



ELEMENTS
PRIVATE GOLF RESERVE

***ARCHITECTURAL GUIDELINES
AND LANDSCAPING CONTROLS***

SCHEDULE OF CONTENTS

PAGE

1.	INTRODUCTION	3
2.	BACKGROUND TO CONTROLS	3
3.	GENERAL CONTROLS	4
3.1	General Forms and Construction	4
3.2	Roofs	5
3.3	External Walls	6
3.4	Windows and Doors	6
3.5	Verandas and Decks etc.	7
3.6	Awnings	7
3.7	Garages and Carports	7
3.8	Swimming Pools	8
3.9	TV Antennae, Telephones and Reception Devices	8
3.10	Roof Fixtures	9
3.11	Landscaping Elements	9
4.	PLAN APPROVAL PROCESS	12
5.	PLAN APPROVAL PROCEDURE	13
6.	CONSTRUCTION COST SUNDRIES	14
7.	CONSTRUCTION	14
8.	PROJECT MANAGEMENT	14

1. INTRODUCTION

- 1.1 The purpose for the architectural language and landscaping controls is to create a harmonious built environment that will be sympathetic to the existing natural beauty of ELEMENTS Private Golf Reserve (EPGR).
- 1.2 The Elements Aesthetics Committee (EAC) comprising professional architects, designers, the developer, the appointed construction companies and the Estate General Manager, therefore, have drawn up the following broad controls to assist all property owners with the preparation of their plans. Each submission will be assessed on its merits in the overall context of ELEMENTS Private Golf Reserve and the Town Planning Scheme.
- 1.3 For this purpose the ELEMENTS Homeowners Association (EHOA) constitution requires all property owners to submit building plans and landscaping proposals, including all alterations and or amendments, for approval, prior to them being submitted to the Local Authority.
- 1.4 Only architects registered with the South African Council of Architects (SACA) and / or the South African Council for the Architectural Profession (SACAP) may submit drawings for development within Elements Private Golf Reserve, and all Engineers must be registered with the South African Institute of Civil Engineers (SAICE).

2. BACKGROUND TO CONTROLS

- 2.1 (EPGR) shares a unified common architectural theme with the use of similar materials, colours, textures and roof theme.
- 2.2 Analysis of the site, the natural bushveld, prevailing winds and the objective to ensure a sense of harmony within the Estate have identified the following design criteria:
 - ◆ Dominance of nature and the re-establishment of the bushveld
 - ◆ Integrated internal and external living spaces
 - ◆ Verandas, decks and terraces
 - ◆ Limited range of natural materials
 - ◆ Selected colour range
 - ◆ Dominant roof form with large overhangs
 - ◆ Chimneys, gables and/or dormers
 - ◆ Large areas of glazing with sizes and divisions in proportion to the main building form
 - ◆ Expression of a plinth or base scaled to match building form.
- 2.3 It is important that the street elevation avoids the suburban residential image and greater emphasis should be given to retaining the natural character of the Estate, maintaining views, and eliminating all fencing.
- 2.4 The general controls are applicable to all areas of EPGR whilst specific controls have been included for the Estate as applicable.

3. GENERAL CONTROLS APPLICABLE TO ALL AREAS OF ELEMENTS Private Golf Reserve.

The light and airy character of “Contemporary African” architecture blended with simplicity and rich earthen materials of Africa form the basis of ELEMENTS architectural language and controls.

It is characterised by its free-flowing organic plan shape, integrating the internal and external living spaces, consistent roof forms, large areas of glazing, expression of a plinth or base and verandas and decks.

Therefore, no pseudo Tuscan, Balinese, French Provincial, Victorian, Georgian or any other derivation from a foreign architectural style will be allowed in the Estate.

3.1 General Forms and Construction

Specific Exclusions

General materials

- Cement bricks
- Clinker bricks
- Washing lines visible from outside the footprint area
- Multi-coloured electric light bulbs
- Concrete balustrades

General Forms and Elements

- Temporary structures
- Tool sheds and Wendy houses
- Terracing and platforming on steep slopes
- Service areas in view from the street or public open spaces
- Double storey dwellings. All designs shall comprise of single storey dwellings only.
- No portion of the building is to exceed the height of 7m above the ground level vertically below that point. (This height does not restrict the chimney stacks). For sites with excessively steep slopes, the design will be reviewed in relation to its own merits.
- No second dwelling may be erected on any one erf.

General Inclusions

- Face brick finishes (to be approved by EAC)
 - Natural stone finishes
 - Boardwalks over sensitive areas of the site
 - Plastered walls finished with a coloured pigment or a cementitious paint.
-
- Structures to comply with the National Building Regulations
 - All services pipes and conduiting to be concealed in ducts.
 - Plinth and piles on steep slopes
 - Buildings broken up in plan form and massing
 - Courtyard
 - Site coverage as per Town Planning Scheme
 - The absolute size of any residential house is restricted to min. 200m² and max. 400m².
 - For the calculation of the above-mentioned, all balconies, walkways, carports, patios & garages are excluded.
 - Should a building exceed 400m² in bulk, the EAC will have the right to impose special architectural controls to minimize the “bulking” of the building.
 - The privacy and views of surrounding properties must be considered as a premium.

