

Leloko Hartbeespoort Dam Urban Design, Architecture and Landscape Guidelines

For

“Residential ” Properties



Interim Leloko Estate Urban Design, Architectural and Landscape Guidelines

Contents

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1. INTRODUCTION

Vision

Leloko Hartbeespoort Dam is a unique development and an opportunity to be a part of defining a South African approach to space and place making.

The Developer and the accredited professional team have a vision of a more appropriate South African residential estate, grounded in an appreciation for the natural environment.

This has been the starting point of the Vision for Leloko – a development which is sensitive to, and takes its cues from, the natural environment. Planners, Urban Designers, Architects, Landscape Architects and Engineers have worked hand-in-hand, armed with the common vision to create an environment, built and natural, which blends as seamlessly with the site, its context and the needs of its future residents as possible.

The professional team has worked in parallel to create the best possible solutions to external and internal space challenges to ensure multi-faceted solutions which work favourably for every discipline and provide the best possible environment for the end users.

An open space system has been created made up of series of quality interlinked open spaces within short walking distance of every resident, and making access to the water's edge an easy and enjoyable experience. The architecture is our interpretation of what contemporary South African Architecture could be, rooted in our South African way of life, rooted in the South African environment, our warm climate, colour, texture and materiality.

A fundamental part of ensuring the effective and coherent delivery of this design vision is not only carefully managing the design process, but equally and if not more importantly, managing the vision throughout the construction process. It is to this end, to deliver and manage the vision, and in doing so preserve the value and integrity of this development that these guidelines are written.

Background to the Guidelines

With this vision in mind, the approach is one in which the HOA will maintain final control of the design and the construction of all buildings, landscaping and infrastructure on the site until handed over to owner in the case of individual sites the constituted Home Owners Association (in phases where necessary) in terms of the entire development.

The accredited professional design team will be responsible for all the design in the estate until its completion and the envisaged hand over to a Home Owners Association takes place.

Due to the fact that the estate is to be developed in phases, with each phase having some uniqueness, a set of interim guidelines have been established that will be developed and evolve as the phases are rolled out. The development of these guidelines will be controlled by the by the Home Owners Association.

The guidelines will be applied and enforced by an interim Design Review Committee constituted by the Developer. Thereafter the Home Owners Association on adoption of the

guidelines will appoint a permanent Design Review Committee (architect to form part of this committee) and take over the application of and development of these design guidelines

The Urban Designers (GAPP architects and Urban Designers), Architects (Ambient Arc Studio) and Landscape Architects (VRL) responsible for the design guidance set out below will together with the Developer constitute the interim Design Review Committee or as stipulated by the developer, and ensure their application to the development of the estate unless the Developer appoints other professionals.

Purpose

The purpose of these guidelines is to establish and develop a series of guideline controls that ensure:

- The appropriate implementation and reinforcing the design vision throughout the design and construction phases and through to estate maintenance once the estate is built out.
- That each building and the overall infrastructure in the estate contributes positively to the overall environment both in terms of the building itself and its associated landscaping.
- The protection of the rights of each property owner in respect of privacy, views and vistas
- The maintenance of a high standard of design and construction throughout the development

Use of Guidelines

These guidelines address only a part of the estate controls and rules and need to be read in conjunction with the other documents listed below. These guidelines are not a replacement of any statutory requirements (submissions or approvals necessary) such as the National Building regulations, Occupational Health and Safety Act or the requirements of the Local Authority.

Other Documents (inter-alia)

- Sales agreement
- The Home Owners Association Constitution
- The Leloko Estate Rules
- Approved Conditions of Establishment
- Builders Operating Code
- Procedure for Building Contractors

Development of the guidelines

It is intended that as the design of each respective phase of the development reach finality the interim guidelines will be updated to include any specifics relative to that particular phase. This guideline document is inherently a working document, and will continue to 'grow' with the progress and maturation of the development. There is no intention to alter the general principles or overall guidelines set out below.

2. PLAN APPROVAL PROCESS

All new work and any additions/alterations and site work on any property within the estate will go through the new work authorization process irrespective of compliance with statutory property rights. All the drawings will confirm to the National Building regulations and are

required to be submitted to the Local Authority for building plan approval after the approval by the Design Review Committee. No construction of access to site will be permitted without the prior approval of the Design Review Committee and the Local Authority and the building deposit being paid .

2.1 PROCESS FOR NEW WORK AUTHORIZATION

Any new work on a property requiring a contractor will be subject to review by the constituted Design Review Committee which will meet on a regular prearranged basis (if required) and report/recommend to the Home Owners Association executive on submitted proposals. Minutes of all design review meetings will be kept and a record of all approved building, and landscape development plans will be kept by the Estate "Manager". The process and requirements of the Design Review Committee will be as follows;

2.2 NOTICE OF INTENTION

Notice of intention to do new work (outlining the proposed work) will be submitted to the Estate "Manager"/offices at least two weeks before submission of proposed work plans (as set out below) to enable a site inspection to ensure an understanding of the context of the proposal.

