



ELEMENTS
PRIVATE GOLF RESERVE

**ARCHITECTURAL
GUIDELINES AND
LANDSCAPING
CONTROLS**

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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, Project Manager, one or more Trustees of the Estate 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 BODY CORPORATE (EBC) constitution / rules 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). Architects, Architectural Technologists and Structural Engineers with appropriate registration shall be appointed and their details provided to the Elements Aesthetics Committee.

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
 - Environmentally sustainable and energy efficient building
- 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

3.1.1 Design Philosophy

- 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.
- The vision is seen as making use of an architectural language that combines architecture with nature through the use of selected local materials which will blend with the landscape, creating harmony with nature.
- 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.
- Sustainability is of paramount importance and the use of rainwater tanks, solar heating, passive solar control, solar heat collection and passive cooling systems to reduce artificial heating and cooling will be encouraged as well as overhangs were possible to shade walls.
- The surrounding landscaped areas should be treated sensitively, kept as natural as possible making use of similar indigenous materials. Rehabilitation of the veldt around the building site is mandatory and will receive priority.
- Storm water and related water matters should be considered in the sense that catch pits and tanks should be designed accordingly to assist with the capturing of waste water for recycling purposes. The re-use of "grey" water will be encouraged.
- The design of the individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, reducing the potential of damaging or removing indigenous trees. If trees have to be removed an application is required to the EAC motivating this removal.
- Visual pollution will be controlled with extreme sensitivity, siting individual houses subtly, so that privacy to neighbours and surroundings can be achieved. This would be achieved by making use of medium to low pitch roofs conforming to natural materials in colour and form which would blend into the indigenous landscape.

3.1.2 Building and Wall Height General Guidelines

- The nature of the sites at Elements Private Golf Reserve is one of gentle and steep gradients falling in more than one direction and it is therefore imperative that the site topography be taken into account when designing each house.
- Buildings should fit comfortably into the natural contours with a balanced cut and fill approach so as to achieve a considered stepping and terracing over the site.

3.1.3 Wall Finishes

- The nature of the architecture will require that all exterior walls are finished with a combination of natural stone and painted cement plaster or pigmented cementitious rendering. However it is specially noted that no natural stone may be quarried or removed from anywhere on the Elements Private Golf Reserve site and that natural stone must be sourced from suppliers in the area. It will be encouraged that exposed and rising plinth walls used to create level building platforms, be clad with natural stone.

3.1.4 Building Restriction Lines

- A three metre building restriction line will be indicated for each individual Erf on the Site Description.
- No building structures are permitted to be built over this building restriction line.

3.1.5 Site Development Controls

- Service, Kitchen Yard and Swimming Pool areas must be enclosed by a screen wall and constructed with approved materials as defined in the Architectural Guidelines.
- Sewer and vent pipes are to be concealed in ducts within the wall plane of the building.
- External paving for vehicles, courtyards or terraces within the Site Building Area must be constructed with approved materials as defined in the Architectural Guidelines.
- Landscaping will only be permitted within the Site Building Area and all landscaping and lawned areas will be subject to the approval of the Elements Aesthetics Committee.
- The area surrounding the building is to be left intact, with the exception of an area no larger than 10m x 6m in front of garages, and 3m on all building perimeters, unless an application has been made and approval received from the EAC for a larger area on one side of the house to be landscaped.
- No private dwelling is permitted to have more than four bedrooms.
- A green shade net screen shall be erected around the building site at a minimum height of 1.5 metres and within the building platform and shall remain for the duration of the construction period.
- Pre-designed house number signage drawings and typeface as well as a standard stone gatepost for fixing the house number onto will be issued by the estate architects.
- The use of septic tanks is not permitted at EPGR. Please make use of the drainage connection provided for your stand.

