



# SEVEN OAKS

## ARCHITECTURAL GUIDELINES

REVISION R00

October 2024

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## **ii. Definitions, Abbreviations and Interpretation**

**‘AG’** - means the SEVEN OAKS Estate Architectural Guidelines.

**‘ARC’** - means the SEVEN OAKS Estate Architectural Review Committee established to control the Architectural Guidelines and the development of the estate.

**‘Association’** - means The SEVEN OAKS Estate Body Corporate (**BC**)

**‘Building line’** - means an imaginary line on a land unit, which defines a distance from a specified boundary, within which the erection of buildings or structures is prohibited.

**‘Contractor’** - means any builder, subcontractor, professionals or service provider of any materials or services associated with the development.

**‘Coverage’** - means the total percentage of the area of a land unit which may be covered by buildings, measured at the outside of the exterior walls, and covered by a roof or projection. Roof overhangs > 1 m will be regarded as coverage.

**‘CRR’** - means the SEVEN OAKS Estate Contractors Rules & Regulations (**CRR**). This is a separate document to the AG.

**‘Developer’** - means The Home Market NPC and includes its successor in title or assigns.

**‘Development’** - means (in the context of an improvement to erf 422, Wittedrift) – any activity that transforms the natural condition of the erf and shall include an improvement as defined in the Constitution of the **BC**. It means in the context of all the land comprising the SEVEN OAKS Estate.

**‘Deviation’** – means a deviation from the latest release of the AG, but excludes deviations for the Design Parameters, Planning and Form, Roofing, Roofing Form, Roofing Material, Elevations and Exterior Walls- Materials and Finishes, as per the **AG**.

**‘ Dwelling unit’** means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation by a single-family.

**‘Erf’** - means erf 422, Wittedrift, Bitou and facilities thereon, including swimming pools, tennis courts, etc. as per the Articles of Association.

**‘Estate’** - means the SEVEN OAKS Estate.

**‘Estate Architect’** - means a Professional Architect appointed by the **BC** for the approval of building plans and who serves on the **ARC**.

**‘Estate Manager’** - means a person appointed by the **BC** with the same title.

**‘Floor space (area)’** - in relation to a building, means the total area of all storeys measured on the outside of external walls, but excludes roof overhangs less than 1 m.

**‘BC’** - means the SEVEN OAKS Estate Body Corporate (also referred to as the Association).

**‘Height’** - means the maximum permissible vertical dimension of any building or structure on a land unit, as measured from the lowest point of the natural ground level to the highest external point of the building/structure.

**‘Bitou’** - means the Bitou Local Municipality.

**‘Registered owner’** - means the registered owner of unit as registered in the relevant Deeds Office: (as per Articles of Association). Adherence to the Architectural Guidelines applies equally to both developer and registered owners.

**‘Structure’** - means any man-made construction including linear structures, e.g. roads, paving, service pipes or cables.

## **1. INTRODUCTION**

### **1.1 Background**

The proposed SEVEN OAKS Estate consists of 2 primary components, namely:

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#### ***1.1.1. Nature***

- A large portion of the site falls within the 100 year flood line. No structures or services may extend into the flood area;
- When required, the appointed Environmental Control Officer for the Estate will be consulted by the **ARC**.
- For further information consult the Estate **Landscape Guidelines (LS)**.

#### ***1.1.2. The Built Environment***

This is the primary concern of these Architectural Guidelines (**AG**), namely to define the framework within which owners and designers are expected to develop, design and construct proposed buildings. The SEVEN OAKS Estate Architectural Review Committee (**ARC**) is primarily concerned about the exterior aesthetics of buildings.

### **1.2. Objectives for the Built Environment**

All architectural designs, expressions and material use must be aligned with the municipal approved Site Development Plan.

## **2. GENERAL PROVISIONS OF THE ARCHITECTURAL GUIDELINES**

This document has been drafted with various regulations, standards, studies, constitutions and the like, and should not be read independently, nor does its content exempt the Developers and their appointed professionals as well as Registered Owners and their appointed professionals from any statutory regulations and requirements which are deemed to be the higher order. It is the responsibility of the Registered Owner to read this document in conjunction with all associated documents.

The **ARC** will only be responsible for vetting of plans for approval relating to the **AG** insofar as aesthetics, design and site placement are concerned.

The **AG** is a working document and may be subject to amendment or change at the discretion of the **BC**.