2.3 PROPOSAL SUBMISSION

Architectural plans/landscape development plans, by the estate accredited professional (see page 2), sufficient to fully describe the proposal and show compliance with the guidelines will be submitted to the Estate "Manager"/office at least one week prior to a scheduled Design Review Committee meeting. The proponent will be allowed to motivate the proposal.

2.4 DESIGN REVIEW

The Design Review committee should apply their minds to the proposal and ensure compliance with the guidelines and the phase alternatives and options on record. The Committee should make a decision or recommendation at the review meeting where possible. Authority to proceed with the new work should be given on the basis of a positive recommendation by the Design Review Committee. All plans have to be approved/stamped by before submission to Madibeng local municipality/Council.

2.5 STATUTORY BUILDING PLANS SUBMISSION

After written authority for new work is given and the plans are stamped the proponent can continue to get the relevant building plan or other approval from the Local Authority. Once approval is obtained from the local authority a copy of the approved plans will be submitted to the Estate "Manager"/office for record purposes.

2.6 BUILDERS CODE COMPLIANCE

After approvals have been obtained and builders deposit paid the property owner shall liaise with the Estate "Manager"/office to arrange contractor access and programming of construction.

The Estate “manager”/office will ensure compliance with the Builders rules and monitor the new work from the Estates perspective. (Procedure for building contractors)

2.7 BUILDING PLAN SUBMISSION REQUIREMENTS

The following is required for building plan submission to the HOA for approval:

1. Three copies of the building plans which must include the following (1 colour,2 black and white):
 - a. Floor Plans at scale 1:50
 - b. Sections at scale 1:50
 - c. Elevations at scale 1:100
 - d. Site Plan at scale 1:100. Paved and landscaped areas as well as yards and wash line areas to be clearly indicated.
 - e. Electrical Plans including external lighting
 - f. Boundary Wall details at scale 1:10 – 1:50
 - g. External finishing schedule to indicate material type and colour as per the schedule below.

External Finishing schedule

ERF No:		
EXTERNAL FINISHES SPECIFICATION		
WALLS	Material and Finish	Colour
Main Wall Finish		
Secondary Finish - Feature Panels		
Stone Work/Cladding		
ROOF	Material and Finish	Colour
Roof Covering		
Barge Boards		
Concrete Roofs		
Pergolas		
OPENINGS	Material and Finish	Colour
Windows		
Front Door		
External Doors		
Garage Door		
OTHER	Material and Finish	Colour
External Balustrade		
Light Fittings		
Paving		
Landscaping		
EXTERNAL WORKS	Material and Finish	Colour
Boundary Walls		
Boundary Fencing		
External Gates		
Screens		

3. URBAN DESIGN

The overall design layout of the site is informed by the aspect and natural topography and assets of the site with the specific intention of creating a continuous network of quality accessible north south open spaces that link individual residential properties with direct access down to the waters edge, and create view corridors relating to the main topographic features of the site (the kopjie and perennial water courses). These open spaces provide break's in the block configuration to increase legibility and neighborhood community. The main circulation roads mimic these spaces and where possible abutting them providing scenic quality to arrival in the estate and giving access directly to the clubhouse at the waters edge and the boat house site in the east. The secondary road structure follows the east west contours allowing the orientation of individual sites to take advantage of the spectacular views north and south as well as best orientation for natural light.

3.1 SITE CONFIGURATION

The overall Design intention (see Overall Urban Design Plan) is to:

- Respond directly to the topography creating long east west sites to take best advantage of north south views and orientation.
- Double banking of properties to take advantage of the slope of the site for creation of views.

3.2 PROPERTY RIGHTS

Property rights (from the approved application for township establishment Kosmos extension 7 & 8 on the Remainder portion 129 of the farm De Rust 478-JQ) are set out below in summary and should be read in full in the Approved Conditions of Establishment and Local Authority Planning approval for the estate.

3.3 TOWN PLANNING PARAMETERS

3.3.1. Zoning

Residential 1

3.3.2. Coverage

Coverage – 40%

3.3.3. FAR (Floor Area Ratio)

FAR – 0.8

3.3.4. Building lines

Street boundary - 3 metres

Side boundaries - 2 metres

No buildings will be allowed in the access way to panhandle sites and gates for these sites will only be allowed at a position 5 metres from the street boundary and not on the street boundary.

3.3.5. Height restrictions

The general height restriction for residential units is 2 storeys across all Residential 1 stands and a maximum of 3 storeys across on Residential 2 stands. Placement of all buildings of more than one storey will be with respect to adjoining properties views and privacy. The review and approval of overlooking and privacy shall be at the sole discretion of the Design Review Committee.