3.1.6 Building Construction Regulations

- All Owners and their employees and contractors shall comply with the Elements Architectural Guidelines.
- All Owners shall be liable for any deviation from, or failure to comply with the Elements Architectural Guidelines.
- A copy of these guidelines signed by the PURCHASER is to be submitted to the EAC.
- Each individual stand must be investigated prior to construction of houses regarding the conditions for foundations. The following items must be identified: position of any tree, shrub with a stem diameter of more than 75mm, rocky outcrops higher than 500mm above N.G.L. and the proposed area to be cleared of natural vegetation.
- No construction activities shall take place after noon on Saturdays, Sundays or public holidays.
- Plans for all buildings, including alterations and additions, shall be submitted to the EAC for initial approval, after which they are to be submitted to the Bela-Bela Municipality for approval by the relevant authority.
- Appropriate measures must be implemented to ensure that construction workers do not set snares and poach animals. The Purchaser shall be held liable for any activities of this nature and the Estate reserves the right to take action against the individuals responsible.
- The contractor must display the EAC approved builder's board on the stand at a site directed by the EAC for the duration of the construction period. Builder's boards must be removed no later than one month after the construction has been completed.
- **NOTE:** Before construction work is commenced the PURCHASER is required to pay a building performance deposit of **R9.000.00** to the EBC, which will be held in trust (free of interest) and will be used in the event of non-performance to remove site rubble or make good any damage caused by the Contractor or his sub-contractors and suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.
- This building performance deposit shall be released subject to the submission to the EAC of:
 1. Local Authority's certificate of completion and occupancy.
 2. Practical Completion Certificate from the Controlling Architect.
 3. Owner's appointed agent's certificate of completion & EAC Site Inspection.
- The deposit shall be refunded within 14 days of all the above documents being correctly completed and submitted.
- Maximum dwellings per erf: One
- See document: "ADDENDUM 'A' EPGR - ENERGY EFFICIENCY & DWAF REQUIREMENTS"
- See document: "ADDENDUM 'B' EPGR - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS: SANS 10400 Part D, Swimming Pools"
- See document: "ADDENDUM 'C' EPGR - TRANSGRESSION OF ARCHITECTURALGUIDELINES"



- All home owners have a responsibility to people who visit their homes, or members of the public who are able to access their homes.
- While the building regulations state that property owners must control access to their swimming pools, most local authorities have much stricter rules and regulations, and it is to be noted that ultimately the local authority will decide whether you must fence the pool.
- If you don't comply with the local authority requirements and don't control access, the regulations warn that you will be guilty of an offence. This type of warning is not often seen in the National Building Regulations therefore it must be taken seriously.
- SANS 10400 advises for the following control mechanisms to be put in place;
- You may install or build a fence or wall;
 1. Around the swimming pool and ensure there is a self-closing gate.
 2. Around the house and the pool and make sure that there is a self-closing gate at the entrance and no other openings.
 3. Around the pool and the house, but in a way that leaves results in the front wall (and therefore the front door) of the house open to any area that is not walled or fenced.
- There are also guidelines for protecting children from the potential hazards of swimming pools in SANS 10134: The safeness of private swimming pools.
- SANS 1390: Steel fencing for private swimming pools, details SABS requirements for pool fencing and self-closing gates.

3.1.7 Landscaping

- The use of indigenous / endemic trees and plants is mandatory for all private gardens. No palm trees or exotic species may be planted. Contemporary African & Bushveld gardens are encouraged.
- No Kikuyu grass will be allowed.
- Owners are responsible for the removal of all alien plants / weeds from their property and sidewalks adjoining their property.

3.1.8 Changes to the Architectural Guideline

- The EAC / EBC reserves the right to amend, add to or delete from this document from time to time as is deemed necessary. This will be done without consultation with the PURCHASERS, but with the input from the professional team should the EAC deem this necessary and will be updated on the website.
- The latest version of these guidelines can be accessed at the following link: www.elementsgolfreserve.co.za

3.1.9 Water Preservation and Monitoring

- Water is a scarce and valued resource in the region and as such strict measures are taken by the EBC to ensure that unnecessary and avoidable waste of this resource is avoided at all cost. In order to properly monitor and preserve the resource, mandatory flow meters must be installed by each home owner.
- The EBC has the right to access a homeowner's property to regularly record the data from the flow meters. Any use of the resource that is deemed excessive by the EBC by a homeowner, will be recorded in writing to the homeowner with a demand to reduce usage accordingly. Failure to comply with same will result in penalty levies charged against the homeowner by the EBC.
- Mandatory installation of 'Elster Kent' water meters or similar approved, as specified in SANS 10400: The application of the National Building Regulations, for residential metering. The cost of the meter and the installation shall be for the homeowner's account. It is the homeowner's responsibility at all times to ensure that the meter is in working order and that accurate metering is taking place. In the event that the meter is faulty, the consumption of water assessment by the Body Corporate will be binding



3.2 GENERAL FORMS AND CONSTRUCTION

Specific Exclusions

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

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 6m 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 General materials

- 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.

