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## ARCHITECTURAL AND LANDSCAPING RULES AND GUIDELINES

### A. DESIGN CONCEPT

- A1 The Architectural character may be defined as a “quaint mountain village”, reminiscent of the American Lakeside resorts.  
The typical weekend “lock up and go” weekend retreat should however be selected from a blend of various architectural options which aim to form some kind of unique character in terms of both the look of the house and the views from the house. The selections provided can be modified in accordance with the architectural guidelines proposed .
- A2. The concept is based on the criteria of simplicity of roof forms and detail with large eave overhangs, sometimes supported by timber abutments from the walls, to establish deep shadow lines.
- A3. The roof, windows and openings in the elevation as well as their relation to the use of the respective walling materials are the most important elements in defining the character and these elements should receive special attention.
- A4. Excessively large window/glazed areas should be avoided in areas not leading to outdoor living spaces. Glazed areas leading to outdoor living areas should be “softened” by using verandas or pergolas. This will further enhance the shadow effect and should be helpful with sun control. The fenestration should be vertical in form. Larger horizontal window areas should be achieved by incorporating vertical piers or vertical styles of substantial dimension to define the vertical aspect of the windows.
- A5. These guidelines allow for a wide range of personal choice in the external appearance of buildings while assuring that the overall character of the development is identifiable by using certain unifying elements within the intended design concept; such as roof detail and material as well as the finish and colour of external walls. Landscaping parameters will also contribute to this objective.
- A6. These guidelines are only concerned with the external envelope of structures and buildings.
- A7. All buildings must be designed within the architectural concept. These guidelines are to inform owners and architects of the design, building, landscaping and property maintenance requirements for the Estate. It further provides procedural information to be followed in order to obtain the necessary approvals of plans by the Aesthetic Committee and the approval for the building process of new buildings as well as alterations and additions to existing buildings.

- A8. The appointed Estate Architect will be responsible for the selection of Standard designs and any new designs which may be required by homeowners wishing to design a unique house for a particular stand or a consolidated stand. The Architect and the Developer will be members of the Aesthetic Committee for at least the first three years following the proclamation of the Sectional Title Resort. Reference to *Estate Management* for the purpose of this document refers to the Developer until such time that a Board of Trustees has been appointed and thereafter to both the Board of Trustees and the Developer.

## B. TOWN PLANNING REQUIREMENTS

### B1 Density

On each site allowance is made for one dwelling (house), for a single family, per site. Absolutely no Granny Flats will be permitted in any form, with only one kitchen area allowed per dwelling.

Where two or more sites are consolidated, the new consolidation will be regarded as 1 site and the above density will apply. A single levy will be applicable to such sites.

### B2 Minimum size

The minimum size of the houses to be built will be specified on the Purchase contract and are all measured over the external limit of the external walls. This excludes garages, gazebos, verandas, and pergolas.

### B3 Coverage

The maximum coverage is specified as the total footprints of all covered buildings on a site and will be calculated as a percentage of the total area of the site. Coverage is determined by the maximum permissible building area indicated on the Purchase contract.

The following areas will be excluded in the calculation of coverage:

- Cantilevered structure if open balcony or pergola above

- Pergolas and open balconies to first floor

- Lofts and basements

Outside covered stoep areas will be limited to a maximum of 60 m<sup>2</sup>

### B4 Building Line Restrictions

Each site is subject to a 5 metre building line on the road frontage of the site, 3 metres from the back boundary and 1 metre on either side. "Building" includes all stoeps, paving and roof overhangs.

Servitudes:

No development may be done inside the perimeters of a registered servitude.

### B5 Height restriction

Two separate floor levels and a basement are permitted but it is strongly encouraged to make extensive use of Loft spaces where possible. The basement may only house the garage and servants Quarters. The height of the building may not exceed 9 metres above the average ground level of the site, and a total of 3 metres below the average level of the site.

The average level is determined as the average between the highest and lowest contour levels on the site. Any deviation of this guideline will be considered on merit, but must be submitted to the Estate Architect prior to the conclusion of Drawings.

Relaxation of this rule will only be granted if, in the discretion of the Aesthetic Committee, this rule cannot be applied due to the contours/site level conditions. Planted terraces must then be formed, not exceeding 450mm in height and of an approved width, to form a new ground level for the purposes of this rule.