The appointment of all professionals required for all common and maintenance buildings on the state are subject to the approval of the **BC**.

## **3. PLAN APPROVAL PROCESS**

### **3.1. Composition and Duties of the Architectural Review Committee (ARC).**

The Architectural Review Committee (**ARC**) is a panel of members elected by the **BC**, who's responsibility it is to manage the development on the Estate through means of establishing design control parameters for the Estate as well as to enforce the adherence to such in order to maintain the required standard of development envisaged for the Estate.

The panel is comprised of the following members:

- 1 appointed member of the Body Corporate (**BC**);
- 1 appointed representative of the Developer (during the development period only);
- 1 registered professional Architect.

### **3.2. Building Plan Submission Procedures (including Revisions, Alterations & Additions and Change of Use).**

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

#### **3.2.1 The procedure for ARC planning approval is as follows:**

- a) **Pre-submission Meeting** - This stage is not mandatory but highly recommended. This should entail arranging a scheduled meeting with the **ARC** for the informal presentation of sketch designs to ensure that the design principals are in-line with the **AG**. This process is intended to streamline the approval process and save all parties involved time and potential penalties at a later stage;
- b) **Working Drawing Submissions** - Before any submissions are made to the Local Authority for scrutiny, working drawings need to be submitted to the **ARC** for its recommendations and approval. Before municipal submission the **ARC** must sign the actual hard copy submission drawings. A letter of approval will accompany the **ARC** approval.

#### **3.2.2 Validity Period for Approved ARC Assessments**

On site construction must start within one calendar year of date of an **ARC** assessment, failing which the approval will lapse and the Homeowner will be required to resubmit to the **ARC**.

#### **3.2.3 Requirements for working drawings submissions**

Working drawings submissions to the **ARC** are to consist of all plans required by the Local Authority for scrutiny and approval purposes, plus specific and **additional ARC** required information. These are **additional** information requirements: -

- Site plan - add abutting erf numbers;
- Mean Sea Level (**MSL**) contours (local levels not acceptable);
- Elevations - indicating specific materials use and colours;
- Typical section/s;
- Area and bulk schedules. Indicate the following:
  - Percentage of first storey floor area in relation to ground storey area (first storey area maximum of **60%** of ground storey area permitted);
- Boundary walls including the following: -
  - Positions, dimensions and height of walls/fencing on site plan;
  - Boundary wall /details, including elevations and sections. Add note that it must comply with **SANS**.
- Written permission in the event of any deviation by all affected neighbours;

The applicant is to submit a coloured set of working drawings to the **ARC** for scrutiny (either electronic or hard copies – electronic copies will be charged for). The **ARC** will assess the submission within the requirements of the **AG** and respond with required revisions or otherwise approve the submission.

Once approved by the local authority the Applicant must provide the **BC** with a hard copy of the approved plans before construction can proceed.

### 3.2.4 The following forms/documents/approvals to accompany submissions in the first round: -

- 1) Valid **SACAP** Registration Certificate;
- 2) Designer's and Registered Owner's Application Form;
- 3) Application for Deviations from the **AG** (if applicable).

The **ARC** is required to respond to submissions/resubmissions within **14** working days of submission.

### 3.3. ARC Fees

- A fee is required by the **ARC** for scrutiny of submissions, payable by the registered owner;
- Scrutiny will proceed once the **ARC** has received proof of payment;
- The following fees will be applicable for submissions to the ARC (all figures exclude Vat): -
  - New submissions – R6,000.00;
  - Re-submissions – R1,500.00 per submission;
  - Alteration & Addition where municipal submission **IS** required – R3,000.00;
  - Alterations & Additions submission where municipal submission is **NOT** required– R1,000.00.
- Should a design drastically or completely change from a previously **ARC** approved submission, the revised submission will be considered to be a **new** submission (see fees above);
- Lapsed plans - **50%** of the applicable assessment fee at the time of reassessment, if identical to the originally submitted plan;
- The **ARC** scrutiny fee excludes scrutiny by the **BITOU** municipality whose fees are the Registered Owner's responsibility and to be paid directly to the Local Authority.