3.3 ROOFS

Specific Exclusion

Materials

- Any materials other than those permitted under general inclusions
- PVC
- Elements Private Golf Reserve is located within an eco-sensitive bushveld region with a high Ground Flash Density (measurement of the number of lightning strikes to ground, over a period of one year, averaged by the countries landmass per km²).
- Because of the high Ground Flash Density & the ever-present threat of bushfire-causing lightning strikes, thatch roofing is not permitted.

General Inclusions

- Clay and concrete roof tiles
- Steel profile roof sheeting with Chromadek / COLORBOND™ / COLORPLUS® finish
- This comprises concealed fixed metal ribbed roof covering, pierced fix metal roof covering & metal corrugated roof covering.

Colour

- All colours other than those permitted under general inclusions
- Chromadek colour finishes other than that specified Forms and Elements
- Natural Terracotta, Brown and Kalahari hues
- Chromadek standard colour range; Dark Dolphin, Buffalo Brown, Gemsbok Sand, Knynsa Wilderness, Bateleur Brown, Aloe Green, Charcoal Grey
- Colours not listed to be approved by the EAC
- Rainwater goods sympathetic to wall colour

Forms and Elements

- All roof pitches other than specified
- Large areas of flat roofs
- Roof pitch allowance of 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
- Flat concrete roofs with parapets may be necessary to connect a series of major plan forms
- Flat concrete roofs shall not exceed 30 percent of the roof plan
- Concrete roofs may be used as roof decks
- It is encouraged that major plan forms are roofed individually; this should occur in part due to the different levels major plan forms will take due to the topography of each site. Major plan forms should be connected with linking elements (e.g. concrete flat roofs, parapet walls)

Roof Tile Colours

- Concrete & Clay roof tile colours to be approved by the EAC

Steel Profile Roof Sheeting

- Steel profile roof sheeting colours to be approved by the EAC

Concrete Flat Roofs

- Concrete flat roofs will be finished with a minimum of 13mm diameter natural colour stone chip or washed river pebbles to sample approval and laid at least 50mm thick (white stone will not be allowed)
- No waterproofing or silver protective waterproofing paint may be visible.
- All waterproofing flashings, parapets and upstands will be painted a natural colour to match the wall colour

3.4 EXTERNAL WALLS

Specific Exclusions

Materials

- Highly reflective surfaces
- Ornate mouldings

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) by the EAC

- Wall colours should be muted earth tone colours to allow buildings to blend with the natural environment
- To this end no white or un-natural colours will be permitted that would make the building starkly contrast the natural colours of the environment.
- Wall colours to be approved by the EAC
- Paint Colours from:
Plascon reference (or similar approved and within the same tonal values as approved by the EAC)

- Plastered window and door reveals
- No form of “paint technique” or other form of decorative painting will be allowed externally
- No elements “highlighted” by the use of colours (e.g. window surrounds) will be permitted Specific Exclusions General Inclusions

3.5 WINDOWS AND DOORS

Specific Exclusions

Materials

- Pressed metal doors
- “Winblok”
- Tinted reflective glass

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

3.6 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 regrowth

3.7 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

3.8 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

3.9 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
- Fibreglass pools to be approved by the EAC

- Located within the demarcated footprint only
 - Swimming pools defined as 'splash pools' limited to max. footprint area of 20m²
 - Swimming pools are to strictly comply with the application of the National Building Regulations, SANS 10400 Part D: Swimming Pools.
 - Owner to provide a letter indemnifying the BelaBela Municipality and EBC against any claim arising related to the use of the pool where the onstruction thereof is not in compliance with the application of the National Building Regulations
- NOTE:**