3.2 Roofs

Specific Exclusions

Materials

- Any materials other than those permitted under general inclusions
- PVC

Colour

- All colours other than those permitted under general inclusions
- Chromadek colour finishes other than that specified.

Forms and Elements

- All roof pitches other than specified
- Large areas of flat roofs

General Inclusions

- Clay and concrete roof tiles
- IBR profile roof sheeting with Chromadek finish

- Natural Terracotta, Brown and Kalahari hues
- Chromadek standard colour range; Buffalo Brown, Gemsbok Sand, Bateleur Brown, Terracotta, Knysna Wilderness
- Rainwater goods sympathetic to wall colour

- Roof pitch of preferably 17° to 35°
- Large overhangs (600mm to 1000mm)
- Chimney's
- Double pitched roofs must have a harmonious relationship. Each design will be reviewed in relation to its own merits.

3.3 External Walls

Specific Exclusions

Materials

- Ornate mouldings
- Highly reflective surfaces

Colour

- Any colour other than those permitted under general inclusions

Forms and Elements

- Gables which exceed 25% of the total elevation area

General Inclusions

- Rough and smooth textured plaster and paint
- Natural finish cement paints
- Natural stone finishes (within the overall colour range)
- Face brick walls (as a feature element)

- Paint Colours from:
Plascon reference (or similar approved and within the same tonal values as approved by the EAC)

- Plastered window and door reveals

3.4 Windows and Doors

Specific Exclusions

Materials

- Pressed metal doors
- "Winbloks"
- Tinted reflective glass

Colour

- Any other colour other than under General inclusions

Forms and Elements

- External burglar bars

General Inclusions

- Large glazed pane or cottage pane windows
- Hardwoods or aluminium with colour finish to match dark hardwoods

- Natural coloured dark hardwood
- Anodized or epoxy coating to match hardwood. Dark bronze or dark brown to match hardwood only

- Hinged or sliding shutters
- Plaster bands and reveals to windows and doors
- Internal screens to be in harmony with the external appearance

3.5 **Verandas and Decks etc.**

Specific Exclusions

Materials

- Decorative metal

Colours

- Primary colours or any other than those under general inclusions

Forms and Elements

- Excessive ornamentation

General Inclusions

- Timber
- Terraces finished with quarry tiles
- Terraces finished with natural stone tiles

- Consistent with the main structure natural timber as specified
- Quarry tiles natural terracotta, natural stone & earth tones

- Deep overhangs
- Raised above the vegetation to encourage re growth

3.6 **Awnings**

Specific Exclusions

Materials

- Fibreglass sheeting
- Metal
- Shade cloth

Colour

- All colours other than those permitted under general inclusions

General Inclusions

- Lean-to roof on timber posts and beams only

- Complimentary to main structure
- Natural Terracotta, Brown and Kalahari hues

3.7 **Garages and Carports**

Specific Exclusions

Materials

- Precast concrete
- Fibreglass roof sheeting
- Metal doors
- Unpainted doors

Colour

General Inclusions

- Construction to match the main structure

- To match the main structure
- Doors to match timber of windows and other timber doors etc.

Forms and Elements

- Doors not fully visible from the road
- Attached to main structure where practical
- **Garages**

These should be designed with same material and site criteria as house. Where practical these should be attached garages, unless the individual site conditions are extremely onerous.

- **Carports**

These should be designed as per garage and must appear as a substantive and integral part of house and not an appendage.

3.8 Swimming Pools

Specific Exclusions

Materials

- Portable pools (all types)

Forms and Elements

- Pump visible from road
- Freestanding pump houses

General Inclusions

- Permanent construction
- Pool surround to match general paving
- Rock/Natural pool design

- Located within the demarcated footprint only
- Owner to provide a letter indemnifying the Limpopo Municipality and EHOA against any claim arising related to the use of the pool where the fencing has been omitted

NOTE: It is recommended that Geotechnical advice be obtained re: specific site and soil conditions prior to commencing any design or construction work.

3.9 TV Antennae, Telephones and Reception Devices

Specific Exclusions

Forms and Elements

- All exposed fitments

General Inclusions

- Underground and or satellite connections
Telkom / Cellular Provider
- Satellite dishes will be permitted where they can be located so as not to be readily visible from the roads and adjoining sites and where the tree canopy is not disturbed by so doing.
- Terrestrial aerials provided the positioning has been approved by Estate Manager.

