



## Architectural Guidelines

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**U**nique environment.

**U**nique heritage.

**U**nique design.

## **ARCHITECTURAL GUIDELINES (AG)**

Created to enhance the unique character of Eye of Africa, the AG will help ensure that each house is designed and orientated to optimise the natural characteristics of its stand. The guidelines encompass aspects such as topography, views, orientation, access, privacy and location of services.

By encouraging higher quality building and landscape outcomes for the resident, the guidelines will protect and enhance the long-term value and appeal of the Eye of Africa.

The AG are to be interpreted in conjunction with and comply with Municipal and National Building Regulations (SABS 0400).

### **Intent**

The purpose of these AG is to provide a consistent and coherent vision to housing and landscaping within Eye of Africa by establishing clear architectural standards for single dwelling houses and gardens.

Created to encourage quality residential development, these design principles and controls maintain the opportunities for diversity and variety within individual stands. Consistent boundary treatment and modulation of frontages and setbacks will provide a sense of unity throughout the community, balanced against a varied and interesting streetscape.

As a checklist of good design measures, this document will also assist you in maximising the liveability and amenity of your residential neighbourhood.

### **Vision**

The vision for Eye of Africa is an estate where the application of simple elegant horizontal proportioning and the use of texture, surface, light, shadow and colour create an architecture which is integrated with its surrounding landscape, respectful to neighbours and environmentally sustainable.

## **Architectural Review Committee (ARC)**

The Eye of Africa Architectural Review Committee (ARC) was formed so each resident can create the best home possible with the assistance and guidance of an informed and knowledgeable body.

To ensure that single dwelling houses at Eye of Africa meet the standards set out in the AG, a design review process has been established. The sales contract requires land purchasers to gain approval for any development via the ARC prior to any local council applications (DA).

Owners, building designers and builders must seek the approval of the ARC throughout the design process to discuss the best application of these standards for their site.

Any subsequent design changes and proposed variations to these approved plans must be referred to the ARC for consideration and approval before an application is lodged with Council or construction commences. ARC approval will be given for design variations that achieve a better outcome than strict compliance with standards.

The ARC's decision is final and the ARC will not have to provide detailed reasons for its decision. The Board of Directors may refer any decision of ARC to an independent expert who's input will be considered in adjudicating the matter in case of a dispute.

## **Accredited Architects**

From 1 October 2017 only Eye of Africa accredited, SACAP registered architects, Senior Technologists and Technologists may submit plans.

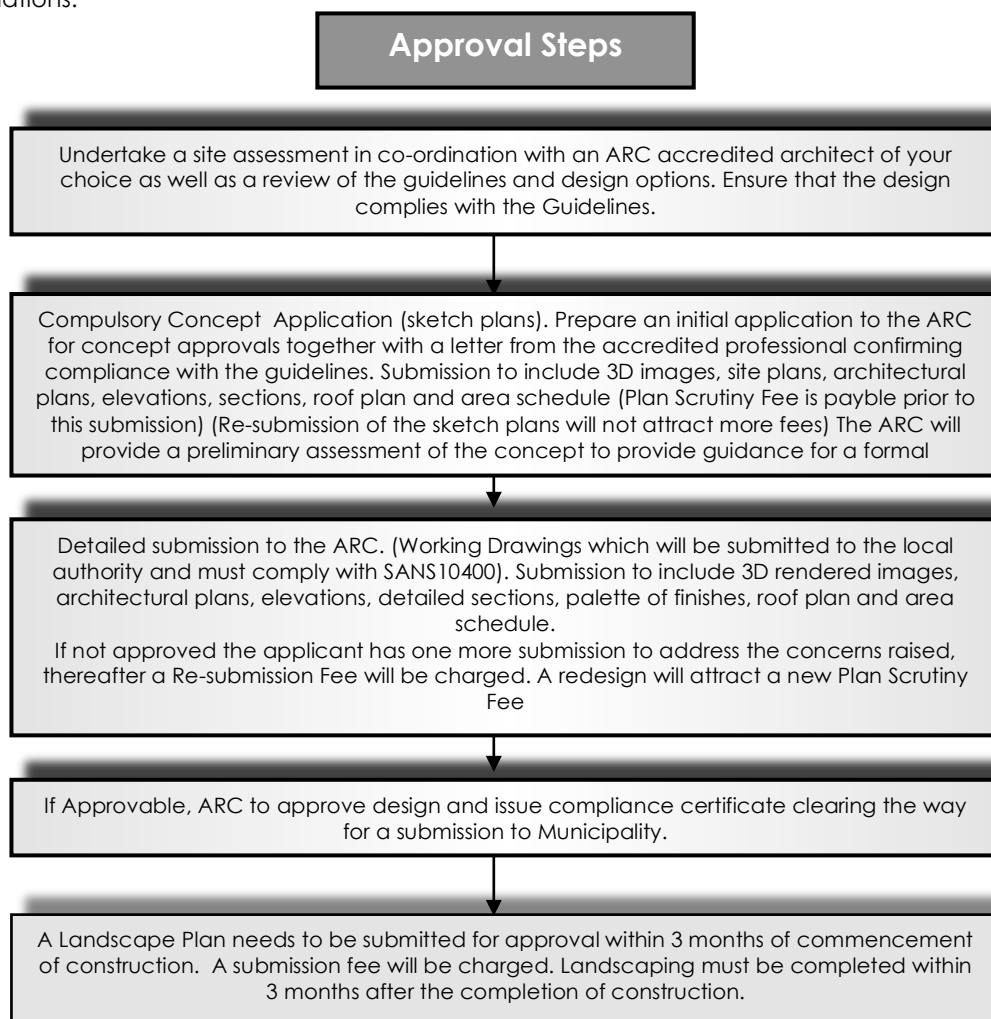
Eye of Africa reserve the right to request a portfolio from any SACAP registered professional prior to submitting their first plan. The ARC reserves the right not to accredit SACAP registered professionals on the basis of their portfolio submission or prior work on the estate. Only plans submitted by Eye of Africa accredited professionals will be considered. Accreditation may be withdrawn if a built home is not in accordance with the approved plans.

