ARCHITECTURAL AND AESTHETIC GUIDELINES

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MEYERSDAL NATURE ESTATE HOMEOWNERS' ASSOCIATION EXT 9-12 (MNEHOA)

SECTION 1

GENERAL BACKGROUND AND INFORMATION

1. INTRODUCTION

Nature estate living is a philosophy whereby man lives in harmony with nature. This is achieved through careful design, sensitive landscaping, energy efficiency and general conservation. The development of Meyersdal Nature Estate takes place in an environment characterised by the Klipriviersberg, which has a high conservation status. In order to protect, conserve and maintain the natural features of Meyersdal Nature Estate an Environmental Management Plan was implemented, which serves as basis for these design guidelines, for the built environment. This will ensure the long term sustainability of this exclusive natural environment.

Meyersdal Nature Estate encaptures the natural beauty and splendour of the Klipriviersberg and Highveld flora in a secure private estate. It offers exclusive residential opportunities for individuals wanting to enjoy living close to nature and insist on the highest standards of environmental quality.

2. ARCHITECTURAL AND AESTHETIC COMMITTEE

The Meyersdal Nature Estate Architectural and Aesthetic Committee was formed to ensure high quality standards for all building activities in the Meyersdal Nature Estate ("MNE"). The Committee consists of the following portfolios and current members:

- Trustees appointed at the Annual General Meeting;
- Estate Manager; and
- Estate Architect

The functioning of the Committee is co-ordinated by the Estate Manager. The Committee has the maintenance of the living standard of the whole estate community as its objective, including the overall master plan for the entire estate, the design of the open spaces, the design and maintenance of the pedestrian routes and green belts, the approval and monitoring of construction of all Residential One dwellings and the design and maintenance of the streetscape.

Should the need arise, the Committee may consult a town planner and/or landscape architect on an *ad hoc* basis. Other consultants may be employed as and when their services are required, i.e. civil, geo-technical or land stabilising experts (to stabilise soil erosion in open spaces), to quote one example. Should contact with these experts be required, the contact will be co-ordinated through the Estate Manager. For contact details of the relevant experts you may also contact the Estate Manager.

3. ALTERATIONS TO THIS DOCUMENT

3.1 This is a working document, which may be updated from time to time, without notice.

3.2 With the natural course of time certain design criteria will evolve that will necessitate the updating of the Design Guidelines from time to time.

3.3 The onus is on the owner to ensure that his appointed architect, contractor or any other person is referring to the latest version of this document prior to commencing with the design of any building on the estate (check the version number and date in the front of this document)

4. PRECEDENT

No precedent on the Estate may be referred to by owners, or their architects, as motivation for any divergence from these Architectural Guidelines.

5. NHBRC REGISTRATION

5.1 Only contractors registered with the NHBRC may undertake construction work within Meyersdal Nature Estate.

5.2 Before any building activity may commence on the stand the owner on behalf of the contractor, or owner-builder, must lodge proof of registration with NHBRC with MNEHOA, both for:

5.2.1 the dwelling as pertained in the relevant legislation

5.2.2 proof that the contractor, or owner-builder, is registered with NHBRC.

6. OWNERS AS EMPLOYERS (of the Building Contractor)

6.1 The stand owner is the employer of the Building Contractor and will indemnify the Estate from any cost, financial or otherwise, whether to the owner, Building Contractor, or any other party associated with the building operations, arising from the estate's prudent exercise of the rules and guidelines defined within this document.

6.2 Owners will, ultimately, be held liable for any damage or unreasonable disturbance inflicted on the Estate by the building contractor or any other party in his employ or contracted to him.

7. CONTRACTORS GUIDELINE AND CODE OF CONDUCT

7.1 The owner, as the employer of the Building Contractor, is ultimately responsible for conduct and discipline of all contractors, subcontractors and employees on site.

7.2 Upon the approval of building plans by MNEHOA the Rules of Conduct for Contractors, attached hereto as annexure "B", automatically becomes binding on all contractors entering the estate, and which rules form part of the plan approval process, and which rules forms part of the official documentation as part of the Memorandum of Incorporation, attached hereto as annexure "C", which is binding on all owners.

8. VARIATIONS

8.1 Any variations of any kind to the design or finish of any house or external works, that is contemplated, must first be submitted to the Aesthetical and Architectural Committee for its consideration.

8.2 The procedure for submission is similar to that in section 3 below.

8.3 Variations as a result of complications during construction, that require immediate action, can be discussed directly with the Estate Manager, and following his approval, may be implemented. In this case, amended drawings must be submitted to the MNEHOA within two (2) weeks of such approval.

9. GENERAL

9.1 All buildings to comply with the National Building Regulations.

9.1.1 Compliance with the National Building Regulations is monitored by Ekurhuleni Municipality building inspectors, a function independent to the Association.

9.2 Note must be taken of SANS 204 which was promulgated in November 2011, effective as from May 2012. All plans for dwellings after May 2012 must comply with SANS 204, which aims to improve energy efficiency of dwellings.

9.3 Building activities and/or construction and/or building is defined as any work undertaken to build a house, or any portion thereof, and includes any alterations, or the installation of paving, pools, landscaping, services, amenities or any work associated with building in the broadest terms.

9.4 Contractor is defined as any person, skilled or unskilled, building, installing, improving or assisting someone to build, install, improve any portion or part of a house, or undertaking alteration to a house, or undertaking any work of any kind whatsoever associated with building activities, landscaping, services installation or work associated with building activities in the broadest terms.

9.5 Completion of a house is defined as a house completed according to the approved building plans in all material respect, internally and externally, including all boundary walls, landscaping and paving and an Occupation Certificate has been issued by the local council confirming that the dwelling comply with the National Building Regulations and council by-laws and a Occupation Certificate has been issued by the Association confirming that the dwelling comply with these Architectural Guidelines.

9.6 Owner-builders are considered contractors until date of occupation and must comply with all Rules for Contractors (annexure “B”), including working hours. Owner-builders are specifically not allowed to undertake any work of any kind whatsoever outside contractor working hours.

9.7 Any alterations and/or renovations to dwelling must comply with these Architectural Guidelines and contractors are bound to the Rules for Contractors (annexure “B”) and contractor working hours.

9.8 Building plans must be submitted to the homeowners association for any structural alterations and/or renovations prior to any work being undertaken. All conditions for any alterations and/or renovations as set out in this document need to be complied with.

9.9 On repainting and/or maintenance of the external walls of a house the external house colours of a dwelling must be approved by the homeowners association prior to repainting commencing.

10. CONTROL OF BUILDING ACTIVITIES

All building activities are to be conducted in accordance with the Rules of Conduct for Contractors, Sub-Contractors and Suppliers operating within Meyersdal Nature Estate, attached hereto as annexure “B”, and all conditions in the Environmental Management Plan, attached hereto as annexure “D”.

10.1 Introduction

The Meyersdal Nature Estate Ext 8-12 Homeowners Association, herein after referred to as MNEHOA, the HOA, Estate or Association is the legally constituted representative of all owners of land in Meyersdal Nature Estate Ext 8-12 and is incorporated to represent the rights of homeowners and to protect the interest of all landowners and the Estate as a whole. The Rules of Conduct for Contractors referred to above were adopted to ensure this.