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

3.10 TV ANTENNAE, TELEPHONES AND RECEPTION DEVICES

Specific Exclusions

Forms and Elements

- All exposed fitments

General Inclusions

- Underground and or satellite connections Telkom Cellular /Internet Provider
- Satellite and microwave 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. If the equipment cannot be discretely installed because of a “line of sight” requirement an application must be made to the EAC for approval
- Terrestrial aerials provided the positioning has been approved by Estate Manager
- Satellite dishes and TV aerials must be inconspicuous and attached to the building structure
- Colours must match colour of materials used in the building elements it is attached to

3.11 ROOF FIXTURES

Specific Exclusions

Materials

- Reflective Materials

Forms and Elements

- Protruding above height restriction level

General Inclusions

- 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 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 sky- light it to be



minimized and indicated on drawings with plan submission

3.12 LANDSCAPING ELEMENTS

3.12.1 PAVING MATERIALS

Specific Exclusions

- Concrete surfaces not covered with tiles or paving

Forms and Elements

- Paving beyond the footprint areas
- Access beyond the footprint areas

General Inclusions

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

- Driveways to have road type finish materials

3.12.2 BOUNDARY ENCLOSURES

Specific Exclusions

- Concrete panels
- Wire
- Barbed or razor wire
- Boundary walls / fencing of lots
- Screen walls in excess of 2m high and excessive in length.

General Inclusions

- 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 may not exceed 2m in height and 5m in length
- Extended screen walls and kitchen yards are only permitted with the specific approval of the EAC.
- Finish of screen walls may be of timber post and rail structure. Timber post and rail detail to be submitted for approval by EAC
- 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

- 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
- 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
- A green shade net screen shall be erected around the building site at a minimum height of 1.5 metres and within the building platform and shall remain for the duration of the construction period.
- Should the shade net screen not be erected by the client/contractor prior to commencement of construction the EAC / EBC reserves the right to demand that same be erected within 7 days of notice to that effect, failing which the EAC/EBC have the right erect a screen for and on behalf of the client /contractor and duly claim the costs incurred from the client as part of the monthly levy payable by the client.
- This process will be monitored and reviewed by the EAC.

3.12.3 PLANTING MATERIALS

Specific Exclusions

- Alien plant species

General Inclusions

- 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.
- The design of the dwelling unit and any development on the stand should show a special sensitivity to the existing natural features, flora and topography. Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan.

Forms and Elements

- Outside footprint areas

3.12.4 SITE LIGHTING

Specific Exclusions

- No external pole mounted lights will be allowed.

General Inclusions

- External lighting should be discreet and kept to a minimum.
- 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.
- Landscape lights must be discreet and not higher than 900mm.
- All external lights are to be screened from neighbouring properties.

General Inclusions

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

3.12.5 ALARMS

Specific Exclusions

- Audible alarms that do not automatically turn off after 60 seconds of activation

General Inclusions

- Alarms linked to security control centre and response unit

3.12.6 ACCESSORIES

Specific Exclusions

- 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.

General Inclusions

- 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

- Air-conditioning condenser units which are installed at ground level must be screened with a 1,2m high natural stone wall, or with materials



- approved by the Elements Aesthetics Committee.
- The screen wall must be positioned so as to not to impede on the performance or functioning of the air-conditioning condenser unit.
 - If deemed necessary, the positioning of such a screen wall may be determined as per the recommendation of an air-conditioning specialist.
 - Similarly, air-conditioning condenser units positioned on roof slabs must be screened from general line of sight by use of parapet walls.
 - Window mounted units will not be permitted.

Air extraction systems

- These include chimneys, braai 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

- Pool pumps & filtration systems must be screened with a 1,2m high natural stone wall, or with materials approved by the EAC.

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.
- Home-owners are required to provide the dB specifications for the make & model of proposed generator installations.
- Generator dB preference is stipulated by most manufacturers to be between 60-70dB.
- 70dB is considered to be the max. comfort level for audible emissions.
- 70-80dB can be tolerated for short periods & over 85dB for extended periods can cause permanent hearing loss.
- Reduction of noise levels by installing sound insulation in the form of a "generator housing".