### 3.4. Deviation from Architectural Guidelines

The application procedure for a deviation from the **AG** is as following: -

- 1) The Registered Owner is to consult all affected neighbours and discuss the proposal. All affected neighbours imply those directly abutting the Registered Owner's dwelling as well as the Registered Owners directly opposite the abutting internal street, if **in touch with** the owner's property projected diagonally across the internal road reserve;
- 2) The Registered Owners of affected dwelling to complete the 'Deviation from Architectural Guidelines Form'. Should neighbours object to the proposal a motivation should be included with the form;
- 3) Once approval is received from all affected neighbours will the **ARC** assess the proposed deviation on merit;
- 4) All deviations will be decided by the **BC**;
- 5) Should the application fail, the **AG** will apply.

## 4. TOWN PLANNING PARAMETERS

The development is subject to: -

- The Environmental Impact Assessment for SEVEN OAKS Estate;
- Decisions of the Bitou Town Planning Tribunal, dated 23 November 2023;
- The BITOU Land Use Scheme and by-laws applicable at the time of design;
- The National Building Regulations (**NBR**) applicable at the time of design;

- The South African National Standards (**SANS**) applicable at the time of design.

The **BC** and **ARC** are not responsible for correct interpretation of any of the above. It is the responsibility of the Architectural Designer. It is not the responsibility of the **ARC** to provide services connection information.

#### 4.1. Zoning

- The zoning of the Estate is **General Residential Zone 1** as outlined in the Bitou Zoning Scheme By-Law of September 2023.
- No dwelling may be subdivided nor rezoned for any other purpose other than that of a **single** residential dwelling;

#### 4.2. Erf Boundaries and Setting out of Buildings

- The Registered Owner is required to appoint a registered Land Surveyor to **set out** the building prior to commencement of construction;
- No other party/s including the Developer and/or the **BC/ARC** will be liable for incorrect positioning of boundary pegs nor inaccurate setting out of buildings.

#### 4.3. Building Lines, dimensions, limits & distances

- 5 m along Main Rd. and 3 m along all other boundaries

**Additional requirements to the above building lines: -**

- Any component generally not forming part of coverage e.g. swimming pools, pergolas, and uncovered patios may not be built closer than **1 000 mm** from boundaries, boundary walls or buildings;
- In the case of pergolas the vertical supports shall be a minimum of **1 000 mm** away from any boundary and cantilever rafters or beams shall be a minimum of **400 mm** away from any boundary;
- All buildings are to be contained within the building lines of the erf 422, Wittedrift and **NO** relaxation will be permitted;
- The **ARC** retains the right to interpretation.

#### 4.4. Coverage

- Coverage does not apply.

#### 4.5. Density

- A maximum of **54** units for the full development is permitted.

#### 4.6. Floor areas

- The minimum floor area of a dwelling unit is **120 m.sq.** (see definition of floor space/area);
- **IMPORTANT** - For double storey units, the first storey area can be no more than **60%** of the ground storey area.

#### 4.7. Permissible Heights

- Dwellings may not exceed **2** storeys;
- Dwellings may not exceed **8,5 m** in height;

#### 4.8. Energy Efficiency

- All buildings have to comply with SANS 10400 – Part XA: Energy usage in buildings;
- The **ARC** is not responsible for the monitoring of these regulations.

### 5. PARAMETERS FOR THE BUILT ENVIRONMENT

Item 1.2. – ‘Objectives for the Built Environment’ refers to **AG** parameters. What follows are these parameters.

The services of a Structural Engineer are compulsory for the structural design of buildings, retaining walls and boundary walls (if required). All structural work to be signed off by the appointed Structural Engineer as per municipal requirements.

#### 5.1. PLANNING AND FORM

- Building form incorporates the use of simple geometric forms;
- It is paramount that the form remains scale sensitive at all times. Care is to be taken to avoid large monolithic structures creating hard urban edges to the **Estate**.

#### 5.2. ROOFING

Roofs are to be kept as scale sensitive as possible, and large barren roofed areas are discouraged. Where build form is broken down into a series of

elements, simplified primary and secondary roofscapes should be incorporated to express hierarchy, enforce its fragmentation and ensure the build form at large remains scale sensitive.

##### 5.2.1. *Roofing Form*

- Only pitched roofs will be permitted and can be expressed as simple gable or hipped roof structures;
- All pitched roofs are to be **35 degrees**;
- No clip-on type structures are permitted.