10.2 Legal status

The rules governing building activities, referred to in this document, are rules adopted by the MNEHOA and are therefore binding on all homeowners in

terms of the Memorandum of Incorporation of the MNEHOA. Furthermore, each homeowner is obliged to ensure that his building contractor and all his sub-contractors are made aware of the rules and comply with these rules. The rules in their entirety, therefore, form part of any building contract entered into in respect of any property in MNE. MNEHOA has the right to suspend any building activity in contravention of any of the rules and accept no liability whatsoever for any losses sustained by a homeowner as a result thereof.

10.3 Building rules

10.3.1 All building activities have to comply with the conditions contained in the Environmental Management Plan.

10.3.2 All building has to be approved by the Local Authority, as required from time to time.

10.3.3 All building has to comply with NHBRC and National Building Regulations as promulgated from time to time

10.3.4 All building activities must comply with Occupational Health and Safety (OHS) rules for which the owner of the stand accepts full responsibility and accountability. MNEHOA does not accept any OHS responsibility for any activity of private residential stands.

10.3.5 No building under construction, or building not completed according to the approved building plan, in all material respect, will be allowed to be occupied, or partially occupied.

10.3.6 All building activities and access to the estate will be in accordance with the Rules of Conduct for Contractors, Sub-Contractors and Suppliers operating within MNE.

10.3.7 No littering by any contractors or their staff, or any sub-contractors or their staff on the Estate will be permitted.

10.3.8 If any contractor, sub-contractor or supplier fails to follow these rules, their activities on the Estate may be suspended and/or access to the Estate may be denied.

10.3.9 Any damage caused to any property on the Estate by any contractor, sub-contractor or supplier will be repaired to the satisfaction of the owners, the MNEHOA, the developer or the Local Authority. Failure to comply with instructions for repairs to be effected could lead to suspension of activities and/or denial of access to the Estate, and/or civil litigations for damages.

10.3.10 The MNEHOA reserve the right to institute further controls in respect of any building activities or supply of any products or services on the Estate, if they deem further controls necessary. These further controls will be in the form of written notification and these additional controls will also be binding on all contractors, sub-contractors and suppliers operating in MNE. Non-compliance will also result in suspension of activities and/or denial of access to the Estate.

10.3.11 Security staff may also impose penalties on contractors breaking the rules or committing other forms of transgression on the Estate. Failure to pay these penalties will result in denied access.

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SECTION 2

ENVIRONMENTAL DESIGN

11. ENVIRONMENTAL DESIGN

This unique residential estate is located in a high conservation priority area of the Klipriviersberg. It is the unspoiled natural beauty that is the estate's most priceless asset, and is the express intention of the present and future owners of this virgin piece of earth to prohibit any development that may negatively effect on its visual and ecological qualities.

The form and nature of the building work that will take place within Meyersdal Nature Estate will directly determine to what extent the inherent characteristics of the nature area will be affected. It would therefore be desirable to restrict the scale, height, materials and finishes of all proposed structures and to encourage extensive use of natural materials to minimise visual impact and ecological damage. To this end a set of principles, guidelines and controls have been formulated to guide and inform the future development of housing within the estate.

The implementation and maintenance of these guidelines and controls will ensure a development within which the following aims will be achieved:

11.1 A coordinated and aesthetically pleasing residential development to enhance the investment value of the area as a whole, and individual properties in particular.

11.2 To safeguard the natural ecological balance and minimise any damage to the virgin habitat.

11.3 To limit visual impact on the inherent natural beauty of the terrain.

11.4 To assist individual owners, during the design and building processes, to achieve a coherent and pleasing aesthetic.

11.5 To protect established properties from haphazard building development in their proximity.

As much of the indigenous vegetation should be retained as possible. Planting of alien/exotic or invader species will not be allowed.

The connection between climate and building is one of the primary determinants of the nature of architecture. Selective design is the process in which the building envelope is configured and constructed in such a manner as to make positive use of the beneficial elements of the naturally occurring climate.

The development of the site and its architectural forms can therefore be responsibly guided by sensitive ecological awareness. For example, the path of the sun, or solar geometry, will influence the development of built form, the use of fenestration and shading devices. The generation of solar and hydrogen power, planned gardening, maintenance and other activities directed towards conservation within the housing precinct can be not only ecologically beneficial, but also economically sound as promulgated by SANS 204 effective from November 2011 on all new dwellings. More specifically, the following considerations would be generally present in an ecologically aware design approach.

12. THE SITE

- The building should be orientated with reference to the sun, the existing land formation and vegetation to create privacy and protect architecture from climatic extremes.

- Care should be taken when working the site to ensure conservation of the existing topsoil. Topsoil must be stored on site to be used in landscaping on completion of the building process.
- Modification of the existing land formation should be kept to a minimum.
- When planning supplementary planting, artificial irrigation should be kept to a minimum and consideration given to the prevention of soil erosion.
- Climatic extremes can be moderate by using a combination of deciduous and evergreen trees to the north, north-west and north-east for summer shading.

13. ARCHITECTURE

- Orientation and location are critical to optimize the benefits of solar radiation, daylighting, controlled air movement and thermal efficiency.
- Careful and detailed site analysis is required to enable climate-responsive architectural forms, surfaces and openings to effectively respond to microclimatic sun, earth and water conditions.
- Ergonomically designed homes conserve energy consumption.
- Maximising the ratio of interior volumes to exterior surfaces conserves both energy and materials.
- Treating outdoor spaces as part of the architectural design, and conversely indoor spaces as continuity of the outdoors, can afford a dynamic connection between the inhabitants and nature.
- Providing cross ventilation of all interior rooms and spaces is a most effective form of natural cooling, thereby conserving energy.

14. SOLAR MANIPULATION

- In the Gauteng climate, living spaces benefit by maximising northern exposure.
- Maximum glass to the north, a moderate amount to the east and west and the minimum of glass to the south afford the best solar advantage.
- Shading of openings should not be neglected for summer sun conditions.
- Carefully designed roof overhangs on the sun-side of buildings can effectively control summer sun penetration, yet admit the gentler sun in winter.
- Skylights are generally areas through which energy is lost, but correctly designed north-facing clerestory windows may be utilized to admit full winter sun, thereby conserving energy as well as providing welcome daylighting of deep interior spaces.
- Windows in the north façade work best if not fully draped with solid curtaining; alternatively adjustable blinds that provide privacy while still allowing for solar gains during winter are a preferable option.

15. VENTILATION

- Screened ventilation air-intakes are sometimes more effective than openable windows.
- Windows best serve for daylighting, thermal gain, view, privacy control and interior space function.
- Carefully located interior doors can aid and control the cross-ventilation of rooms and all interior spaces.
- Wide interior doors improve interior air circulation, daylighting and view between interior spaces.
- Exterior screen doors that double as insulated storm doors simultaneously provide access, summer ventilation and winter thermal protection.

16. EXTERIOR AND INTERIOR COLOURS

- During cold seasons darker coloured exterior walls benefit from winter solar gains, but these should be protected from overheating during summer months from the more steeply angled sun by means of roof overhangs.
- The reflectivity of exterior earth and paving surfaces should be considered year-round regarding the influence they may have on the temperature of interior spaces, especially where there is a predominance of exterior glazing.
- White or very light-coloured ceilings and interior side-walls allow for the deeper reflective penetration of natural light.

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SECTION 3

SUBMISSION OF PLANS: INFORMATION REQUIRED ON PLANS AND TOWN PLANNING CONTROLS

17. SUBMISSION OF PLANS

17.1 Building plans can only be submitted to the Local Council for building approval **after** it has been approved by the MNEHOA Architectural and Aesthetical Committee.