- B6 Separate Buildings  
The total development can be divided into separate building units to follow a more low scale lodge concept with separate bedrooms. This should not be confused with the creation of a separate granny flat, which serves to be created as an independent living unit.
- B7 Site boundary identification  
Prior to the start of construction the owner must obtain a Beacon Certificate from the appointed land surveyors. They will visit the site to point out the correct boundary pegs and issue a certificate to this effect. These pegs must be pointed out to the building contractor who must certify that he has received the position of the beacons. It remains the contractor's responsibility to correctly set out all buildings or structures in accordance with the beacons and boundary pegs.
- B8 Change of site identity  
A site may not, under any circumstances, be subdivided, rezoned or used for any other purpose. A subsequent sectional title may not be registered on the site.

## C. SITE WORKS

- C1 Ground levels  
Natural ground level will be considered the level as determined by the contour plan and the unaltered natural levels on site. No excavation or filling that may alter the natural ground levels may be undertaken without the written approval of the Aesthetic Committee. Any excavated earth must be removed from the estate property and dumped elsewhere, unless otherwise requested by the Estate Management. No natural ground levels may be altered in any way except for the removal of 150 – 300mm topsoil to the building envelope. This soil is to be spoiled on site and re-used for gardening purposes.  
For the purposes of Definition, Natural Ground Level will be considered to be the highest point to be found within the centre of the site.  
All proposed foundations must be designed and certified by a Structural Engineer in accordance with the NHBRC.
- C2 Storm water and rain water management  
Storm water is to be specifically addressed in the submission of Plans for Approval by the Aesthetics Committee. All storm water should be dealt with in such a way as not to promote any form of soil erosion either on or around each specific site. The size and position of soakaways should be determined on site, as well as building aprons or rainwater channels which form part of each individual design, should be indicated.
- C3 Rain water tanks  
Rainwater tanks of an approved design may be used only if they are totally screened from view.
- C4 Boundary walls and fences  
Boundary walls are only permitted at the back of the building. No front boundary walls permitted at all.
- C6 Driveways, paving and parking  
Driveway access may not exceed 6.000m in width and must conform to the architect's specification.  
Parking space for visitor's cars must be provided on site.  
Excessive large hard surface areas must be avoided.  
Material and colour to be in accordance with approved samples.  
Layout of all paving and hard surfaces must be indicated on plan.

Permanent parking of resident's vehicles, including trailers, boats and caravans, must be concealed inside garages or screened from the street and neighbours.

Alternatively arrangements should be made with Boat Club to house boat off site.

## C7 Garages

C7.1 Garages/built up car ports should where possible form an integral part of the design of the house and if not under the same roof as the main building, must have roof at the same pitch as the main building.

C7.2 Garages must have garage doors and garage doors must conform to the standard product prescribed by the estate. The Estate Architect can be contacted for specification details. Any carport structure must conform strictly to the design provided by the Estate Architect.

Permanent storage of boats or caravans should be accommodated in an enclosed garage or a single carport with solid doors or gates.

ABSOLUTELY NO freestanding shade net structures will be permitted on the Estate.

## C8 Yards

All sites must have a designated yard area. A yard must be positioned in such a way to conceal wash lines, dustbins etc. Walls to match the main building in character, material and colour. Walls to be a maximum of 1.8m high, measured from natural ground level or new terrace level where applicable. An entrance gate to a yard must be of semi-solid/solid type in lieu of open palisade type. Gates must be screened or concealed from the street where applicable. A designated and enclosed refuse area should be created. The refuse area should thus be fully enclosed.

## C9 Domestic Staff Quarters

Domestic quarters will be permitted but should be concealed from the road façade. Domestic Quarters may include a single room with bathroom area. Special permission may be attained for the inclusion of a dedicated kitchenette for the Domestic Staff Quarters.

## C10 Swimming pools and spas

Pools are permitted but limited to a maximum of 16m<sup>2</sup> and should take the form of a Splash Pool.

Pools surrounds to be approved paving or timber deck. The pool level may not be raised more than 300mm above the adjacent ground level. Terraces may be formed around pools but then not exceeding 450mm in height and may not be less than 1.0m wide.

The pump and filter installation must be screened and may not negatively affect the neighbours regarding noise levels or sight. The proposed pool and installation must be shown in section and plan for approval by the Aesthetic Committee. Pools may not be discharged directly into any canal or water feature or any other public area outside the site where the pool is situated.

All pools must comply with SABS 0400 Part D (Public Safety).

## C11 Signage

No house name signage will be permitted. Stand numbers and directional signage will be arranged by the estate to fit in with the rest of the Estate Signage.