##### 5.2.2 *Roofing materials*

**Permitted** roofing materials and components: -

- ‘Safintra’ or similar approved concealed fix powder coated galvanised mild steel or aluminium sheet metal. Colour: charcoal;
- Roofs are to be consistent in the use of roofing material;
- **IMPORTANT** - Mono-pitched or flat roofs will **NOT** be permitted;
- Roof lights, glazed roof lights and ‘Solatubes’ or similar requires ARC approval and must be concealed;
- Parapets may not exceed four brick courses above a roof junction.

##### 5.2.3 *Gable Ends & Eaves Overhangs*

- Maximum gable end overhangs (if applicable) - 300mm (indicate the dimension on plans);
- No ‘decorative’ gable parapets will be permitted particularly those with historical references;
- All eaves closers to be raked along the same pitch as the roof. The boarding is to be laid on top of the rafters between tile purlins. Eaves overhangs of 600 mm are encouraged but not mandatory;

- Storm clips to be introduced in accordance with manufacturer's specifications (if required);
- All exposed timber to be finished in approved oil, creosote or timber preservative with approved colour stain or paint. Exposed truss ends/sprockets are permitted. Truss ends may be trimmed or narrowed with a straight-line chamfer. No scalloped truss ends will be permitted.

### **5.3. RAINWATER GOODS**

#### **5.3.1. Gutters, Downpipes & Rainwater control**

- Only powder coated 'ogee' seamless aluminium gutters are permitted and gutters are compulsory;
- Downpipes must be either aluminium to match gutters or rectangular PVC. Where PVC downpipes are introduced, it must be painted to match the colour of the gutters;
- Flat roofs require full-bore outlet or stainless steel spouts;
- Aprons around buildings are encouraged but not compulsory;
- Permitted gutter colours - white, charcoal or black;

#### **5.3.2. Rainwater Tanks**

- Rainwater storage tanks with a minimum capacity of **5000 litres** compulsory;
- Tanks may be above or below ground;
- Tanks must be concealed with minimum visibility;
- Standard colour to be light grey or a colour that will complement the colour of the dwelling;
- Tank position/s to be indicated on plan;
- Painted tanks are not permitted.

#### **5.3.3 Permitted Water tank enclosures**

- Plastered and painted brick walls;
- Slatted shiplap fibre cement;
- All enclosures to be a minimum of **1 800 mm** high.

### **5.4. ELEVATIONS**

- Elevations must conform to the architectural expression and material use of the municipal approved Site Development Plan;
- No stylistic architectural adornment;
- No artificial decoration is permitted;

#### **5.4.1. Chimneys and Braais**

- Chimneys must be: -
  - Simple in form;
  - 1m higher than the highest abutting roofing material;
  - If a cowl is introduced it must be either 'Tornado' or 'Turbo';
  - Materials - plastered and painted brickwork or stainless steel flues.

#### **5.4.2. Wall Materials & Finishes**

All external masonry walls are to be of a cavity wall construction (min 50mm cavity).

**Permitted** exterior materials and finishes to dwellings are as follows: -

- Plaster and painted bricks – smooth or textured;
- Composite planking for gates or duct covers only;
- 'Nutek' or similar approved boarding for duct covers only;

- Face brick for **plinths** and **boundary walling** only. Colours to be approved by the **ARC**.

**Prohibited** exterior materials, finishes, colours or components

Glass blocks, 'Win block' windows, artificial stone, Corinthian, Doric or ionic type columns, Tuscan, Spanish, etc. detailing, shade netting, carports (unless integral part of architectural language), asbestos cement, concrete blocks (unless for yard walls), facebrick (unless for plinths) or klinker bricks, timber picket or log fencing, Vibracrete, reflective glass, unpainted plaster, decorative shutters, razor wire and wall spikes, 'Hulabond' or stainless steel cladding, wendy houses and tree-houses, exposed pool pumps, chicken or diamond mesh, IBR square fluted profile sheet metal.

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

#### 5.4.3. Estate Paint Colours

- Only white, variations of grey and charcoal are **permitted**;
- A combination of the above colours will be permitted, but limited to **three**;
- Colours of all elements are to be specified on plan.

### 5.5. WINDOW AND DOORS

- Doors and windows must be vertically proportioned and contemporary in design;
- Mock sliding sash and cottage pane windows are not permitted;
- Side hung windows are preferred and top hung windows should be avoided;
- Horizontal proportioned windows will be considered as features;

- Opaque or sandblasted glass is permitted for privacy concerns;
- No reflective film to glazing will be permitted;
- All glazing to conform to AAAMSA standards, SANS 10400-N, SANS 10400-XA and SANS 204 regulations.