17.2 Building plans must be submitted to the HOA management offices at the clubhouse on the estate at 1 Hazel Street, Meyersdal Nature Estate Ext 9, no later than 15:00 on a Wednesday to be considered by the Architectural Committee.

17.3 To facilitate the process of approval, design proposals should first be submitted to the Architectural Committee in sketch plan format, prior to final working drawings being prepared.

17.4 Sketch plans should at least comprise of:

17.4.1 a locality plan indicating the position of the erf;

17.4.2 a site plan also indicating the development platform and building platform

17.4.3 roof and layout plans, sections and elevations including a description of the building envelope;

17.4.4 sufficient information to understand the appearance, arrangement and external finishes – including colours – of the proposed dwelling.

17.5 The committee will respond within 10 working days after submission. The Committee reserves the right to require amendments to be made to plans submitted as may be deemed necessary in order to comply with the Design Guidelines. The Committee can also request further information, drawings, samples of materials, etc, to be submitted as may reasonably be required in order to process and evaluate submissions.

17.6 After sketch plans have been approved – with amendments if required – working drawings must be submitted to the Committee in 3-fold. This submission must be made within 6 months of sketch plan approval after which the latter will lapse and the scrutiny fee will be payable again.

17.7 Final plans must include a site plan with contours and datum level, levels of floor plans in relation to contours, elevations, sections, drainage, storm water management, pool management, finishes and hard and soft landscaping.

17.8 The MNEHOA Architectural and Aesthetical Committee will respond within 10 working days, will stamp the drawings with its approval (when given) and will return 2 copies to the applicant.

17.9 Drawings must then be submitted to the Local Council for their approval by the owner or architect.

17.10 These Design Guidelines are subordinate to the National Building Regulations (NBR) and supplementary to the requirements of the Council. In the event of any conflict, the more restrictive provision shall apply.

17.11 Building work or site preparation may only commence once Council approval of the plans has been obtained, Contractors Code of Conduct has been signed and site requirements are complied with.

18. THE APPROVAL PROCESS

18.1 As stated in the Articles of Association (Article 24.1), no building plan submitted for approval by the MNEHOA Aesthetic Committee will be accepted and/or processed unless payment of levies by the member is fully up to date.

18.2 The procedure to be followed for the approval of building plans is outlined below:

18.2.1 **Stage 1 (Sketch Plans)**
Site development plans and sketches of both the proposed floor plans and the elevations of buildings shall be submitted to the Committee for its consideration of the conceptual design principles at its regular meeting.

The Stage 1 plans shall be accompanied by:

- The **scrutiny fee of R2 000,00** payable to the Meyersdal Nature Estate Homeowners' Association (MNEHOA);

18.2.2 **Stage 2 (Working Drawings)**
Detailed design drawings shall be prepared in compliance with the conditions of approval issued by the Committee in respect of Stage 1 plans. These Stage 2 drawings shall also be submitted to the Committee for its consideration. Where alterations or amendments are required, these too shall be shown on revised drawings.

The Stage 2 plans shall be accompanied by:

- A **certificate from the architect**, who prepared the plans, confirming that the plans comply with these architectural guidelines.
- A **certificate from a land surveyor** confirming the positions of the stand pegs as correct.
- A **sidewalk deposit of R5000**.

Note: Stage 1 and 2 submissions could be undertaken in one step.

19. INFORMATION TO BE PROVIDED ON DRAWINGS SUBMITTED FOR STAGE 1 AND STAGE 2 APPROVALS

19.1 SITE DEVELOPMENT PLAN

19.1.1 Parking areas (visitors' open and covered parking). Parking for a minimum of two vehicles must be provided that must not intrude onto the road reserve, not on the pavement and excludes the double garage required for each dwelling.
19.1.2 Open spaces (e.g. laundry yards, private gardens and landscaped areas).
19.1.3 Any existing trees (indicate which are to be retained).
19.1.4 Positioning of all buildings (different buildings must be easily identifiable).
19.1.5 Contours showing natural ground level prior to any excavation or earth moving on the erf.
19.1.6 Building lines, servitudes and other restrictions.
19.1.7 Storm water management.
19.1.8 Permitted coverage.
19.1.9 Actual coverage.

19.1.10 Permitted floor area ratio (FAR – 0,6).
19.1.11 Actual floor area ratio (FAR).
19.1.12 Cadastral information (i.e. boundary dimensions, north point, etc).
19.1.13 Dimensions to the nearest buildings on adjacent erven (if applicable).
19.1.14 Proposed floor levels, ground contours and number of storeys. Ground floor must indicate levels with relation to NGL contours.
19.1.15 The erf numbers of the erven adjacent to the property, as well as adjacent street names.
19.1.16 Trees that are to be removed – for large trees approval must first be obtained from the Landscape Architect.
19.1.17 Swimming pool backwash management into sewer.
19.1.18 Draining of ponds and waterfeatures into sewer.
19.1.19 Washing lines, dustbin storage areas and other utility areas and their screening must be indicated.
19.1.20 Datum level from where to measure heights.
19.1.21 Boundary wall detail for side and street boundaries.
19.1.22 Window and door schedule must be included.
19.1.23 Any additional relevant information.

19.2 ELEVATIONS

Drawings must clearly show the proposed elevations of both the main and outbuildings. The elevations shall give a clear indication of exterior treatments of buildings, the materials to be used and the contours of roofs and walls, including all perimeter walling / fencing. The 10m height restriction above NGL contours must be clearly indicated.

19.3 FLOOR PLANS

19.3.1 Floor plans shall be provided and shall indicate the proposed use of each room.
19.3.2 Shafts or ducts for all plumbing must be shown on plans for all double storey dwellings.
19.3.3 Ground floor levels with relation to NGL contours must be indicated

19.4 SIZE OF PLANS FOR SUBMISSION

As it is impractical to file large-sized plans, all sketch and development plans shall be submitted on a maximum of A1 size paper to a 1:100 scale. All small-scale locality site plans shall be to a 1:500 scale.

19.5 COPIES REQUIRED

Two copies of the sketch plan drawings (Stage 1) and three copies of the working drawings (Stage 2) shall be submitted to the Committee. One copy will be retained by the Committee for its records, and the other one or two returned with a stamped approval and/or comments to the applicant for submission to the Local Authority.

19.6 SCHEDULE OF FINISHES

On signing the building contract, the relevant schedule of finishes decided upon in consultation with the building contractor and architect, will be attached to the building contract and form an integral part thereof. Due to the voluminous nature thereof, a comprehensive selection of the schedule of finishes cannot be attached hereto.

20. THE SIDEWALK DEPOSIT

A refundable "Sidewalk deposit" of **R5 000** shall be paid by each applicant to the Committee upon submission of his Stage 2 drawings to cover the costs of reinstating public sidewalks where the owner, or the building contractor, fail to comply to the satisfaction of the MNEHOA with the following:

20.1 Replanting of grass or trees damaged through building activities.
20.2 Removal of rubble or rubbish left on the sidewalks or adjoining erven.
20.3 Repairs to any damaged street furniture; streetlights, litter bins, benches, etc.
20.4 Repairs to any damaged Eskom/Telkom boxes or any manhole covers.
20.5 Repairs to any damaged kerbs or storm water drains on the street side.
20.6 Repairs to any damaged paving and removal of concrete spilled on paved surfaces.
20.7 Repairs to damaged water irrigation pipes, valves or sprinklers.
20.8 Repairs to any cable or pipes damaged during any excavation activities.
20.9 Repairs to asphalt road surfaces and/or road markings
20.10 Completion of buildings in accordance with approved building plans.
20.11 Completion of plaster and paint to both sides of erf boundary walls.
20.12 Containment of all plumbing to double storey dwellings in shafts or ducts.
20.13 Removal of all signboards.