## C12 External lighting

In general, the light selection criteria should be that light sources should not disturb neighbours or traffic. Lights outside walls should not be bright and shining towards the neighbours. They should shine downward or be of the wall sconce type. Floodlights will not be permitted.

Low Wattage Bollard type lighting will be considered for selected walkways, especially for sites where the parking is not immediately adjacent to the residence. Lighting of pedestrian routes to the clubhouse will be co-ordinated by the Developer.

All external light fittings and colours must be approved.

## C13 Communication services

Telkom connection will be available.

C14 Structures other than houses and outbuildings

C14.1 Verandas, pergolas, gazebos, balconies, cantilevered structures, external staircases, built in "braais" or structure higher than 300mm are in general considered to be part of the building structures and must be within the building lines.

C14.2 Verandas, pergolas, gazebos, external staircases and porches must match the design concept, materials and colours of the main structure.

C14.3 No ornate decoration (e.g. broekie lace or Victorian type fretwork) will be allowed. No fluted classic style "columns" will be allowed. **No artificial rockwork will be allowed on any structures or in gardens.**

C14.4 Veranda or deck support posts may be timber, metal, pre-cast concrete or masonry piers.

C14.5 A veranda is defined as a roofed structure with at least one side being a communal wall to the main structure and supported on the other sides by columns. The roof may be a flat concrete roof or pitched to match the roof of the main building. The use of louvered shutters will be permitted. A veranda may not be enclosed on all sides. At least one side must be open.

C14.6 A pergola is defined as an unroofed structure, and except for beams, it must be open to the sky.

C14.7 A gazebo is defined as a garden structure or pavilion with a roof. It must be free standing and open sided. The maximum footprint is 4.500m x 4.500m with a maximum floor to wall plate height of 2.460m. An open style balustrade and railing, not exceeding 1.000m in height will be allowed.

C14.8 Decks with any part of it higher than 500mm above natural ground level will only be considered if not intrusive to other residents. Timber deck areas not forming part of the house structure serving as seating areas or look out posts will be considered by the Aesthetics Committee on the individual merit of each specific site. Application should be made and following an on site inspection, the application will be accepted, rejected or modified. Visibility from communal recreational areas, neighbouring sites and privacy to neighbours will be the primary criteria for approval of such an application.

C14.9 Temporary or permanent structures including but not limited to huts, tents, shade canopies, pre-fabricated timber or steel structures or storerooms will not be permitted.

C15 Boreholes

Under no circumstances will the sinking of boreholes be allowed on any property.

D. DESIGN REQUIREMENTS

D1 Building form

The design is relatively flexible with regards the building form, but does seek to promote small simple roofing solutions with solid heavy walling to the rear of the building (natural stone, rock) with a more transparent lightweight structure to the view side of the building (Timber panelling, more windows).

D2 Basements/cellars

A non-habitable basement, below ground floor level will be considered if it has a maximum of 40m<sup>2</sup> and not more than one external entrance (not exceeding 900mm in width). Any windows, door or other openings must be screened from view from the view side of the building. Adequate construction details must be provided for drainage of surface and groundwater. If this area is used for storage it will not be included in the floor area or coverage calculation. If used as a habitable room or garage area, it will be included in the calculation of height restrictions and will be defined as the ground floor of the house.

### D3 Lofts

Loft areas are not only permitted but strongly encouraged in order to reduce the effective height of the buildings.

### D4 Cantilevered construction

This will be at the discretion of the Aesthetic Committee.

It may not intrude in the area between the building line and site boundary. It must be used in moderation.

### D5 Canopies and Awnings

No pre fabricated canopies or awnings will be permitted. Purpose made canopies constructed of wood or steel with corrugated roofing, painted with the same prescribed roof paint will be considered. Detail must be submitted for approval.

### D6 Roofs

#### D6.1 Roof forms and types

Roofs must be predominantly pitched roofs. Roof pitches to be consistent to all buildings on site. Insulation to ceilings is strongly recommended.

Pitched roofs may be:

Double pitched, mono pitched or hipped roof. Pyramid roofing material must go over gable end walls and no parapet gable ends will be permitted.

#### D6.2 Materials and pitches

Pitched roofs: Maximum roof pitch allowed: 45°

Corrugated Iron roofing with colour to architects spec.

Flat roofs:

Only reinforced concrete roofs with approved water proofing and min 50mm gravel cover will be allowed. Flat concrete roofs must be concealed behind the vertical structure. It will only be allowed on smaller areas i.e. links, verandas. Sun control awnings) will not be allowed. Flat roofs may not be the predominant roof type of the building. A maximum of 20% of the total roof area (measured on plan) may be flat.