3.10 Roof Fixtures

Specific Exclusions

Materials

- Reflective materials

Colour

Forms and Elements

- Protruding above height restriction level

General Inclusions

- To match main structure
- To match main structure
- To compliment the main structure

NOTE:

No portion of the building is to exceed the height of 7m above the finished ground floor level. For sites with excessively steep slopes, the design will be reviewed in relation to its own merits.

- Roof Lights

Roof lights are to be designed as an integral part of the roof and not an aperture. Natural clear glass or synthetic alternative with timber or aluminium structure/framing of an appropriate design is allowed (light timber or aluminium frame sections only). Sun reflection from skylight it to be minimized and indicated on drawings with plan submission.

3.11 Landscaping Elements

Specific Exclusions

3.11.1 Paving Materials

- Concrete surfaces not covered with tiles or paving

General Inclusions

- Clay pavers
- Timber decks
- Grass blocks
- Sleepers
- Quarry tiles
- Cobbles
- Stone paving

Forms and Elements

- Paving beyond the footprint areas
- Access beyond the footprint areas
- Driveways to have road type finish

3.11.2 Boundary Enclosures

Materials

- Concrete panels
- Wire
- Barbed or razor wire
- Boundary walls / fencing of lots
- Screen walls in excess of 2m high and excessive in length.
- To match main structure (Kitchen Yards etc.)
- Screen walls to Kitchen Yards will be restricted in height and length. Each design will be reviewed in relation to its own merits.
- Screen walls and kitchen yards are only permitted with the specific approval of the EAC.
- Screen walls may not exceed 2m in height and 3m in length.
- Finish of screen walls may be of timber post and rail structure.
- Natural planted screens will be permitted, with the understanding that an approved temporary screen shall be erected to the satisfaction of the EAC. The natural planted screen shall be of indigenous plants/trees (as per the approved tree list of Elements), which will eventually supersede the temporary screen.
- Timber post and rail (detail to be submitted for approval by EAC)
- Temporary screen walls may be erected at the discretion of the EAC.
- These screen walls must be of a sustainable natural material and may not be obtrusive to neighbouring stands.
- Each screen may not exceed 2 meters in height and 3 meters in length.
- The stand owner will be required to plant & grow a natural screen with indigenous plants, trees & shrubs which will eventually supersede the temporary screen wall.
- Screen walls may not obstruct the privacy and view of adjoining properties-to the exclusive discretion of the EAC, or prevent free roaming game to gain access to grounds.
- This process will be monitored and reviewed by the EAC.

Forms and Elements

- Outside footprint areas

3.11.3 Planting Materials

- Plant material as per approved schedule of planting palettes to be incorporated into the areas between adjoining lots, non-footprint areas abutting the road reserve and the golf course zones

3.11.4 Site Lighting

- All lighting should be unobtrusive and not disturb neighbours, traffic and pedestrians. The fittings should complement the house and be an integral part of the design and to be approved by EAC. A list of detail design criteria is provided.

3.11.5 Alarms

- Audible alarms
- Non-audible alarms linked to security control centre and response unit

3.11.6 Accessories

- Noise and extract air from all plant machinery must not disturb neighbours or the natural environment.
- No exposed elements will be permitted.
- Free standing tool sheds, Wendy houses, animal shelters are not permitted.
- These consist of mechanical equipment, electrical equipment, kitchen apparatus, sun screening, garden walling, roof lights, decorative elements, gates, site and building lighting.

Mechanical Equipment

- Consists of air-conditioning plant, ducting, units any air extraction systems or elements, water filtration and pumping equipment.

Air-conditioning

- All elements must be screened from view from all sides with an element which compliments the house design. Methods are given.

Air extraction systems

- These include chimneys, braaivleis extracts, kitchen extracts, bathroom and any other extract must be in sympathy with the overall design and a list of criteria is given.

Filtration and pumping systems

- As per air-conditioning.

Electrical Equipment

- These consist of radio, television reception elements and alarm systems.
- The system and all elements are to be designed as integrated elements of the building and are to compliment the design.

Kitchen Apparatus

- All kitchen, laundry yard apparatus (washing lines / bins) are to be screened from view from all residences, roads and paths.
- Gas installations to be screened in a lockable, fenced enclosure.

Sun screening

- These consist of awnings.

Awnings

- These are to be functional, not decorative and to be designed to compliment the design. Various acceptable materials, forms and structural systems are listed.