21. REFUNDING THE SIDEWALK DEPOSIT

The deposit, or unutilised portion thereof, will be refunded to the applicant, on request, on completion of the building activities, and after receipt by the MNEHOA of a certificate from the architect or person who prepared the plans, confirming that the house "as built" is in accordance with the plans approved by the Committee. If expenses are to be incurred to accomplish the abovementioned par 19, it would first be communicated with the owner and, in that event only, the balance of the deposit will be refunded on final inspection by the Estate Architect or Estate Manager of the completed repairs of any damages, and after the final clearing of the stand, sidewalk and surrounding properties has been inspected.

22. DEVIATION FROM PLANS

Deviation from approved building plans is not allowed unless prior approval has been obtained from the Estate Manager. A building plan must be submitted to MNEHOA for approval for any deviations. Deviation from approved plans without MNEHOA approval may result in penalties being imposed on the owner by the MNEHOA at its discretion. A scrutiny fee of **R1000** is payable to MNEHOA for all deviation plan submissions.

23. RESTORING ROAD VERGE

The road verge along any property will be restored to its original condition by the owner of such property after building work on the property has been completed. This must be done within thirty (30) days of the building contractor leaving the site. Failure to do such rehabilitation will result in the MNEHOA undertaking the work and deducting the cost thereof from the owner's sidewalk deposit.

24. TOWN-PLANNING CONTROLS

24.1 GENERAL

The restrictions set out below are in addition to any restrictions imposed by the conditions of title, town-planning schemes or national or any other building regulation. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans of improvements within MNE, shall be at the sole discretion of the Committee. Similarly, compliance with restrictions imposed by the Committee shall under no circumstances absolve the homeowner/applicant from the need to comply with the restrictions imposed by third parties, nor shall the Committee approval

be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

24.2 DENSITY

The number of dwellings that may be erected on a stand shall not exceed the maximum density permitted in terms of the town-planning scheme. For all zoned Residential One stands in MNE, the maximum is one dwelling per stand.

24.3 MINIMUM DWELLING SIZE

A minimum total floor area (including garages and outbuildings) of 280m² is applicable to all dwellings in the Meyersdal Nature Estate.

24.4 FLOOR AREA RATIO (FAR)

The maximum floor area ratio (bulk) that may be erected on all Residential One stands shall not exceed 0,6 (nought comma six).

24.5 COVERAGE

The maximum coverage will differ for single and double storey dwellings.

24.5.1 **Single storey dwellings**

The maximum coverage as per the town-planning scheme of the Local Council is determined at 50% (fifty percent). This is applicable for all Residential One stands with the objective of limiting the obstruction of the view for all homeowners and to encourage more park area.

24.5.2 **Double storey dwellings**

The ground floor coverage of a double storey dwelling shall not exceed 50% (fifty percent) of the area of the stand, and the upper storey shall not exceed 70% (seventy percent) of the actual built area of the ground floor. Basements are exempted from FAR and are not to exceed 500m² in total. Habitable spaces in basements are not exempted from the FAR calculation. Double volume spaces and staircases, however, are included in the calculation.

25. COMMENCEMENT OF CONSTRUCTION

25.1 On receipt of the local authority's approval of the building plans, applicants may proceed with the construction of the building in accordance with the building regulations and the approved building plans.

25.2 Before construction commences the homeowner must lodge the NHBRC registration of the dwelling and proof that the contractor is registered with NHBRC with MNEHOA.

25.3 The owner is responsible to comply with Occupational Health and Safety legislation on his stand and absolve MNEHOA of all responsibility, accountability or litigation of any kind whatsoever relating to OHS legislation.

26. SERVICES

26.1 WATER

Water for household use in MNE is supplied by the Local Council. All proclaimed Residential One stands are serviced for water supply. Application has to be made for a water connection on every individual stand (normally done when submitting building plans) at the water department at the Local Council. The Council will (after application and payment of the prescribed fee) install a water meter on each erf.

26.2 SEWERAGE

The sewerage connections for MNE are all supplied by the Local Council as a municipal service. All proclaimed Residential One stands are already serviced and, should you wish to get the sewerage connection point pointed out to you, you may contact the Estate Manager.

26.3 ELECTRICITY

All homeowners must enter into an individual contract with the Local Authority for supply of electricity. The contract must be completed at the Local Authority and a consumption deposit and connection fee is payable. After installation of meters and authorisation of the connection, a temporary builder's power supply outlet with earth leakage can be installed for use during construction.

26.4 TELEPHONE

All applications for household telephones are to be submitted directly to Telkom. To facilitate timely installation, it is suggested that all applications are made long in advance. All homeowners are reminded that a conduit must be installed from the square Telkom manhole closest to the stand to the outside of the house, an isolator box installation on the outside wall at the point of entry into the building is suggested and, into the house, to the point where the connection is required. Boxes should be installed for each telephone point required, the same as for electrical plug points. Blanking plates over these will be changed by Telkom on installation to accommodate the telephone jacks. Under no circumstances can the developer, or HOA, be held liable if telephone services are not available or cannot be timeously supplied by Telkom.

SECTION 4

ARCHITECTURAL GUIDELINES

27. BACKGROUND

The purpose of these design guidelines is to encourage individual creativity while fostering a unity of materials and finish to ensure that the overall development harmonises to create a balanced lifestyle for all residents.

The main emphasis in these guidelines is on reducing visual impact of the buildings by means of sensitive integration into the landscape. This is achieved by breaking up the building forms into separate elements, carefully placed within natural contours, terracing down the slope with minimal cut and fill. Separate forms with individual roofs are an option – it will safeguard views from neighbouring properties and minimise the building mass.

Meyersdal Nature Estate does not warrant contrived stylistic/replica architecture – by remaining within the contextual guidelines, the long term value of each purchasers' investment will be protected. The appropriate aesthetic encouraged is on horizontal forms harmonising with the terrain. A careful selection of natural materials and textures along with a limited colour palette within a prescribed earthy colour range will serve to assist the forms to blend into the landscape. Dark non-reflective roofs assist to reduce the visual impact of the structure by creating an unobtrusive neutral lid to the buildings. While the wide eaves of a pitched roof primarily serve as sun control, they also prevent external reflection off the glass, and the shadow created serves to visually lower the roof earthwards. Door and window frames should be dark in colour thereby adding to the recessive nature of the openings.

The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic and maximum privacy:

27.1 Construction and improvements must commence within 36 months from the date of first registration of transfer of ownership of the particular stand. In order to reduce inconvenience to neighbours, as well as unsightliness, construction must proceed without lengthy interruptions and must be completed within 18 months from the date of commencement. Phased design and construction must be handled in such a way that the end of each phase is to be aesthetically acceptable to the Homeowners' Association.

27.2 The design of the dwelling unit and the entire stand must show a special sensitivity to the existing natural features, flora and topography.

27.3 Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures must be taken into account in the design process.