In Phase 1 this is specifically limited to:

- a maximum of 9m from finished floor level to the apex of pitched roofs (40 - 45 degree).
- a maximum of 7.8m from finished floor level to the top of mono pitched Roofs (max 30 degrees pitch).
- finished floor level is to be a maximum of 500mm above natural ground level at any one point.

4 ARCHITECTURAL DEVELOPMENT PARAMETERS

The architectural approach is founded in response to the natural environment, utilizing and playing with the qualities of natural light, rooting the architecture to its site by framing views of the natural environment, using natural colours, textures and materials. The architectural form is simple – narrow, rectilinear buildings that envelope well-related internal spaces at the same time articulating useable external courtyard spaces on the site. Simple linear 40 - 45 deg pitched roof construction elements without hips, linked with flat roof sections over connecting elements.

This approach creates an interesting, undulating roofscape, and provides opportunity for views through from houses behind, and views from flat roof sections converted to roof terraces. It also facilitates effective siting/stepping of homes to accommodate undulating sites allowing buildings to step with the topography and reflect the topography in the design, and thus reduce in the visual scale/impact of the built environment. This together with an effort to blur the distinction between inside and outside with extensive and view oriented glazing creates an articulated design that treads lightly on the landscape, fragments scales and takes cues from and advantage of the site opportunities and 'fits' in the natural landscape. Materials have been carefully considered as mechanisms in rooting the built environment to its immediate and broader natural context, to be as low maintenance as possible, and to 'weather' with the passing of time – increasingly blending in and becoming more and more a part of the natural landscape. External wall finish will be natural colours, finishes in what almost appears to be a coloured plaster which acquires a soft natural inconsistency with time. Roof choices include thatch, flat-profile roof tile and steel sheeting all offered in a variety of natural colours.

The architecture of the estate will be designed by the accredited architects as appointed by the Developer during the estate development and until completions of the set estate development in full. Thereafter the Home Owners Association will accredit an architect/s to provide services for alterations or additions in accordance with the guidelines and subject to the new work authorization process set out in 2 above.

4.1 TYPES OF BUILT RESIDENTIAL DEVELOPMENT

Essentially there will be three types of residential development on the site and these can be summarised as follows:

4.1.1 Pre-Designed and built by HOA accredited builders

As intended the HOA has commissioned accredited architects to design all typical residential units on the site in accordance with the guidelines. These units will be 'rolled out' in a series of Phases which all enforce the overall architectural vision, while at the same time demonstrating subtle difference and identity within each Phase.

4.1.2 Purpose Designed and built by HOA accredited builders

Should a purchaser of a site/s prefer to commission a purposed designed residence rather than choosing from one of the designs available, the accredited architects will provide this service at a fee and will be subject to the designs compliance with the guidelines and aesthetic developed for the particular phase and development as a whole.

4.1.3 Additions and Alterations

Additions and alterations will be designed by the accredited architect/s and be subject to the guidelines and the new work authorization process set out in 2 above.

4.1.4 Phase design restrictions

Typical design for specific phases maybe used in the preceding phases but this rule will not apply visa-versa.

4.1.5 Minimum houses sizes per phase

The minimum house size per phase shall be as per the schedule below. These areas are the total built area of the house and include garages, covered entrances, covered patios, covered balconies. These areas exclude open patios and balconies.

Phase 1 - 140m²
 Phase 2 - 170m²
 Phase 3 - 210m²
 Phase 4 - 255m²
 Phase 5 - 330m²

4.2 THE BUILDING FORM

All buildings will be designed with the particular Phase and overall design vision in mind. What are set out below are the general principles for all residential units which must be strictly adhered to.

4.2.1 Street /open space articulation and site planning

The open space along street boundaries should be fragmented and where possible visually permeable. This is achieved with a combination of boundary walls, screen walls for privacy, palisade fencing and by using the unit as part of the boundary wall. If the street boundary wall consists of a solid wall, then the solid wall may not exceed 60% of the total length of the street boundary.

Siting of the unit will take into account the following:

- views
- privacy
- orientation for sunlight
- response to the topography
- internal/external spatial relationships
- site access

4.2.2. Scale proportion and articulation

The **scale** of units should be visually reduced by the use of:

- A fragmented roofscape made up of the elements described under roofs below
- A simple narrow depth rectilinear plan form, stepped to respond to the topography and to create usable external courtyard spaces which relate closely to the internal spaces
- extensive and view oriented glazing and openings allowing light into the spaces, creating visual relationships between internal and external spaces and a feeling of openness.

Proportion should create coherence across the whole estate by:

- utilizing the opening proportions set by the unit type developed in each phase (i.e window and door openings as set for the specific phase)
- maintaining similar plan depths developed in each phase
- maintaining roofscape options developed in each phase

Articulation (plan, roof and openings) should create the feeling that each unit is a cluster of indoor outdoor rooms defining outdoor spaces that respond to the landscape.