**Approved** window and door systems:

- Powder coated aluminium. Permitted colours: white, grey, charcoal or black;

**Approved** garage doors: -

- To be powder coated Aluminium or Steel. Permitted colours: white, or charcoal;
- A maximum of two single garage doors, or one double garage door is permitted to face the internal streets.

### 5.6. SCREENS, SHUTTERS & AWNINGS

- Clip-on aluminium, steel or canvas awning systems, such as carport structures are prohibited;
- No horizontal sliding systems will be permitted for patio or pool deck areas.

### 5.7. VERANDAS, BALCONIES & DECKING

- 'Veranda' is a roofed platform along the outside of a dwelling and level with the ground storey. All verandahs to be roofed to conform to primary roofs. Permitted floor finishes: tiles, hardwood;

- ‘**Balcony**’ is a platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor window or door. Permitted floor finishes: tiles, hardwood;
- ‘**Decking**’ is a suspended platform usually caused by topography. Maximum permissible height above natural ground level is 1200 mm. Where decks are higher than 1000 mm above natural ground level a balustrade is required, as per SANS requirements. Permitted floor material: Balau or Garapa, fluted or smooth.

## 5.8. BALUSTRADES

- All exterior balustrades are to be either:
  - Plastered and painted **brick walls**;
  - Painted or powder coated **steel**;
  - Clear **glass**;
  - **Stainless steel** (discouraged)
- Permitted colours:
  - White;
  - Black;
  - Charcoal
- Must conform to **SANS** requirements.

## 5.9. EXTERNAL LIGHTING

- Lighting is to be handled in a contemporary and unobtrusive way that provides suitable lighting and aesthetic conditions;
- Stylistic fittings such as those associated with Victorian, Edwardian, or Gregorian styles are prohibited;
- Exterior lighting is to be at a low level or wall mounted. Direct glare is not permitted and fixtures concealing the light source and must be used;

- Energy efficient light sources are compulsory and should be on day-night switches and motion sensors;
- All lighting to conform to SANS 10400-Part O.

## 5.10. HOUSE NUMBER AND POST BOXES

### 5.10.1. House numbers

- House numbers must be a minimum of 160 mm and maximum of 200 mm in height, and in stainless steel;
- Must be lit up at night;
- Must either be placed on the building or on a street garden wall in a visible position;
- The house number must be indicated on the plan elevation and should correspond with the unit number.

### 5.10.2. Post boxes

- Post boxes at dwellings are not required. The Estate has a central post collection point.

## 5.11. RETAINING STRUCTURES

*The above is an illustration of a gabion type wall*

- Retaining walls are permitted to a maximum height of 1200 mm above natural ground level at a time. If higher, terraces of at least 1200 mm wide to be introduced between retaining sections;
- Terraforce’ or ‘Loffelstein’ are not permitted subject to being structurally required and designed by an engineer and subject to approval by the **ARC**. Such retaining walls should receive Landscape Guidelines approved planting directly after construction;
- Platforms greater than 1000 mm in height to receive balustrades.

## 5.12. GARAGES, CARPORTS & EXTERNAL STORES

- A minimum of 1 garage per unit;
- At least 1 visitor's parking to be provided in addition to garages;
- Flat or low-pitched roofed carports or verandahs are **NOT** permitted;
- Uncovered pergola's will be permitted;
- Prefabricated, shade cloth, tensile or awning type carports are **NOT** permitted;
- Garden Implement stores are permitted subject to: -
  - It not being larger than **2 m.sq.**;
  - Painted in the same colour as the dwelling;
  - Not visible from streets;
  - Not being used for human habitation.

## 5.13. PARKING, DRIVEWAYS AND WALKWAYS

- Cement brick paving (driveways, yards, walkways) to be grey or charcoal;

## 5.14. REFUSE

- Proper provision shall be made for the storage of household refuse at each house, and must be concealed (see Kitchen Yards below).