27.4 No erf may be subdivided or rezoned for any other use than for a single dwelling with outbuildings.

27.5 Erven may be consolidated with prior written permission from the HOA in which case the owner will be liable for the combined levy pertaining to each particular erf and any other costs i.e. the owner remains liable for the full levy on each erf as the status was before consolidation (if two stands are consolidated into one stand the owner remains liable for two levies)

27.6 No borehole may be drilled on any erf.

27.7 All houses (including outbuildings) must be designed to conform with these architectural guidelines to the satisfaction of the HOA. The objective is to achieve an interesting range of mutually compatible house designs within the

flexibility afforded by the approved architectural style, whilst avoiding monotonous uniformity.

27.8 All plans must be submitted for approval to the Home Owners' Association for the approval by the Architectural and Aesthetical Committee. Only after this approval has been obtained in writing can plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

28. BUILDING FORM

- It is recommended that the main building be broken into separate elements to reduce the visual impact.
- Separate elements must be roofed individually.
- Connecting structures to have lower roofs.
- All structures to be directly attached to ground on a foundation – no stilts permitted unless supporting timber deck.

29. HEIGHT RESTRICTION

No double storey dwellings shall be higher than **10m from Natural Ground Level** ("NGL") contours at any point, the primary consideration of which will be to safeguard the privacy of residents on adjacent stands. Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 10 (ten) meters above the NGL **vertically** below that point (excluding the height of chimney stacks).

30. BUILDING LINES

No structures shall be erected within the building lines imposed.

30.1 Street boundary

30.1.1	Single storeys	–	5m from the street boundary
30.1.2	Double storey	-	5m from the street boundary
30.1.3	Garage	-	5m from the street boundary

30.2 Side boundaries

30.2.1	Single storeys	–	2m from the side boundaries
30.2.2	Double storey	-	3m from the side boundaries

30.3 Rear or Nature boundary

30.3.1	Single storey	-	3m from the rear/nature boundary
30.3.2	Double storey	-	3m from the rear/nature boundary

30.3.3 **The HOA will NOT consider, or approve, relaxation of building lines whatsoever.**

31. STAND BOUNDARIES

31.1 Street boundary

Owners are encouraged not to use fencing on the street boundary or within 2m from the street boundary, but rather to use bermed landscaping and/or structure of the buildings to create privacy and enclosure for children and pet animals or in compliance with item 30.

31.2 Side boundaries

31.2.1 Walling between stands shall not exceed 2,4m in height, shall be plastered and painted on both sides, and shall be of design and finish approved by the HOA or finished in facebrick similar to, or complementing the dwelling design.

31.2.2 Walling below ground level must be waterproofed down to foundation level to prevent damage caused by dampness to neighbours' side of wall

31.2.3 If facebrick walls are intended for the boundary walls adjacent to neighbouring properties, these walls must be constructed to a 230mm brickwall thickness to allow for the neighbours side of the wall to have a stock brick finish that can be plastered.

31.2.4 As side boundaries are common shared boundaries between adjacent stands, owners are encouraged to willingly share the cost of such boundary walls, which negotiations and agreement must be entered into between adjacent neighbouring owners.

31.2.4.1 Should owners agree to share the cost of the common boundary such boundary wall may be erected with the stand peg in the middle of such wall i.e. the peg is in the middle of the 230mm boundary wall with a single brick wall on each side of the peg.

31.2.4.2 Should owners NOT reach an agreement to share the cost of a common boundary wall such a boundary wall is then NOT a shared boundary wall in which case:

31.2.4.2.1 The boundary wall must be erected inside the peg i.e. on the inside of the peg of own stand.

31.2.4.2.2 No portion of the boundary wall, including foundation for the wall, may encroach whatsoever onto the neighbouring property of the non-contributing owner.

31.2.4.3 Where an owner decided NOT to contribute to the cost of a shared common boundary wall, and such wall has been erected outside his boundary peg, that wall is considered NOT to be on his property and is the sole property of the neighbour in which case:

31.2.4.3.1 A boundary wall, following the same profile and height as the existing wall, must be erected on the inside of the stand peg.

31.2.4.3.2 No portion of the new boundary wall may extend beyond the existing wall whatsoever.

31.2.4.3.3 As the existing wall is outside the owners property the non-contributing owners has no right or ownership whatsoever to that wall and no right whatsoever to plaster and paint the existing wall outside the property

31.2.5 Provision must be made for weepholes into boundary walls to allow for stormwater passage. Weepholes may not be closed up, blocked or obstructed in any manner whatsoever that will prevent the free passage of stormwater from a neighbouring property.

31.2.6 No security spikes, razor wire, electric shock wires or any similar devices shall be permitted on the side boundary walls.

32. TREATMENT OF THE STREET BOUNDARIES

32.1 Treatment of the street boundaries

Although it is appreciated that the diverse nature of single residential neighbourhoods lead to a varied treatment of street boundaries, every effort should be made to avoid the hostile "canyon-like" effect that high solid walls along streets cause in many residential areas.

In order to enhance the appearance of sidewalks, the streetscape and the Estate generally, the following guidelines will apply:

32.1.1 Ideally, no walling whatsoever should be erected along the boundary and the road reserve (create a “park” effect and not a city suburb).

32.1.2 If boundary walling is essential on the street frontage, for example, to safeguard small children or pets, then the use of good quality steel palisade and brick or trellis fencing is preferred to brick walls. Height not to exceed 2.2m.

32.1.3 If solid walling is required to enhance the privacy of certain parts of the property, for example, to screen the swimming pool from the street, such walling should be as low as possible (maximum 2.2m height), and should not extend for more than 25% (twenty five percent) of its length as a continuous line parallel to the street boundary.

32.1.4 If solid walling is unavoidable, such as houses on street corners with little privacy, a stepped-back or articulated wall is considered less detrimental to the streetscape.

32.1.5 In order to provide parking space for cars and for visitors’ parking, garages fronting directly onto the street should be set back a minimum of 5 (five) meters from the stand boundary. (This, with the road reserve, will allow two cars to park in front of the garage, without extending beyond the road kerb, or parking on the sidewalk). Additional visitors’ parking alongside the garage or elsewhere should be shown in instances of garages within the five metre building line.

32.1.6 Screen walls must be constructed around private areas, i.e. washing lines and refuse collection areas, to screen them from view from the street or from neighbouring properties.

32.1.7 To ensure a pleasing streetscape, hard landscaping (paving) on the street boundary must be limited. Hard landscaping (paving) for access to the erf is not to exceed 6m wide crossing the streetscape. Hard landscaping is not to exceed 40% of the erf area excluding the area covered by the ground floor area.

33. ROOFS

New houses shall have pitched roofs or a combination of flat and pitched roofs with a minimum pitched roof area of 50%. Pitched roofs to have a minimum pitch angle of 15 degrees. Solely flat roofs are not permitted.

33.1 Pitched Roofs

33.1.1 Maximum pitch 45º, and minimum pitch 10º unless specifically approved by MNEHOA.

33.1.2 Using hipped ends instead of gables reduces the overall impact of the roof.

33.1.3 Mono-pitched roofs are allowed.

33.1.4 Vaulted roofs are permitted.

33.1.5 A combination of pitched (50% minimum) and flat roof is permitted.

33.2 Combination Roof

33.2.1 Flat sections of the roof shall not exceed 50% of the total roof area and shall be concrete.

33.2.2 Waterproofing to be non-reflective.

33.3 Roof Material Permitted

33.3.1 Natural slate.

33.3.2 Chromadeck profiled metal roof sheeting with interlocking system.

33.3.3 Fibre cement tiles and concrete tiles.

33.3.4 No light or reflective colours permitted for visual reasons

33.3.5 Drainage pipes from flat roof sections shall be concealed from view and must be in ducts.

33.3.6 Gutters and downpipes shall form an integral part of the design and shall be constructed and finished to match the style of the house.

