners to provide 2 X diameter 110 mm PVC sleeves underneath verge hard surface areas (e.g., driveways, walkways, etc.) to facilitate future services and to mitigate inconvenience. Sleeves are to be positioned 1,2 m away from the road kerb into the verge area and must protrude a minimum of 100 mm past the hard surface on both sides.

21) Item 7.3 General Requirements After Occupation

I am of the strong opinion that this does NOT belong in the AG, but in the Constitution or House Rules instead.

No livestock or poultry will be allowed to be kept on any property.

This comment/proposal is from Jacques, for your consideration.

I feel that, this is more a legal approach rather than an Environmental or Architectural. So maybe this needs to be discussed with Paul as well.

Although I have seen some guidelines in estates along the line as below. (please note we might need to look at the wording so as to not plagiarism).

A person intending to slaughter an animal in any place other than in a recognised abattoir must:

- (a) Notify the council in writing 14 days prior to the event.
- (b) Submit prior written permission from the owner, tenant or person in control of the land where such a slaughtering will occur, if the person who performs the slaughtering is not the owner, tenant or person in control of the relevant land. If the applicant is the owner, proof of ownership must be submitted with the application. **(This might need to be highlighted toward Estate Manager)**
- (c) Obtain prior written permission from council to conduct such a slaughtering. The permit may be obtained from the environmental health office.
- (d) Slaughter the animal in a position where the slaughtering cannot be observed by any person on neighbouring premises or any member of the public.
- (e) Use the meat derived from the slaughtered animal solely for the purpose of the religious or ceremonial feast.
- (f) Handle the meat in a hygienic manner at all times.
- (g) Dispose of any portions, faecal deposits and blood of the animal which are not used or consumed, in a manner which will not become a public health hazard or public health nuisance.
- (h) Not keep such animal prior to slaughtering for a period in excess of 12 hours.
- (i) Ensure that the animal does not cause a noise nuisance or disturbing noise while being kept for slaughter or being slaughtered.

This is what I would recommend, as it then allows us the opportunity to oppose it, although we are legally not allowed to prevent it as a rule, as it is a religious right.