4. PLAN APPROVAL PROCESS

- 4.1 Only architects registered with the South African Council of Architects (SACA) and / or the South African Council for the Architectural Profession (SACAP) may submit drawings for development within EPGR, and all Engineers must be registered with the S.A. Institute of Civil Engineers (SAICE).
- 4.2 The EAC scrutinizes the sketch plans and either approves the plans unconditionally, requests amendments or disapproves totally.
- 4.3 The Sketch Plans are collected by the architects and if approved, developed to Council / Working Drawings. If amendments are required, submit those amendments for approval. If disapproved, new designs need to be submitted.
- 4.4 Upon completion of Council / Working Drawings, those are submitted to the EAC for scrutiny. It is essential that these Working Drawings prove to be a development of the approved Sketch Plans. If approved, the EAC will apply the stamp of approval. The decision of the EAC is final.
- 4.5 Architects and Landscape Architects may obtain all documentation and plans relevant to the site from the appointed architect of EPGR.
- 4.6 This document should be considered supplementary to the National Building Regulations (N.B.R.) and cannot take precedence should any provision of this document be regarded as contrary to the N.B.R. Any variance to the N.B.R. or any other statutory requirements shall be brought to the attention of EAC.
- 4.7 This document should be considered supplementary to the Local Authority requirements and cannot take precedence should any provision of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail. Any application for waivers of Local Authority requirements should meet first with the approval of EAC.
- 4.8 The developer and committee will not scrutinize any plans without the EAC "Approved" stamp. It is understood that the approval of plans by the EAC does not supersede any legal, common or by-laws governing those issues.
- 4.9 The Review Architects act in an advisory capacity only and all comments are at the discretion of EAC. Whilst a proposal may comply with the rules and guidelines contained in this document, the final design must in every way comply with the aesthetic purpose of Elements Private Golf Reserve. To this extent, each design will be reviewed in relation to its own merits.
- 4.10 Proposed tender list to be submitted to EAC prior to issue to tenderers (allow 14 days).

5. PLAN APPROVAL PROCEDURE

5.1 STEP 1 - SKETCH PLANS SUBMISSION

5.1.1 Submit four A3 Sketch Plan booklets, one coloured and three monochrome.

5.1.2 Site Plan showing the site entrance, all structures, landscaping, paving, pool and lapa positions etc.

5.1.3 Plans and elevations to scale, describing finishes.

5.1.4 A landscape plan specifying the indigenous plants and structural planting.

5.1.5 The Architect should check the Development Design Controls and Development Control criteria relevant to the particular site.

5.1.6 On approval, **four A3 Sketch Plan booklets** will be stamped with an EAC "Approved" stamp, three booklets will be returned to the Architect / Owner and one coloured booklet will be retained by the EAC for their records.

5.2 STEP 2 - WORKING DRAWINGS SUBMISSION

5.2.1 Drawings to be in sufficient detail for the committee to understand the overall and detailed concepts.

5.2.2 The following drawings are required:

- Plans, sections, elevations, roof plan, foundation plan and schedules (doors, windows and finishes).
- Services: drainage plan compulsory.
- Submit four sets of paper copies, one coloured.

5.3 PLAN SUBMISSION PROCEDURE

5.3.1 Drawings for stamping and approval by EAC prior to submission to the developer, shall be submitted to;

THE CHAIRMAN EAC
ELEMENTS Private Golf Reserve
263 Kent Avenue
Ferndale
Randburg
2196

P.O. Box 2679
Pinegowrie
2123

5.3.2 Sketch Plans and Working Drawings must be submitted to the EAC together with a non-refundable fee of **R3, 000.00** [cheque made payable to Consul (Pty) Ltd].

(The above fee may be reviewed and amended at the discretion of the EAC and is subject to an annual increase of 10%)

5.3.3 **NOTE: No building work may commence without the approval of the EAC.**

6. CONSTRUCTION COST SUNDRIES

The price from the contractors does not normally include the following, and allowances must be made for:

- 6.1.1 Electrical connection fee and deposit for a single phase connection, payable to the Limpopo Municipality [amount to be confirmed by local municipality].
- 6.1.2 Water connection fee and deposit payable to the Local Water Affairs [amount to be confirmed by local municipality].
- 6.1.3 Sewer connection. There is normally a charge if the site connection provided is utilised. However, if a new connection point is requested, an additional charge may be requested [amount to be confirmed by local municipality].

7. CONSTRUCTION

7.1 During the construction phase, the Estate Manager will monitor the quality of construction and site cleanliness to ensure that the standards are maintained on the Estate. He is not responsible for the individual quality control of the houses. The Estate Manager is available to advise and help people where necessary. A document detailing the Code of Conduct for appointed builders can be obtained from the Estate Manager.

7.2 Once the house is ready for occupation, the owner should pass on the following information to the EHOA:

Numbers of your water and electrical meters

8. PROJECT MANAGEMENT

[SERVICES TO BE OFFERED BY EAC UPON WRITTEN REQUEST BY OWNER]

AESTHETICS COMMITTEE

Erik Sonnichsen	Consul [Project Manager]	(W) 011 781 3682
Rob Cary	Estate Architect	(W) 011 466 4620
Johan Cloete	E.H.O.A.	