33.3.7 No asbestos cement roof tiles will be permitted.

33.3.8 Unpainted or normal painted galvanised roof sheeting is not allowed. Metal roof sheeting must be chromadeck, or similar

33.3.9 Thatched roofs and thatch roofed lapa's are permitted but cannot be closer than 3m from any boundary. A rational design and SABS approved fire retardants must be used on thatch roofs.

33.4 Roof colours

33.4.1 Dark grey, charcoal, black

33.4.2 Dark browns

33.4.3 Red browns

33.4.4 Green

33.5 Fascias and bargeboards

33.5.1 Natural timber is preferred or can be finished to match walls, roofs or pergolas.

33.5.2 uPVC is not permitted for fire risk reasons.

34. WALLS

34.1 External building walls

34.1.1 External masonry walls shall be a minimum 230mm brick work to be plastered or facebrick finish. Finishes to plaster with colour range submitted for approval by HOA. Only earthy colours are permitted.

34.1.2 Facebrick or natural rock cladding (preferably loose packed sandstone) and colour specifications for facebrick to be approved by HOA.

34.1.3 Chimneys are encouraged for plinths. Plinths to be a maximum height of 680mm (8 courses).

34.1.4 Coloured, textured wall coatings such as Gamma Zennith, Cemcrete, Earthcote, etc. are allowed.

34.1.5 Plastered and painted with earthy colours. HOA to approve colours before final external painting.

34.1.6 Clay face bricks in the darker earthy colour ranges (no light colours permitted) if not plastered.

34.1.7 Natural stone.

34.1.8 Maximum 7m wall height permitted in one vertical plane – if higher, then plaster or stone base to be added to break up verticality.

34.1.9 To ensure compliance with earthy external colours samples must be painted on an external wall for approval by the HOA or estate manager before commencing to paint the house externally.

34.2 Chimneys

34.2.1 Chimney height is not considered in 10m height restriction above NGL..

34.3 Yard walls (screen walls)

34.3.1 Maximum height 2.4m above natural ground level (NGL)

34.3.2 Permitted to build up to erf boundary.

34.3.3 Finish to both sides to match house walls in colour and texture.

34.4 Retaining walls

34.4.1 To be stepped in 1m increments

34.4.2 Maximum height 1.5m

34.4.3 Materials to be used: natural stone, stone gabions, plaster & paint to match house walls, Terraforce blocks (or similar) with exposed aggregate finish or colour earth.

34.5 Boundary walls

34.5.1 Boundary walls permitted only as per section 30.

34.5.2 Maximum height 2.4 m between neighbouring stand.

34.5.3 Maximum height 2.2m on street boundary and must be stepped or articulated.

35. DOORS AND WINDOWS

35.1 Natural timber frames are preferred.

35.2 Aluminium frames to be dark in colour (black, charcoal or dark brown).

35.3 Reflective glass is discouraged. If windows are to be obscured sandblasting or a dark one-way film is preferred.

35.4 Primarily horizontally proportioned windows are recommended.

36. OUTBUILDINGS

36.1 No free-standing habitable buildings permitted – must be attached to main structure.

36.2 To match main structure in all aspects of finish.

36.3 Freestanding change room at pool or a lapa is permitted.

36.4 Granny flat is permitted, but must be attached to main building and must be of same design, material and finishing as main building. Ideally the granny flat must be incorporated into the design of the main building.

37. TERRACES, PAVING & DRIVEWAYS

37.1 The following materials are permitted

37.1.1 Natural stone

37.1.2 Brick pavers

37.1.3 Exposed aggregate pavers

37.1.4 Terracota tiles

37.1.5 Cobbles of granite or dark tinted cement

37.1.6 Flagstones of pigmented cement

37.2 Tinted or painted screeds not permitted

37.3 No concrete or two concrete strips will be allowed as driveways.

37.4 Driveway maximum crossover width not to exceed 6m.

38. SWIMMING POOLS, PONDS and WATER FEATURES

38.1 Dark colours preferred.

38.2 No pale blue or white colour permitted due to visual impact and reflection.

38.3 Backwash and drainage to be piped to sewer line – not stormwater or onto roads as it pollutes the natural streams.

38.4 No pool drainage or backwash allowed to flow into nature area or through stormwater onto roads.
38.5 Filtration units to be concealed from neighbours and street views.
38.6 Pool fence must comply with municipal safety requirements.

39. EXTERNAL LIGHTS

39.1 Well-designed, soft lighting of the building exterior and surroundings will be permitted, provided that the light source is not visible and that it complements the architecture and landscaping. Lighting should not be intrusive into the conservation area or the surrounding natural area thereby disturbing sensitive fauna.
39.2 All external lights must comply with the EMP and must be of such nature that it does not unnecessary attract night-flying insects. Lights must be "muted" or "soft" and shine downward.
39.3 No bright "white" light is allowed.
39.4 Yellow/orange lights, i.e. low pressure sodium, must be used for all external lights.
39.5 All external lighting must be used in keeping with a nature estate and must be used exclusively for entertainment and navigational purposes and may not be left on all night.

40. PROHIBITED BUILDING MATERIALS

The following will be prohibited:
40.1 Unpainted plaster or unplastered stock brick walls.
40.2 Unpainted or reflective metal sheeting.
40.3 Galvanised IBR sheeting
40.4 Reflective materials.
40.5 Pre-cast concrete walls.
40.6 Asbestos-based products are not permitted.
40.7 No swimming pool type mesh fencing will be allowed.
40.8 Wood panel fencing.
40.9 Razor wire, security spikes or similar features.
40.10 Lean-to's and temporary car ports (shade cloth).
40.11 Shadeports or any shade netting to patios.
40.12 Wendy houses for storage space

The written approval of the Committee should be obtained for the use of any building material (or methods) other than conventional bricks and mortar.

41. MISCELLANEOUS ARCHITECTURAL GUIDELINES

41.1 The privacy and views of surrounding properties must be considered as a premium. As a general rule no windows or balconies on the upper level may overlook the living space of the adjacent southern dwelling.
41.2 The aesthetics of the design of parapets, fascias, capping eaves, roof trim, guttering and roofing materials in general will be considered.
41.3 All external finishes and colours should be specified, and the colour samples will be requested. The use of earthy colours in the entire Estate will be enforced. The use of natural stone is also encouraged.
41.4 Awnings and other items that do not form part of the basic structure should be clearly shown and annotated.
41.5 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated.
41.6 Outbuildings and additions should match the original design and style, both in elevation and in material usage.
41.7 Access to staff accommodation and kitchens must be from a screened courtyard or patio.

41.8 Yard walls and screen walls should complement the basic materials of the buildings.

41.9 No staff accommodation should be nearer to the street than the main dwelling unless contained under the same roof or integrated into the total design.

41.10 Careful consideration should be given to plinth heights – houses to be designed to follow the contours of the land.

41.11 Excavations for terraces, retaining walls, etc, should not exceed 1,5m. "Loffelstein" earth retaining blocks should be planted immediately after completion of construction.