Kitchen Apparatus

- Gas kitchen appliances (such as stoves, fridges etc.) are encouraged.
- Gas installations to be screened in a lockable, fenced enclosure. Installation to be undertaken



by an accredited Gas Installation Technician, and a certificate of compliance to be issued to the owner. • All kitchen, laundry yard apparatus, i.e. clothes lines and refuse bins, must be screened from view from all residences, roads and paths by a 2 metre wall and concealed within a service courtyard. Walls to be either natural stone or plastered masonry to match main house.

Sun screening

- These consist of awnings.

Awnings

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

Rainwater Storage

- Collection of rainwater in rainwater tanks is allowed. The type, size and siting of all rainwater tanks will be subject to the scrutiny of the EAC.
- Screen walls are required to conceal the view of rain water tanks from neighbouring stands and communal roads within the reserve. Screen wall designs and proposed use of materials will be subject to scrutiny and approval by the EAC.

Solar Systems

- Solar heated hot water systems may be used.
- Only remote tank and solar panels will be permitted i.e. combined tank and panels on roof not allowed.
- Solar panel installations will be subject to the approval of the EAC.

4. PLAN APPROVAL PROCESS

- 4.1 **NOTE:** The PURCHASER is required to pay a non-refundable **Plan Submission Fee** in the amount of **R11, 000.00 (excl VAT)** together with the **WORKING DRAWINGS SUBMISSION** in Step 2 below and a **Building Performance Deposit in the amount of R9,000.00 (excl VAT)** before building commences to the EBC. Total amount payable **R20,000.00 (excl. VAT)**. (The above fee may be reviewed and amended at the discretion of the EAC and is subject to an annual increase of 10%)

ELEMENTS PRIVATE GOLF RESERVE

Standard Bank Branch: Rivonia 001255
Account No: 420 047 956



- 4.2 For alterations and/or additions to an existing residence whereby the estimated total value of work is equal to or less than R500, 000.00, the Plan Submission Fee will be halved to R5, 500.00 (excl. VAT). For alterations and/or additions exceeding R500, 000.00, the full fee as per point
- 4.1 Above applies.
- 4.3 Only Architects registered with the South African Council for the Architectural Profession (SACAP) may submit drawings for development within EPGR, and all Engineers must be registered with the South African Institution of Civil Engineering (SAICE).
- 4.4 The EAC scrutinizes the sketch plans and either :-
- approves the plans unconditionally
 - requests amendments
 - advises that the EAC will not object to the design in the case that it deviates from the already approved designs, or
 - disapproves totally.
- 4.5 The Sketch Plans are submitted by the architects and if approved by the EAC, developed to Council / Working Drawings. If amendments are required, submit those amendments for approval. If disapproved, new designs need to be submitted.
- 4.6 Upon completion of Council / Working Drawings, those are submitted to the EAC for scrutiny and approval. 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.
- 4.7 Architects and Landscape Architects may obtain all documentation and plans relevant to the site from the appointed architect of EPGR.
- 4.8 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.
- 4.9 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.
- 4.10 The Local Authority 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.
- 4.11 The Review Architects act in an advisory capacity only and all comments are at the discretion of the 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.
- 4.12 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 (bound) A3 Sketch Plan booklets, two coloured and two monochrome.
- 5.1.2 Dimensioned Site Plan showing North orientation, site entrance, all structures, landscaping, paving, pool and lapa positions etc.
- 5.1.3 Plans and elevations are to be printed to scale, with detailed descriptions of finishes.
- 5.1.4 A landscape plan demarcating the positions of all existing 'large' trees & specifying proposals for 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. Two booklets will be returned to the Architect / Owner and two booklets will be retained by the EAC for their records.

5.2 STEP 2 - WORKING DRAWINGSSUBMISSION

- 5.2.1 **Submit five sets of paper copies.** One set to be coloured as per local authority submission requirements.
- 5.2.2 Drawings to be in sufficient detail for the committee to understand the overall and detailed concepts.
- 5.2.3 Drawings to comply with; SANS 10400: The application of the National Building Regulations. SANS 10400-XA: Part X: Environmental sustainability & Part XA: Energy usage in buildings. SANS 204: Energy efficiency in buildings.
- 5.2.4 The following drawings are required:
 - Working Drawings: fully dimensioned & annotated set of site plan, floor plans, sections, elevations, roof plan, foundation plan and schedules (doors, windows and finishes).
 - All services proposed on the site, a sewer & drainage plan is compulsory.
- 5.2.5 On approval, five sets of paper copies will be stamped with an EAC "Approved" stamp. Three sets will be returned to the Architect / Owner and two sets will be retained by the EAC for their records.