No sloping concrete roofs will be allowed.

No thatch roofs will be allowed.

No sheet metal tiles, painted or texture coated, will be allowed.

No fibre cement tiles or profiled sheeting other than flat slates will be allowed.

#### D6.3 Overhangs and eaves

A minimum of 600mm overhang must be provided to wall plate sides on the roof. Abutments from the walls could be provided as lateral supports to eaves wider than 750mm. Eaves may have a different pitch to the main roof but then only one different pitch will be allowed and it must be the lesser of the two pitches. Pergola effects may be created in the eaves area above windows. These must however be in the same plane as the rest of the eaves and of the same material as the roof construction.

#### D6.4 Fascias and bargeboards

Fascias and barge boards to standard architectural detail. All exposed roof timbers are to be treated to approval.

D6.5 Gutters and down pipes  
If gutters and down pipes are provided, detail must be submitted. The roof edge detail is important and must be attended to. Preference is given to roof edges without gutters and down pipes.

D6.6 Dormers  
Dormer windows should match the examples provided in the standard drawings.

D6.7 Roof lights/skylights  
Roof lights or skylights are subject to approval.  
Only square or rectangular shapes with a flat surface will be considered. Roof lights may not exceed 15% of the roof element area and must be set in the same plane as the roof with the long side in the same direction as the roof pitch.  
Roof Lights should be used sparingly as a result of the extreme heat gain and loss that occurs through skylights.

D6.8 Roof windows  
For the purpose of this rule, a roof window will be defined as a skylight or roof light with controlled opening sections and must comply with the guidelines as set out under D7.7.

D6.9 Chimneys  
Chimney heights should not exceed the apex of the roof by more than 900mm.  
Chimneys are to be of moderate size and proportion. Built up chimneys should be the same finish as the walls or built with rock. Square or round steel flues, not exceeding the specified size for the particular application, painted the same or other approved darker colour than the roof will be considered.  
Standard Cowels to architects specification to be used on all chimneys.  
Homeowners are encouraged to make use of rock chimneys so as to encourage a reasonably uniform look throughout the development. This is however not always possible and alternatives will be considered.

## D7 Walls

### D7.1 Material

Plastered or bagged surfaces with intermittent rock cladding detail. Only 1 specific rock type will be permitted.

### D7.2 Finishes

Earthcote "Peinture" in selected colours.

## D8 Windows

The windows should be vertical in form.

Only white washed timber or white aluminium will be permitted.

### D8.1 Bay windows

Bay windows of approved dimensions may be used. The use of bay windows should be limited and used with discretion.

### D8.2 Glazing

No coloured tinted or mirrored glass permitted at all.

Only plain sandblasted glass or plain opaque glass for bathroom or other private areas are to be used. Decorated sand blasted panels may be used to glass doors and sidelights.

### D8.3 Shutters

The use of shutters either functional or decorative is encouraged. Folding or skirting shutters with louver pattern constructed in timber or anodised/epoxy coated aluminium will be allowed.

Shutter widths must be in proportion to the windows or doors they refer to. Homeowners are warned to ensure that shutters can be secured in the event of high winds. Solid Timber Shutters can also be used for security.

## D9 Doors

### D9.1 General

Styles and mullions to glass door must be consistent with that of the windows. No carved or studded timber doors will be permitted. Front doors should be plain and contemporary.

### D9.2 Glazing

As for windows.

## D10 Services and utilities

### D10.1 TV antennas and reception dishes

Conventional, external radio and television antennas are not allowed. Satellite dishes are allowed but should be installed below the roofline and in such a position that it is not unsightly. No radio masts as usually used by radio amateurs or other tall masts or antennas will be permitted.

D10.2 Sewer Ducts, all drain pipes, drainage ventilation pipes, water pipes, gas pipes, electrical cables or conduits, condensate pipes, etc. above 1.000m from ground level must be concealed in ducts or cavities in the walls. Such ducts or cavities must be accessible for servicing purposes. A minimum width of 225mm is recommended.

### D10.3 Solar heating panels

Approved solar panels may only be placed in position approved by the Aesthetic Committee.

They are to be installed as an integral part of the roof with all pipes to and from the panels concealed.

These are by no means encouraged by the Developer.

### D10.4 Air-conditioning units

No air-conditioning units may be visible from the street, neighbours, public open areas and are to be screened from view. No window mounted air-conditioning units are allowed. Aircon ducting must be chased into the wall and not fitted later. Owners are encouraged to make allowance for future installation.