41.12 All retaining walls should be clearly shown on the plan.

41.13 All double storey plumbing should be in ducts.

41.14 All exposed plumbing and washing lines must be fully screened and not be visible from the street elevations and other elevations onto adjoining properties.

41.15 Only approved smoke free type fireplaces are allowed.

41.16 Mechanical equipment such as air-conditioners (and grills), ducts, pool pumps etc. must be designed into the buildings and/or adequately enclosed or screened off from view.

41.17 Roofs are to be pitched with wide eaves and external walls to be plastered and painted or a mixture of plaster and face brick are to be used. All external finishes are required to be of a low light reflectance value (LRV).

41.18 External door frames are to be hardwood or aluminium, and balustrades are to be hardwood, wrought iron, stainless steel or glass and aluminium.

41.19 The use of hardwood or aluminium window frames (in lieu of standard steel) will be strongly encouraged.

41.20 No Wendy houses/toolsheds may be erected without permission from the HOA. Use of a wendy house as a dollshouse will be considered favourably. Should the HOA approve the erection of a wendy house it must compliment the general design of the house with same roof colours as a minimum and must be placed out of sight from the street or neighbours. Should it be visible by neighbours their written permission will be required before erection commences.

41.21 Caravans, trailers, boats, equipment, tools, engines and vehicle parts must be screened from neighbouring properties and streets.

41.22 No external burglar bars, including "Spanish" type burglar proofing, will be allowed.

41.23 It is the duty of any proposed owner, architect, contractor and/or subcontractor to familiarise him/herself with the current and proposed municipal services and their positioning on the whole of the erf. These municipal services include, but are not limited to, water and electrical services, sewerage removal, storm water pipes and drainage, the HOA will not in any way whatsoever be liable for any damage which any owner, proposed owner or architect, contractor or sub-contractor may suffer as a result of the existence, situation or otherwise of any such municipal services.

42. PROMULGATION OF SANS204 – ENERGY EFFICIENCY IN BUILDINGS

SANS204 has been promulgated into legislation in November 2011 with the aim to reduce energy consumption in buildings. All new building plans submitted after 1 May 2012 need to comply with the requirements stipulated in SANS204.

43. CONTROL OF BUILDING ACTIVITIES

All building activities are to be conducted in accordance with the Rules of Conduct for Contractors, Sub-Contractors and Suppliers operating within MNE and all conditions contained in the Environmental Management Plan.

44. TIME LIMITS FOR CONSTRUCTION

The construction of improvements should begin within 3 (three) years from the date of registration of transfer of ownership. In order to reduce inconvenience to neighbours and unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within eighteen months from commencement. If construction will exceed a period of eighteen months, written approval must be obtained from the MNEHOA.

45. OCCUPATION OF DWELLING

45.1 To ensure an aesthetical pleasing estate, and maintain high living standards thereby protecting the investment value of owners, no dwelling shall be allowed to be occupied without an occupation certificate issued by the local town council.

45.2 No partially completed dwelling will be allowed to be occupied.

45.3 Landscaping must be completed within 3 months from occupation.

45.4 A dwelling is considered completed when all of the following requirements are complied with:

45.4.1 The dwelling is completed according to the approved plans as submitted to MNEHOA,

45.4.2 All external finishes are completed,

45.4.3 All plumbing and related amenities are installed to the required standards,

45.4.4 A qualified electrician have issued a certificate of compliance for all electrical works,

45.4.5 All balustrading have been installed

45.4.6 Glazing and relevant engineering certificates for slabs, roofs, etc have been issued.

46. BLASTING PROCEDURE

Blasting must be limited to prevent collateral damage to neighbouring properties. Rock breaking by means of jack hammers or hydraulic hammers is preferred.

46.1 Blasting must be done in accordance with relevant legislation.

46.2 Blasting will only be allowed between 12:00 – 15:00

46.3 The estate manager must be warned of intended blasting at least 24 hours before intended blast.

46.4 All neighbours must be warned in writing of intended blast at least 24 hours before intended blast.

46.5 All safety precautions such as clear audible siren, stopping traffic and other applicable safety measures must be adhered to.

46.6 Fly rock must be prevented at all cost by proper covering of the blast area with rubber mats

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SECTION 5

LANDSCAPING GUIDELINES

47. LANDSCAPE CHARACTER

The intention in the greater landscape conservation, rehabilitation, design and construction of the nature reserve itself, is to preserve and protect the unique qualities of the Klipriviersberg landscape that is characterised by its openness, rolling landforms and indigenous vegetation.

The layout of Meyersdal Nature Estate preserves substantial areas of the Klipriviersberg natural habitat, a vegetation type indigenous to this area. The private gardens within the development must continue and integrate with the surrounding nature area.

In order to maintain continuity in the overall landscape character owners are required to design and implement landscaping in accordance with the Environmental Management Plan with certain conditions, specifications and restrictions.

In this way the collective natural landscape of the nature estate will be preserved for the appreciation and benefit of all.

48. CONDITIONS

48.1 A landscaping plan, complete with list of plant species to be planted, for each erf must be submitted for approval by the Committee.

48.2 This plan shall be to a scale of 1:100 and shall show the following:

48.2.1 Adjacent areas of nature reserve or erven.

48.2.2 All grading, retaining and terracing intended to be undertaken, including gradients and structural elements.

48.2.3 All plant material, species, numbers, spacing and size must be indicated, including species for lawns. This list of species must comply with restrictions in the EMP.

48.2.4 All paving, water features, swimming pools, pumps, filters, fences and gazebos and any other structural elements must be indicated and the intended finishes specified. This must include detail of stromwater handling and elevation where relevant.

48.2.5 The irrigation layout, pipelines, head types and intended coverage area must also be shown.

48.2.6 Stormwater management must be indicated and all possible consideration given to minimise passage to neighbouring properties. It is preferred that stormwater be channelled along natural contours to the road where possible.

48.2.7 Hard landscaping areas must be indicated and not to exceed 40% of area outside footprint of the dwelling.

48.2.8 Washing lines, dustbin storage areas and other utility areas and their screening must be indicated.

49. RESTRICTIONS

49.1 The gardening and landscaping activities of an erf shall be confined to the physical extent of the pegged residential erven.

49.2 No extension of an erf's garden into an immediately adjacent area of nature reserve will be permitted. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.

49.3 No tree, plant, rock, landscaping or other plantings may be removed from the nature reserve by an erf owner.

49.4 All declared invasive alien plants, trees, shrubs and grasses (including kikuyu) are not permitted within the estate and may not be cultivated in erf gardens.

49.5 Fences shall comply in height, position and construction with the Design Guidelines for boundary walls.

49.6 Above ground pools – porta pools – are not permitted.

49.7 No temporary structures are permitted within the erf garden, including wendy houses.

49.8 Invasive alien vegetation clearance on any undeveloped erf remains the responsibility of the owner and must be undertaken on a quarterly basis. Failing this the MNEHOA will undertake the clearance at the erf owner's cost.

50. GARDEN LIGHTS

50.1 All garden lights must comply with the EMP and must be insect friendly. Lights must be "muted" or "soft" and shine downward.

50.2 All external lighting must be used in keeping with a nature estate and must be used exclusively for entertainment and navigational purposes and may not be left on all night.

51. PLANT SPECIES PERMITTED

51.1 Based on the EMP and in line with a nature estate only indigenous species, suitable to the Highveld may be planted in landscaping. A suggested Plant List is available from the Estate Manager.

51.2 The principle of the Department of Water Affairs and Forestry's "Waterwise" gardening programmes is supported by the estate.