5.3 PLAN SUBMISSION PROCEDURE

- 5.3.1 Drawings for stamping and approval by EAC prior to submission to the Bela-Bela Municipality shall be submitted to;
THE CHAIRMAN EAC
c/o The General Manager
ELEMENTS Private Golf Reserve
An electronic copy is also to be emailed to manager@elementsgolfreserve.co.za
- 5.3.2 Working Drawings must be submitted to the EAC together with proof of payment for the Plan Submission Fee in the amount of **R11, 000.00 (excl. VAT)**
- 5.3.3 Only after this approval has been obtained in writing can the plans be submitted to the local authority. **It is the PURCHASERS responsibility to ensure that all plans are submitted and approved by both entities prior to construction. No building work may commence without the approval of the EAC and the Local Authority.**
- 5.3.4 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved by The EAC in writing prior to construction.
- 5.3.5 2 x Mandatory EAC Site Inspections; Inspection of building for compliance to Architectural Guidelines, approval of wall & roof tile colours. A full report shall be submitted to the owner detailing each site visit.

6. CONSTRUCTION COST SUNDRIES

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

- 6.1 Electrical connection fee and deposit for a single-phase connection, payable to the Elements Body Corporate (amount to be confirmed by the EBC).



- 6.2 Water connection fee and deposit payable to the Elements Body Corporate (amount to be confirmed by the EBC).
- 6.3 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 the EBC).
- 6.4 Gas installation and certificate to ensure compliance with bylaw.

7. CONSTRUCTION

- 7.1 Before construction commences proof of payment of the **Building Performance Deposit in the amount of R9,000.00 (excl VAT)** must be presented to the Estate Manager.
- 7.2 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.
- 7.3 Once the house is ready for occupation, the owner should pass on the following information to the EHOA:
 - Numbers of the water and electrical meters

8. PROJECT MANAGEMENT

- 8.1 Services to be offered by EAC upon written request by owner.

ELEMENTS AESTHETICS COMMITTEE
 Jan Labuschagne Trustee 082 876 2700
 Gerhard Meyer 082 410 8357
 Ian Leach 064 759 9770

9. DISCLAIMER

It should be noted that these updated Guidelines have resulted from an evaluation by the Elements Aesthetics Committee of houses designed and built to date. Modifications have been introduced to further clarify the intent and character of the original concept. Certain design features of existing buildings that were approved and built before the above date may not be used as precedent nor may the previous guidelines, illustrations and sales literature be used to justify departures. Any plan submitted after July 2007 is obliged to comply with these updated Guidelines. The EAC/EBC reserves the right to amend this document in the interests of the development. This will be done without consultation with the homeowners, but with the input from the professionals should the EAC/EHOC deem it necessary, and will be updated on the website.

9.1 CONTRACTOR’S DETAILS AND DOMICILIUM

Contractor:

Contact Person:

Physical Address:

Postal Address:

E-mail address:



Telephone No:Cell Phone No:

EPGR Stand No:

NOTE: Statutory requirement - NHBRC Unit Enrolment and contractor's registration certificates.

Signature:

9.2 EMPLOYER'S DETAILS AND DOMICILIUM

Employer:

Physical Address:

Postal Address:

E-mail address:

Telephone No: Cell Phone No:

Signature:

9.3 ARCHITECT'S DETAILS AND DOMICILIUM

Architect:

Contact Person:

Professional Registration Number:

Physical Address:

Postal Address:

E-mail address:

Telephone No: Cell Phone No:

Signature:



10. ROOFING - CHROMADEK

EPGR APPROVED COLOUR RANGE



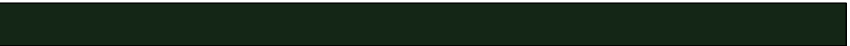
DARK DOLPHIN



BUFFALO BROWN



GEMSBOK SAND



KNYSNA WILDERNESS



BATELEUR BROWN



ALOE GREEN



CHARCOAL GREY