## 5.15. KITCHEN YARDS

- An external kitchen and drying yard area is required and to be concealed with **1800 mm** high plastered and painted or 'Vibracrete' walls, including solid gates for access to and from the internal streets;
- 'Vibracrete' may only be used where not visible from internal or external streets;

- Yards must be a minimum of **12 m.sq.** internally;
- Refuse bins, washing lines, gas cylinders, heat pumps, etc. to be housed within the kitchen yard;

## 5.16. BOUNDARY WALLS

- Whilst it is encouraged that dwellings are kept open to the estate; to promote an open and soft environment, boundary enclosure will be accepted to a limited extent;
- The following **internal** boundary wall heights and materials are permitted: -
  - A) Maximum 1800 mm high **plastered and painted** brick or flush pointed brickwork;
  - B) Maximum 1800mm high '**Vibracrete**' or similar approved precast panel walling where not visible from internal or external streets.
- **External** walling will be at the discretion of the Developer.

All boundary walls are subject to **ARC** approval and must be indicated on site plans and in detail.

## 5.17. SWIMMING POOLS AND JACUZZIS

### 5.17.1. *Swimming pools*

- Swimming pools are permitted, subject to municipal approval;
- Must be secure and must comply with SANS – 1200 mm high enclosures and self-locking and -closing gates;
- May not be closer than 1000 mm from boundary walls, boundaries or buildings;

- To be indicated on plans, including pool dimensions, site position with dimensions, construction material, pool section and pump position;
- Portable swimming pools are not permitted.

#### **5.17.2. Jacuzzis**

- As per swimming pools (jacuzzi section not required);
- To be clad in either Balau, Garapa or dry packed stone.

### **5.18. SECURITY TREATMENT**

- Only internal burglar proofing will be permitted and must remain simple and coloured to match the fenestration or to be clear;
- Alarm systems and armed response are permitted;
- External perimeter beams and CCTV cameras will be the only form of external security measure deemed acceptable with the consent of the **ARC**. Cameras may not be directed towards neighbours;
- Razor and barbed wire, wall spikes, motion sensing spot lights, exterior burglar bars/cages and 'Trellidor' or similar retractable security barriers or doors are prohibited.

### **5.19. ELECTRICAL USAGE**

The Estate endorses the principle of energy efficiency. Where applicable such energy efficient measures are to be in strict accordance with SANS 10400: Part X as well as SANS 204. The following measures are suggested to achieve this goal:

- Water heating as per **SANS** requirements (mandatory);
- Insulation in ceilings (mandatory);
- Gas hobs preferred (gas canisters to be concealed);

- Energy efficient bulbs, daylight sensors and motion detectors;
- Energy efficient air conditioning systems;
- Photovoltaic cells (power supply) sensitively integrated into the design and inverter systems;
- Hot water pipes lagged as per **SANS** requirements (mandatory);

All energy saving elements, such as solar panels, etc., must form an aesthetically pleasing part of elevations and to be hidden where possible.

### **5.20. EXTERNAL ELEMENTS**

- All external services which include the likes of sewerage and plumbing pipes, heat pumps, air-conditioning condenser units, gas cylinders/housings, pumps, satellite dishes, television aerials or similar must be concealed from view either by positioning within ducts, drying yard areas or careful planning;
- Stub stacks of less than 1 m above natural ground level may be left exposed but must be painted to match abutting wall colours;
- Geysers are to be placed within roof voids or in ducts, but must remain completely concealed from view;
- TV aerials and dishes to be mounted below eave or barge board levels.

### **5.21. STORMWATER MANAGEMENT**

- Each dwelling is responsible for its individual stormwater management and therefore all stormwater from roads, paved areas, roofs and swimming pools is to be carefully directed into the landscaped areas or internal stormwater systems as required by the local authority;

- Provision of controlled stormwater run-off must be provided for, to avoid damage to the site, neighbouring properties and the Estate at large;
- It is encouraged that stormwater displacement is consistent with the natural fall of the site and is channelled away from buildings towards the internal streetscapes or POS;
- Areas of potential damming or areas susceptible to erosion should be adequately dealt with to the satisfaction of the **ARC**;
- Stormwater may not be concentrated onto neighbouring properties, but should be spread, with various outlets yard walls towards the internal street or the POS.

## 5.22 SUSTAINABLE MEASURES

Incorporation of sustainable measures, whether passive or active, are encouraged. Where possible, such mechanisms may be incorporated as design elements to promote an awareness of such, but must remain sensitive to the design and surrounding environments and will be subject to **ARC** review.