4.2.3. Plan form

The plan form should:

- Conform to the principle of narrow depth rectilinear rooms (not monolithic) wrapped around outdoor spaces to effectively incorporate them into the internal living spaces of the home.
- Stepped to conform to the natural topography (finished floor level to be a maximum of 500mm above natural ground level at any point)
- Orientate to respond to the topography of the specific site, capitalizing whatever views might be available and best orientated to make best use of North/North East aspect for maximum sunlight.
- Service/utility spaces (toilets and yards) to be articulated in such a way that they are screened from living/entertaining areas for privacy
- Outbuildings and covered outside areas to respond appropriately to the form and aesthetic of the main structure

4.2.4. Roofs

Main pitched roof elements to be;

- Symmetrically pitched (between 40 and 45 degrees) about the plan
- Simple linear pitched roof forms

- Pitch roofs to have gable ends
- No hipped roofs permitted.
- Large overhangs encouraged. Minimum of 600mm eaves overhang and 300mm at gable end overhang.
- No rain water goods (gutter and rainwater downpipes) will be permitted.

Minor roof elements (all roofs over minor plan elements or outside spaces) are to be:

- flat concrete /approved light steel frame structure with parapets with concealed downpipes
- parapets to meet primary elements below roof eaves line
- parapets to be a minimum of 255mm high above concrete slab/approved light steel frame structure

Fascia Boards

- Fibre cement fascia boards are permitted to be securely fixed to gable roof ends. Boards to be fixed with joints equally about the apex of the roof and should be equal in length. Boards to be jointed with standard joint T-sections and securely fixed with galvanized screws to the timber battens. All fascia Boards to be primed and painted with acrylic paint in accordance with manufacturer specification. Colour of fascia Boards to be approved by the HOA.

Roof lights and windows in the same plane of the roof will be allowed (to the sole discretion of the Design Review Committee). No dormer windows are permitted.

Roof Materials:

Permitted

The following roof materials are permitted:

- Flat concrete roof tiles – “Marley Modern”, “Horizon Concrete Shingle Tile” or similar approved tile at the sole discretion for the Design Review Committee..
- Chromadek (pre-coated) IBR, Chromadek “Kliplok” or similar approved profile at the sole discretion of the Design Review Committee.
- Thatch
- Flat concrete slabs/approved light steel frame structure behind plastered brick parapets min 255mm high. Slabs to be waterproof with torched on waterproofing or similar approved by the Architect

Not permitted

The following roof materials are NOT permitted:

- Profiled concrete roof tiles
- Flat or low pitched Chromadek roof sheeting (except for carports – see point 4.3)

Roof Colours:

Permitted

The following colours are permitted:

- Earthy concrete roof tiles colours as follows:
 - Terracotta, Antigue Terracotta, Standard Brown, Farmhouse Brown,

Slate Grey, Slate

- Modern Ranges: Dorset, Essex and Cambridge
- Blended tiles are permitted but no bright primary colours to be added to the mix and a maximum of two colours are allowed. Only the above colours may be used in blends.
- Chromodek (pre-coated) roof sheeting colours as follows:
 - Dolphin Grey, Charcoal, Buffalo Brown, Kalahari Red

Not Permitted

- No primary colours and bright colours will be permitted.
- No painted roof tiles or steel (IBR type) roofs are permitted.

All colours are to be indicated on the External Finishing Schedule submitted with the building plan submission plans. Variations to the approved colours must be submitted to the HOA and approved by the Architect prior to installation.

4.2.5. Parapets, eaves and Chimneys

Parapets, eaves and Chimneys as follows:

- No gable end parapets are permitted.
- Gables ends to have a minimum of 300mm overhang.
- Eaves finish to be simple exposed without bargeboards.
- Eaves to have a minimum of 600mm wide overhang
- Parapets over flat sections should be simple wall extensions finished with a concrete coping or 85mm wide plaster band.
- Minimum height of parapet to be 255mm above concrete slab.
- Chimneys to be of a simple design.
- Chimney may be capped with concrete coping or 85mm wide plaster band.

4.2.6. Walls

Walls may be built from clay or cement stock bricks. Walls may be finished as follows:

- Walls may be smooth or scratch plastered and painted
- Pigmented plaster (cemcrete type) is permitted.
- Bag plaster and paint may be used for accent or feature panels only.
- No facebrick or raw stock brick walls are permitted.
- The use of natural cladding materials is encouraged and must be clearly and specially described in the documentation.
- Only natural stone cladding will be permitted and no imitation or concrete type cladding will be permitted.
- The approval of these external wall claddings and finishes shall be at the sole discretion of the Architect These finishes must be submitted for approval with the building plan submission or to the Architect prior to construction

Paint Colours

- Paint colours to be natural earth tones or warm grey colours. Refer to the approved list of colours below.
- No primary colours will be permitted.
- No cool grey colours or colours with a blue hue will be permitted.
- Paint colours must be submitted for approval with the building plan submission or must be submitted to the Design Review Committee prior to the painting of any walls.