# ARC Approval Process

To ensure that all of Eye of Africa housing and development meets the standards set down in this document, all homes including landscaping requires the approval of the ARC.

These Guidelines are **legally binding** as part of your agreement of sale and apply to new dwellings as well as to any improvements or additions that may be made in future.

They are subject to and do not override the Home Owners Association or Municipal and National Building Regulations.



The ARC has been established to help you and your architect work to the Guidelines. The ARC has the power to enforce these Guidelines. Please also note that the entire ARC procedure is a subjective one, and that the ARC reserves the right to approve or disapprove plans and or suggest design changes to plans that in the opinion of the ARC will enhance the overall aesthetic of the Eye of Africa estate.

Council will not grant approval to build at the Eye of Africa without unconditional ARC approval of your architectural and landscape design plans. Refer to your Home Owners Association for details of ARC membership. The ARC meets on a regular basis to discuss, approve or decline building and/or landscaping applications and may seek advice of consultant architects and consultant landscape architects outside the committee. An ARC representative will be available by appointment to you, your builder or architect, to discuss any matters raised during these meetings that affect you or your property. A fee is charged for these meetings.

For details on Fees and the format of the submissions please refer to the Eye of Africa Plan Submission Procedure

# A – Architecture

## 1. GENERAL PRINCIPLES

### **ANY HOUSE ON EYE OF AFRICA MUST ADHERE TO THE FOLLOWING PRINCIPLES:**

- The architectural design controls are designed to allow a variety of different housing styles and characters within Eye of Africa, which complement rather than compete with each other. The controls aim to establish a harmonious visual appeal through all houses.
- To ensure the Eye of Africa remains a high quality neighbourhood, we need to control the building form, external building materials, colours and other related finishes. The overall style of the home must be in keeping with the Eye of Africa Vision, as described in the Eye of Africa Vision section of these Guidelines.
- The desired outcome is for homes to demonstrate simple application of traditional Highveld building forms and materials such as timber, stone and iron. They use a low-scale, staggered building form for visual interest and to maximise the energy efficiency and qualities of the site and its views. Building design, roof form, detailing, and materials visible from streets, public areas and adjoining sites should be complementary to the character and form of neighbouring dwellings.
- Houses should be well-proportioned, in a classic contemporary style that is heavily expressed at the lower level and rises to a lighter upper storey. Modulated façades will break up the scale of the walls, which are to include differentiation in colour and materials to create a visually interesting built form. Careful attention should also be given to the design of the rear and side façades. A defined palette of colours and materials will establish and reinforce the unique Eye of Africa character.
- Horizontal fenestrations, overhanging eaves, stone and unadorned brick and textured plaster finishes, external woodwork and long fascias emphasizing linear horizontality of the house, provide an appropriate contextual response to the natural environment. Avoid large vertical elements.
- Flowing indoor-outdoor relationships are to be encouraged through each overall house design. Homes will address the potential for views to the golf course, over parks and to the surrounding bushland afforded by their terrain. It should be recognised that the Highveld can be extremely cold in winter and home design should consider building mass and insulation to cope with the climate. Recommendation for inclusion of fireplace in well insulated spaces of the home that can be made warm and cosy.
- Include a large unobstructed covered patio. This is your most important 'room' in the house and allows for a dining area, a seating area and a place to braai. The Highveld has a wonderful light intensity. Create interplays of light and shade by manipulating the placing of ventilation openings. A soft prevailing evening breeze up from the valley will cool the house naturally. Good cross ventilation is required for every room.