- Harvesting of grey water is permitted but will not be permitted to enter any waterways on the estate.
- Solar panels are permitted but they must be concealed wherever possible or integrated into the design of the dwelling in an aesthetically pleasing manner.
- Any alternative sustainable measure intended for use must be brought to the attention of the **ARC** for scrutiny and approval.

## 6. GENERAL REQUIREMENTS

It is important that the entire development reads as a whole. The success and progressive development of the Estate lies in the application of these guidelines by the individual Registered Owner and developer, prior to development, during construction and after occupation takes place. The

following requirements and restrictions are intended to highlight the responsibilities of the Registered Owner and Developer to ensure the integrity of the **Estate** for the **BC**, the Registered Owner and other residents.

### 6.1. General Requirements Pre-Development

Registered Owners are to familiarise themselves with the modus operandi of the Estate and the ambits of the various role players to ensure the process is transparent and stress free. Cognisance should be taken of the following **before** commencing with development: -

- The Registered Owner is to ensure that all available information regarding the development and management of the **Estate** are received from the agent or the **Estate** website, and that such is familiarised and understood;
- The Contractor's Rules and Regulations (**CRR**) need to be adhered to at all times (not the responsibility of the **ARC**);
- That all agreements of sale and necessary transfers are in order before commencement of works on site;
- A professional land surveyor is appointed: -
  - To conduct a detailed survey of the site Including contours at **250 mm** or **500 mm** intervals (above **MSL**);
  - Record distinguishing site features such as outcrops and vegetation.
  - Set out buildings on site before excavation and establishment take place.
- All professional persons required to execute the development are suitably qualified as per the requirements of the **AG**;
- Understands all associated costs applicable to the Registered Owner for the development, such as professional fees, ARC scrutiny fees, municipal scrutiny fees, NHBRC enrolments, construction deposits, etc.

- Once the Contractor moves on site, **ALL** construction on the erf has to be completed as per the approved plans, within **1 calendar year** of commencement.

## 6.2 Construction Site Boards.

If a site board is intended the design should be approved by the **ARC** prior to erection.

## 6.3 General Requirements After Occupation.

The following prohibitions are to be adhered to:

- All fireplaces or braais to be sited within the walled areas of units;
- No fires are allowed whatsoever except in purpose-built fireplaces or braais and with the exception of controlled bush clearing conducted by the **BC**;
- No temporary structures such as timber outbuildings or tented structures are permitted;
- Gas cylinders and all other service elements on external walls must be concealed;
- All telephone feeds to a dwelling must be laid underground;
- All buildings must be maintained in a good condition and retain its original aesthetic appearance and paintwork;
- ALL alteration and additions work are subject to scrutiny by the **ARC**;
- No livestock or poultry will be allowed to be kept on any property;
- Household pets are to be made known and approved by the **BC**.
- Noise pollution is to be controlled and mitigated.

- No servicing of vehicles will be permitted in driveways.

## 7. LANDSCAPING REQUIREMENTS

All landscaping is to be done in accordance with the SEVEN OAKS Estate Landscape Guidelines.

## 8. BUILDERS CODE OF CONDUCT

- The onus lies with the Registered Owner to ensure that the appointed Main Contractor strictly adheres to the Contractors Rules and Regulations (**CRR**) at all times;
- A signed copy of the Contractors Rules and Regulations is to be submitted to the **BC**, prior to commencement of work on site;
- All Contractors are to have a current registered certificate from the **MBA** and the **NHBRC**.

## 9. CONCLUSION

- All conditions and limitations contained within this document are to be considered in addition to any existing conditions and regulations set by the local authority and/or any other relevant body;
- All required regulations within this document are to be conformed to and any diversion thereof shall be at the sole discretion of the **BC** as well as the **ARC**;
- The **ARC** shall not be liable for the correctness of any part of any project contained within the development beyond the parameters set in this document;
- It is not the responsibility of the **ARC** to assume compliance to any regulations set by a third party;

- The **ARC** approval shall not be construed as permitting any contravention of restrictions imposed by the local authority having legal jurisdiction;
- The overall integration of the building(s) into the surrounding natural and built context and any other aesthetic considerations that might jeopardize the architectural integrity of the development remains open for scrutiny and is subject to changes requested by the **ARC**, but is subject to **BC** approval;
- Any changes to existing or new structures on site are to be submitted to the **ARC** for scrutiny and approval.