Approved Colour Pallet attached.

4.2.7. External Window and Door and openings.

Windows

All fenestration on the estate is to be powdercoated aluminium frames.

- Colours permitted:
 - Bronze, Dark Brown and Charcoal
 - Bronze anodised aluminium will be permitted.
- Colours not permitted:
 - Primary colours and white
 - Naturally anodised windows
- Shapes and type:
 - All opening sections must be top hung type window
 - No arched or curved windows will be permitted
 - Windows with vertical proportions are encouraged
 - Square window proportions permitted
 - Windows and door shapes to be uniform and proportioned

The following fenestration will NOT be permitted:

- Timber window frames
- Steel windows
- Cottage pane type window frames
- Splayed windows
- Glass bricks
- Plaster bands
- "Winblok" type windows

All glazing shall comply with the SANS 10400.

The following glazing is permitted:

- Normal clear glazing
- Low E glazing
- Double glazing
- Other energy efficient low tint performance glazing (grey colours only) are permitted

The following glazing is not permitted:

- Reflective glazing

Colours of the window frames and glass must be clearly indicated on the external finishing schedule submitted to the Design Review Committee for approval.

External Doors

External timber doors and door frames for front doors, kitchen back doors, garage doors and store room doors are permitted as follows:

- Frames
 - Frames to be solid timber either sealed or painted with approved colours.
- Doors
 - Solid timber doors permitted (panelled and horizontally slatted type)

- One pane or two pane doors permitted
- Cottage pane doors not permitted
- Doors may be sealed or painted with approved colours.

Garage Doors

Single or double garage doors are permitted. Garage doors are to be a good quality and shall operate smoothly and quietly.

Timber and chromodek garage doors are permitted as follows:

- Timber garage doors permitted:
 - Horizontally slatted timber garage doors are encouraged
 - 10 and 20 panel timber garage doors are permitted
 - Timber garage doors to be pre-sealed
- Timber garage doors NOT permitted:
 - 30 and 40 panel timber garage doors are not permitted
 - Decorative timber garage door and doors with glass panels are not permitted
- Chromodek Steel and Aluminium garage doors permitted:
 - Horizontally slatted garage doors are encouraged
 - 10 and 20 panel garage doors are permitted
 - Colours permitted: Buffalo Brown, Bronze, Dark Dolphin, Charcoal, Matt Bronze and Matt Charcoal
- Chromodek Steel and Aluminium garage doors NOT permitted:
 - Panel garage doors with glass windows
 - Glass sectional or panoramic garage doors
 - Decorative garage doors
 - Colours NOT permitted: Frost White, Off White, Sandstone Beige, Gemsbok Sand and Gloss White.

Garage doors specification and colour must be indicated on the External Finishing Schedule submitted with the drawings for Architect approval.

4.2.8. Verandahs, Covered Patios and Pergolas

Verandahs, Covered and Open Patios and Pergolas are encouraged and must form and integral part of the design.

Verandahs and Covered Patios

- Permitted
 - Mono pitched roofs with finish to match house.
 - Flat concrete slabs with parapets
 - Chromodek Louvre roof system behind brick parapet or brick fascia/beam.
 - Brick, steel or square cut timber columns permitted
- Not Permitted
 - Gumpole structures
 - Translucent sheeting
 - Timber latte

Pergolas

- Permitted
 - Brick, steel or square cut timber columns permitted
 - Square cut timber beams supported on columns
 - Square cut timber pergola securely supported on timber beams
- Not Permitted
 - Gumpole structures
 - Translucent sheeting
 - Timber latte

Details of the Verandahs, Covered and Open Patios and Pergolas must be submitted to the Design Review Committee for approval prior to construction.

4.2.9. Balustrading

Balustrade designs should be consistent with Architectural Design Parameters of being simple, rectilinear and contemporary in the design.

The following materials are permitted for external balustrades:

- Stainless steel
- Stainless steel with glass panels
- Powdercoated mildsteel
- Painted mildsteel
- Brick plastered and painted to match the house (Parapets)

The following materials are Not permitted for external balustrades:

- Wrought iron
- Timber
- Concrete balustrades
- Any ornate form or material will not be permitted.

Balustrade design and/or specification must be clearly indicated on the drawings for submission to the Design Review Committee. Any deviation to the approved design must be approved by the Design Review Committee prior to installation.