52. HARD LANDSCAPING

Hard landscaping surfaces, i.e. brick paving, tiling, etc around houses will not be permitted to cover the entire site. Cumulative paving shall not cover more than 40% of each erf's landscaped area, excluding house footprint and a minimum of 40% of each erf must be soft landscaping.

SECTION 6

PROMULGATION OF SANS 204: ENERGY EFFICIENCY

53. BACKGROUND TO SANS 204

The objective of the SANS 204 energy efficiency provisions is to reduce operational energy use of new buildings without reducing comfort and amenity. The aim is to save 3500MW of electricity by 2020.

SANS 204 requirements primarily address:

- heat flow - in and out of a building through the building envelope, and
- services - that use energy e.g. air-conditioning and hot water systems (geysers)

It must be noted that the standard only addresses energy used by a building's services to operate. SANS 204 does not include energy (i.e. embodied energy) used in manufacturing building materials or construction of a building. Neither does it include portable appliances within a building such as computers or fridges.

Facing a future where Energy Efficiency will be of primary importance SANS 204 address the issue by standards for:

- Insulating or shading the building fabric
- Controlling heat flow through the building envelope
- Controlling heat flow through glazing
- Reducing air leakage via building fabric
- Creating internal air movement for cooling
- Improving the efficiency of heating and cooling
- Hot water systems

SANS 204 aims to give the general requirements for energy efficiency. According to the approach used in the revised South African Building Regulations and the new building code (SANS 10400 series) performance parameters are outlined first. These are then followed by the route to demonstrate compliance, either by rational design or deemed-to-satisfy rules. This first part sets out the general requirements for achieving energy efficiency in all types of buildings as performance parameters, and forms part of the National Building Regulations.

54. EFFECTIVE DATE OF SANS 204

Architects are advised to take note thereof and design dwellings to comply with SANS 204 as from 1 May 2012.

55. HERE'S WHAT YOU NEED TO KNOW FOR YOUR HOME

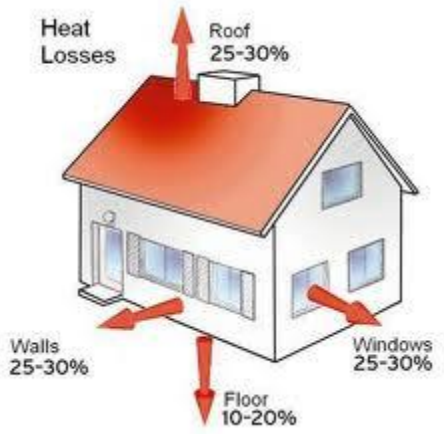
(Note: - All new building plans submitted to MNEHOA, or the local council, must comply with SANS 204 as from 1 May 2012.)

South Africa's mounting energy crisis means that everyone needs to think of innovative ways to save electricity in our homes and of products that can help you reduce our current electricity usage. In effect, that is what SANS 204 is about. The application of this new regulation is good news for the environment and will help you save electricity.

The National Building Regulation (NBR) has been updated to include Part X which addresses environmental sustainability and Part XA which establishes requirements for energy efficiency in new buildings.

Buildings typically account for 40% of all energy consumed in South Africa and yet their potential to save energy is huge. Thermal insulation must be included in the design of all new buildings. This, in combination with energy saving techniques, makes it possible to save up to 78% of a building's energy consumption for space heating, cooling and hot water services.

Heat losses in a house without insulation can be:



Correctly insulating the building envelope in combination with energy saving techniques can control energy losses and reduce energy consumption by up to 78%

56. BASED ON THE NEW REGULATION THERE ARE THREE WAYS OF COMPLYING WITH THE ENERGY REGULATION.

We, in Meyersdal Nature Estate, falls in climatic zone 1 – the cold interior!

56.1 Option 1:

56.1.1 Comply with the SANS 10400-XA requirements

56.1.2 Otherwise described as "Deemed to Satisfy"

56.2 Option 2: Rational design

56.2.1 This option requires input of a relevant professional

56.2.2 Thermal performance of building needs to be calculated

56.2.3 Performance should be equal to or better than SANS 10400-XA

56.3 Option 3: Comparison with a compliant theoretical building

56.3.1 Notional building should be designed to "Deemed to Satisfy" standards.

56.3.2 Thermal performance calculations software used must be approved by Agrément SA.

56.3.3 An important consideration when building is to determine the relevant climatic zone. Each of the climatic zones has a different R-value requirement for certain walls and ceilings.

56.3.4 Insulation R-value should be indicated on the packaging.

56.3.5 All material has an R-value which is the ability of a product to resist the transfer of heat. Thermal insulation provides a high resistance to the flow of heat from the warm surface to the cold surface in your home, helping you maintain a comfortable living environment, keeping your house cool in summer and warm in winter.

57. REQUIREMENTS TO COMPLY WITH SANS 10400-XA "DEEMED TO SATISFY"

57.1 Building envelope requirements (SANS 10400-XA)

The building envelope shall be designed in a manner that utilises thermal loads and mass for effective heating, ventilation and air conditioning (HVAC) systems' energy consumption and lighting (artificial and day lighting) requirements. Consideration shall be given amongst others to life-cycle costs of the building. The following must be considered:

57.1.1 Orientation (Guideline)

- 57.1.1.1 Compact in plan with most glass on the northern side
- 57.1.1.2 Living spaces on northern side
- 57.1.1.3 Longer axis of dwelling to be east-west
- 57.1.1.4 Roof overhang to shield northern windows in midday summer sun

57.1.2 Floors

- 57.1.2.1 If under floor heating is installed the floor slab must be insulated with insulation with a minimum R-value of 1.00

57.1.3 Fenestration (Windows/Glass doors/Skylights)

- 57.1.3.1 Buildings with up to 15% fenestration area per storey
- 57.1.3.2 Buildings with fenestration area per storey exceeding 15% shall comply with the requirements for fenestration in SANS 204
- 57.1.3.3 Air leakage should comply with SANS 613

57.1.4 External Walls

- 57.1.4.1 Light weight (Non brick/Non concrete) walls must achieve a minimum R-value:
  - 57.1.4.1.1 Of 2.2 for climatic zones 1 & 6 (Meyersdal Nature Estate is Climatic zone 1)
  - 57.1.4.1.2 Of 1.9 for climatic zones 2, 3, 4 & 5
- 57.1.4.2 Masonry walls (Brick/Concrete) must achieve a minimum R-value of 0.35
- 57.1.4.3 Double skin brick with no cavity, plastered internally and either plastered externally or finished with face bricks
- 57.1.4.4 Single brick/block with a minimum thickness of 140mm plastered internally and externally

57.1.5 Geysers

- 57.1.5.1 A minimum of 50% of the annual average heating requirement for hot water must be provided by means other than electric resistance heating (Geyser) or fossil fuels
- 57.1.5.2 See options below but not only limited to these:
  - 57.1.5.2.1 Solar Heating
  - 57.1.5.2.2 Heat pumps
  - 57.1.5.2.3 Geothermal Heat
  - 57.1.5.2.4 Renewable Combustible Fuel
  - 57.1.5.2.5 Heat recovery from alternative systems and processes
- 57.1.5.3 All exposed hot water pipes ≤ 80mm diameter must be insulated with a minimum R-value of 1.00

Kindly see SANS 204 Draft version on our website for more detailed clarity and information. SANS 204 is available from SABS(www.sabs.co.za)

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