## D11 Colour schedule

All colours relating to the external appearance have been specified by the architect, and detailed specifications or samples will be available from the architect's office.

## E. LANDSCAPING

All landscaping and planting of trees to be undertaken with the views and privacy of surrounding neighbours in mind. A proposed Landscaping plan should be submitted to the Estate Architect for consideration and approval.

## F. ADMINISTRATION

## F1 Statutory Laws and Regulations



- F1.1 The National Building Regulations SABS 0400-1990  
All buildings must conform to SABS 0400-1990 (as amended from time to time). These regulations will take preference over any of the guidelines/rules of this document.
- F1.2 Town Planning Scheme  
The regulations pertained in the approved Town Planning Scheme will take preference over any of the guidelines/rules of this document.
- F1.3 Local Authority  
  
If any guidelines/rules in this document are in conflict with any regulations of the Local Authority or any other Statutory Body, this document will be superseded by the regulations of the Local Authority or said Statutory Body.
- F1.4 Time restrictions for development  
Building work must commence within 2 years from date of first transfer of ownership and must be completed within 9 months from date of site handover. Failure to comply with this regulation will result in penalties being imposed and added to the levies payable, until such time as the Local Authority and the Estate Management or his representative can issue the required occupation certificates. This excludes the provision of later additions and/or alterations to the site.  
  
Building work must commence within six months from date of approval of plans by the Local Authority.
- F2 Plan Submission: Aesthetic Committee  
All standard plans have been pre-approved by the Aesthetics Committee and provided only minor alterations or modifications to the existing plans are made the plans are Approved in principle. New designs will have to be submitted to the Aesthetics committee for approval.
- F2.1 Owners will be provided with a detailed site plan or surveyors diagram with all servitudes and restrictions pertaining to each particular site. These plans form the basis of either the placing of standard designs or the design of a new house. The owner retains the responsibility to establish the pegs of the site, and if there is any doubt a land surveyor should be contracted by the client to confirm the placing of these pegs.
- F2.2 The site diagram, as approved by the Land Surveyor General, must accompany the application.
- F2.3 Plan Submission: Aesthetic Committee - Two sets of plans, one rendered in colour, must be submitted for approval. Plans must be co-signed by the owner and the architect. The name, address and SACAP registration number of the architect must be included on the plans. Drawings are to be presented in A1 format.
- F2.4 The following drawings must be rendered in colour:  
Site plan, all floor plans, at least 1 section, street elevation and canal elevation where applicable.
- F2.5 Approved by Local Authority  
Intersect Architects must submit plans for approval to the Local Authority within 3 months from date of approval by the Aesthetic Committee. Failure of this will result in a new application for approval by the Aesthetic Committee. Certain prescribed

application fees will be payable to the Local Authority. The Submission fee payable to the Council remains the responsibility of the Homeowner.

F3 Architect

Intersect Architects are the only approved Architects for this development, and will be responsible for the provision of standard plans to be selected by the client, or will be appointed separately by the client for the design of a new house at standard Architects fee's. Alternative architects may be used provided they are fully qualified and in possession of a B.Arch degree and registered with the SA Council of Architects. A plan scrutiny fee of R2500.00 excluding vat will be payable to Intersect Architects prior to submission of plans.

F4 Confirmation of Guidelines

A copy of these guidelines or as amended, signed by the owner and the architect, must accompany the application of the plans to be submitted to the Aesthetic Committee.

F5 Contractors to be appointed

All houses will be constructed by the Contractor appointed by the Developer.

F6 Infringements

Deviation from or alterations to the approved plans will not be permitted. Any alterations and or changes are to be re-submitted to the Aesthetic Committee for approval before work is carried out on site. A proportionate fee may be rendered, depending on the severity of the alterations. Building work infringing the design guidelines must be removed at the owner's expense. The Estate Management reserves the right to suspend the building process if any infringements of this rule occur.

The Estate Management accepts no liability for losses sustained as a result of loss of contract time due to the default of any of these rules.

F7 Alterations to already built structures/dwelling houses

Amendments or alterations to already built houses or structures will only be permitted if a formal written application, outlining the specific amendments, is submitted to the Aesthetic Committee for approval and may only proceed with the written approval of the Aesthetic Committee.

These Architectural Guidelines form the basis for the submission and Approval of all plans, the details of which may be altered or amended from time to time at the discretion of the developer or his agents. All Homeowners will be consulted and or notified of proposed amendments in writing.