4.3 SERVICES AND SERVICE AREAS

4.3.1. Garages, Carports and Staff Accommodation

- Garages and outbuildings must be similar in design, construction and finish of the main residential structure.
- No standard steel carports of any type are permitted. Only carports constructed of brick(or approved light steel frame structure with approved cladding) columns and parapet walls plastered and painted to match the main house structure with chromodek roof sheeting will be permitted. All gutters and downpipes are to be concealed behind the parapet wall and in the brick/approved light steel columns. Alternatively a conventional flat concrete/approved light frame steel roof structure as prescribed above under Minor Roof Elements will be permitted.

4.3.2. Utilities, Wash lines and Yard Areas

- Caravans and trailers may only be stored in the purpose specific garages provided at the units. Trailers on an exception basis approved by Home Owners Association may be kept on site but not visible from the street or public open spaces.
- Boats may only be stored in boathouses or in an enclosed garage. Boats may not be stored in open carports and may not be visible.
- Kitchen yards must be designed in such a way that they are not visible from the street or from any public open space. Where necessary screens walls must be provided to screen of yard areas. These walls must be a minimum of 2.0m high.
- Wash lines must be located within kitchen yards and may not be visible from the street or from any public open space.
- Dog kennels must be placed in positions where they are not visible from the street or public open space areas. Ideally these must be located within screened kitchen yards.
- The storage of refuse bins must be such that they are not visible from the street or public open space areas. Where necessary, screens should be used.
- No lapa's, prefabricated zozo huts, wendy houses, greenhouses or toolsheds will be permitted.

4.3.3. Drainage and Sewer Services

- All external services such as plumbing and sewer drains must be concealed from view, i.e. built within the brickwork duct with access panels only where required.

4.3.4. External Lighting

- All exterior lights are to be located in such a position so as not to constitute a nuisance to neighbors or other Estate users.
- All high level exterior lights (i.e. above 1,5m) must be shaded.
- No high wattage security lights or spotlights are permitted.
- No motion sensor security lights are permitted.
- No permanent multi-colored party lights are permitted.
- No spotlighting of natural areas permitted.
- All external lighting must be simple, square, rectangular, circular or tubular type fittings. No ornate decorative fittings or lantern type fittings will be permitted.

4.3.5. Air Conditioning

Air conditioning is permitted. All condensers, external fans, accessories, drainage pipes and the electrical supply are not to be visible from the street or open spaces and their siting should be carefully considered. The positions of all these items are to be submitted to the Design Review Committee for approval prior to the installation.

4.3.6. TV Aerials and Satellite Dishes

The siting of TV aerials and satellite dishes are to be carefully position so as not to become unsightly and detract from the overall vision of the estate. Their

positioning is subject to approval of the Design Review Committee and must be indicated on the submission plans.

4.3.7. Solar Geysers and Solar Heating

Solar geysers and solar panels are permitted but the type, position and impact they have on the overall aesthetic are at the sole discretion of the Design Review Committee. The type and the position must be submitted to the Design Review Committee for approval prior to any installation.

Split solar geysers are preferred where the low profile solar panels are located unobtrusively on the roof while the bulky water storage geyser is situated out of site within the roof space. Direct solar water geysers with external water storage geysers are unsightly and are to be concealed behind parapets and pitched roof structures.

Solar panels which may be visible due to the position of the roof aspect must be of a good quality with frames that are powder coated charcoal so as avoid glare and minimize the aesthetic impact.

4.3.8. Security

The principle is that there should be no external security devices (burglar bars etc) applied to the home to maintain the visual quality and aesthetic.

- 4.3.9.** In the case of having external appliances installed after completion of the dwelling where these appliances are visible such as air conditioners, gas bottles, solar energy installations and washing lines etc. the homeowner will be notified in writing to close off or screen such appliances, failing to do so after a first letter will result in a penalty equal to the monthly levy being imposed, doubling every three months.

4.4 EXTERNAL WORKS

4.4.1. Boundary Walls, Screens and Fences

- All boundaries must be fenced
- Materials and designs for screens, fences and gates should relate closely to the main building structure and be consistent with designs set out in the phased house design alternatives.
- No screen or fence may be erected without the approval of the Architect. Additional structures, over and above those indicated on the approved building / landscape development plans must undergo an approval process.
- Solid screens and walls are discouraged, especially as perimeter fences. Semi-transparent screens are encouraged for visual continuity of the landscape. Subject to Design Review Committee approval. If the street boundary wall consists of a solid wall, then the solid wall may not exceed 60% of the total length of the street boundary.
- Recommended perimeter fence height is 1,5m. A maximum fence height of 1,8m will be permitted with motivation (i.e. adjacent to bathroom windows, swimming pools, Jacuzzi's or private garden space).
- All boundary walls must be plastered and painted on both sides to HOA

specifications.

- The placement of screens and fences must take cognizance of sensitive environmental features and existing groups of trees. Where necessary, fences must be realigned to allow for the preservation of such features. This may result in perimeter fences not coinciding precisely with erf boundaries.
- Gates must be designed to match the fence, and may not be higher than the adjoining walls.

4.4.2. Swimming Pools and Water Features

- Swimming pools (where relevant) are to be designed in response to the main building structure as recommended by the Architect. Plans has to be approved by the Architect.
- Care must be taken to ensure that all privacy walls and / or safety fences associated with swimming pools are in accordance with the guidelines for screens, walls and fences.
- Ponds and birdbaths must be natural in appearance (form, colour and finish).
- All ponds, water features and pools must be equipped with a pump and filter system to prevent the stagnation of water.
- The sides of low level ponds must allow for animal escape (i.e. animals that accidentally fall in to the pond must be able to climb out unassisted).
- All backwash water must be relayed into purpose made soak-away located within the building lines – no backwashing directly into natural areas or into the storm water system will be permitted.

4.4.3. Stormwater

- The collection of rainwater in rainwater tanks is encouraged. Such tanks must be screened using materials and design responsive to that of the main structure. The design and details of this must be included in the plan submission to the HOA and Architect for approval.
- Storm water falling on the erf must be dissipated (i.e. the directional stream energy must be broken and dispersed) before it is allowed to flow into surrounding natural areas. A soak-away used for pool backwash purposes may double as an energy dissipater.
- Erosion lines and gullies must be repaired and rehabilitated according to environmental best practice.

4.4.4. Lapas and Gazebos

Lapas and Gazebos are permitted, provided that they comply with the Town Planning Parameters. The roof design, type of truss, type of material and colour must be consistent with that of the house design, material and colour.

4.5. LANDSCAPING

Private landscapes are part of the overall landscape environment and certain controls are necessary for the benefit of the entire estate. No inappropriate landscape decoration outside of the context of the landscape aesthetic will be permitted. Such may include, but may not necessarily be limited to ornate fountains, garden gnomes, sculptures, follies etc.

All landscape structures are to be designed in response to the main building structure. Landscape structures resulting in a piecemeal aesthetic will not be permitted. No landscape structures may be erected without the approval of the HOA and the Architect. Additional structures, over and above those indicated on the approved building / landscape development plans must undergo an approval process. Permanent landscape structures such as arbors and pergolas must be set in planting or affixed to the main structure. Materials and finishes of landscape structures are to respond to that of the main structure.

Temporary structures such as garden umbrellas and awnings are to be in earth colors responding to that of the main structure.

4.5.1 Landscape development plans

As it is intended that the Developer will construct the unit and establish the initial landscaping the guidelines below relate to individual property owners taking on the responsibility of landscaping the site or altering the initial landscaping. In general, the layout of the house and garden will take cognizance of neighbours and not intrude on privacy and private areas by design.

Every owner is responsible for the surveying of significant natural features on his/her site. Such features include rock outcrops, existing trees and shrubs and Protected and Red Data Species. A landscape Development Plan must be drawn up for each erf, and must be submitted for approval by the Design Review Committee along with building plans, this plan shall include:

- Building footprint areas and finished ground floor levels.
- Existing contours and contour heights.
- Existing tree and shrub positions and species (those to be retained and those to be removed / transplanted).
- New tree and shrub positions, species and sizes.
- Retaining walls, landscape steps and other manipulated landscape levels, including finished ground levels, materials and colors. Permanent landscape structures such as arbors and pergolas. Materials and colors must be specified.
- Swimming pool and pond positions, depths and extents. Materials and colors must be specified. Include the location of pumps.
- Patios, decks and other paved areas, including driveways. Materials and colors must be specified.
- Locations and specifications of landscape lights. Include wattage.
- Irrigation layout (where relevant), including the location of the controller and connection to water mains.
- Storm water retention structures and soak-aways (where required). Indicate materials, finishes and depths.

4.5.2 Plants and planting

- Every reasonable attempt will be made to preserve existing indigenous and aesthetically important species and tree clumps during the planning process.
- Home owners will not be permitted to plant anything within the road

reserve area, or any public open space area unless approved by the HOA/Developer.

- The use of indigenous plants will be encouraged in all areas. The use of exotic species is not permissible or allowed. A list of recommended species has been appended to this document (Appendix 2).
- Protected, rare and red data species occurring naturally on site must be retained and protected. A list of these threatened species has been appended to this document (Appendix 1).
- Indigenous trees with a stem diameter of 150mm or more (measured 1m above ground level) should be retained as far as possible.
- Where the removal of large trees cannot be avoided, then the removed tree should be replaced by two of the same species (100 litre size) at the end of building works.

4.5.3 Earthworks and landscape manipulation

- Attempt to maintain the existing natural ground level wherever possible.
- Terraces and other level manipulations should abut the main structure wherever possible.
- No single terrace should deviate more than 500mm from natural ground level in either direction, nor may any single terrace accommodate an overall level change of more than 1000mm.
- Excavations closer than 1m to the stem of any conserved tree is potentially fatal to the tree, and may cause the tree to topple.
- All retaining structures must comply with best practice standards, and where necessary be designed by a qualified engineer.
- Materials and finishes for retaining structures must respond to that of the main structure.
- Anchor block systems and gravity walls may not be used as vertical or near vertical structures. Any anchor block or gravity wall structure must be planted with suitable indigenous plants, and must be irrigated.

4.5.4. Landscape Maintenance

- Each property owner is responsible for the maintenance of the landscape within his/her erf boundary. This includes both hard and soft landscape, landscape structures, water features and lights.
- The Estate “manager”/office reserves the right to notify property owners who neglect their gardens to the detriment of the Estate aesthetic to rectify the situation within a given period, thereafter the estate manager/office will have the right to do such rectification for the owner’s account.
- Only stands sold and transferred to owners have to be maintained.

4.5.5. Irrigations

- Irrigation of manicured landscape areas is permitted, but not enforced.
- All irrigation is to feed off water mains – no boreholes may be sunk on the Estate.

4.5.6. Paving and Hard Landscaping

- All patios, decks and terraces are to be designed in response to the main

building structure.

- The use of natural stone, clay bricks, slate tiles, timber decking and approved concrete products is encouraged.
- Only one driveway and a maximum of two street parking bays is permitted per erf.
- Driveway widths at the junction with the public road should be in accordance with the plans drawn up by the appointed architect.
The use of permeable paving / gravel is encouraged for all large paved surfaces.
- Pedestrian walkway crossings over driveways must be accentuated using material change to increase awareness and improve pedestrian safety.
- Pedestrian walkway crossings over roads must be accentuated using larger and higher cobble paving to increase awareness and improve pedestrian safety. Cobble paving protrude a minimum of 30mm above road level.
- Double panhandle driveways should be consolidated into a single driveway to reduce hard surface. The double width servitude may be maintained and planted with grass or other soft landscape for use as a slipway or overflow parking.

4.6 MAINTENANCE

Property owners are expected to maintain their properties to a standard set by the development and individual unit at handover which will be the expected standard, and any repainting or repair work to comply with the phase alternatives and options.

The estate “manager”/office will from time to time inspect the exterior of the property notify any property owner of required maintenance necessary to maintain the estate standard

5. CONCLUSION

It is accepted and understood that by its nature, this is a working document that sets out guidelines to maintain quality and value, and that these guidelines will grow and become more defined through the design and construction processes and thereafter. The provision, implementation and adherence to these guidelines we feel is in the joint interests of the Developer, the professional team and the future residents of this scheme in providing the very best environment possible, therein maintaining the ongoing experiential and monetary value of this estate.

Signed this _____ day of _____ 20____

Home Owner

Building contractor

Name : _____

Name : _____

Tel : _____

Tel : _____

E-mail : _____

Stand no : _____

LELOKO GUIDELINES

COLOUR PALLET - Plascon Colours

Red/Orange Hues	
Carrot Spice	O4-C1-2
Toffee Fudge	O5-C1-2
Yummy	O5-C1-3
Carrot Muffin	O6-C1-2
Harvest Time	O6-C1-3
Safari Sun	O7-C1-1
Peanuts	O7-C1-2
Butterscotch Mousse	O7-C1-3
Wheat Fields	O7-C1-4

Browns	
Rock Outcrop	O7-D1-4
Sunny Horizons	O7-D1-3
Forgotten Land	O7-D1-2
Bush Buck	Y1-D1-4
Hay Seed	Y1-D1-3
Old Cobblestone	Y2-D1-4
Gold Estate	Y2-D1-3

Warm Greys - Light	
Stone Wash	Y2-D2-2
Waxen Tint	T2-D2-1
Ivory Ridge	Y3-D2-2
Beech Wood	Y3-D2-1
Cement Wash	Y1-E2-2
Soap Bubble	Y2-E2-2
Bauhaus	Y2-E2-1
Houri	Y4-E2-2
Samovar	Y4-E2-1
River Clay	DC23-69

Yellow Hues	
Blue Gum Honey	Y1-C1-2
Russo Gold	Y1-C1-3
Summer Wheat	Y1-C1-4
Fuzzy Duck	Y2-C1-3
Pale Honey	Y2-C1-4

Green Hues	
Sea Point	Y3-C1-2
Egoli	Y3-C1-3
Clover Honey	Y3-C1-4
Money Tree	Y4-C1-3
Pale Yellow	Y3-D1-4

Light Browns	
Satued	DC8-23
Sombrero	DC8-24
Chaps	DC10-28
Safari Tan	DC10-29
Trade Winds	DC10-30
Stuffing	DC12-36

Warm Greys - Dark	
Baby Elephant	Y1-E1-4
Madonna City	Y1-E1-3
Touchstone	Y2-E1-4
Moss Gold	Y2-E1-3