## 2. SITE PLANNING

Houses within Eye of Africa are encouraged to foster a close relationship with their surrounding environment. Houses must observe the principle of least disturbance by not tampering with the site profile more than necessary. When planning your site, space must be provided to allow natural elements to surround the building. This arrangement will encourage a streetscape that works in harmony with its environment and allows for view corridors between adjoining properties.

A strong indoor-outdoor relationship is an essential factor in the high quality of living promoted at Eye of Africa. Homes that embrace the outdoors are to be achieved by the layering of house and garden through the use of elements such as verandas, pergolas and courtyards.

To maximise each stand, house design must respond to contours, existing vegetation, solar and light access and other environmental conditions.

Consider each site carefully in terms of both the view and the location of the house. The need for a special view can in some cases override the desire for a north orientation.

Take note also of the private open space, privacy and landscaping provisions of these guidelines.

### 2.1 Site Coverage

Definition: Site coverage refers to the portion of the site covered by a building with an impervious roof. It excludes eaves up to 600mm wide, pergolas, gazebos or the like and paved landscape areas.

- Maximum 50% site coverage for single-storey stands.
- Maximum 40% site coverage for 2-storey stands.

Attics and Lofts are considered an additional storey. An Observatory **MUST** be limited to a maximum footprint of 40 square metres. Lofts **MUST** be limited to a maximum footprint of 50 square metres.

The maximum combined footprint of Observatories and Lofts must not exceed 60 square metres. Attics may be permitted over garages on sites with Golf course frontage and classified as single storey.

### 2.2 Density

Separate outbuildings will not be allowed unless the ARC considers the design thereof to be of exceptional merit.

A maximum of one dwelling per stand is permitted.

### 2.3 Staff Quarters

Staff quarters must form part of the design of the main house and may not be a separate structure.

### 2.4 Minimum House size

- A minimum house size of 220m<sup>2</sup> is prescribed. This area excludes garages and covered terraces.



## 2.5 Building Height

- Single storey developments are encouraged. A 2-storey height limitation is imposed above natural ground level.
- Maximum height for 2-storey dwellings is 8.5m from natural ground level to ridge or apex of a roof.
- This is not applicable to chimneys.

## 2.6 Floor Area Ratio (F.A.R.)

Definition: The ratio obtained by dividing the floor area of a building by the total area of the erf upon which the building is erected.

The F.A.R. for double storeys is **0.6**.

The F.A.R. for single storeys is **0.5**.

Only basements which are spaces entirely submerged below the natural ground level may be excluded from the calculation of F.A.R.

A maximum of 36m<sup>2</sup> for two parking spaces may be excluded from the calculation of F.A.R. (one double garage)

## 2.7 Setbacks and Building Lines

Definition: A specific distance from a site boundary, defining a building restriction area, where no building or structure may be erected.

### 2.7.1 Street Frontage

- The Street frontage building line setback shall be a minimum of 6m.
- In cases where a stand has two street boundaries, the 6m building line applies to the shorter of the two boundaries.
- On a corner stand the secondary setback shall be a minimum 3m. On corner stands where vehicle access is on the secondary boundary, the minimum setback for a garage facing onto the street remains 6m regardless of the 3m secondary setback.
- Building lines may be relaxed to a minimum of 1m on the street frontage for the purposes of building an enclosed garage, provided that the doors to the garage do not face on to the street.
- The first storey must be setback a minimum 1m further from the street than the ground level.

### 2.7.2 Side and Rear Boundary Setbacks

- Side boundaries: set back of 2m which may be relaxed to a minimum of 1m and an aggregate of 4m from the side boundaries.
- Rear building line: minimum 3m. Except for the following conditions: On some stands a building line, set back 5m from a short boundary bordering parkland areas applies.
- The ground storey must have a minimum setback of 1 metre.
- The first storey must have a minimum setback of 2 metres.
- Note: Above ground structures such as pergolas or braai structures are not permitted within front or rear setback areas.
- For irregular stands or stands with widths of less than 16m at the building alignment, the ARC has the discretion to allow lesser side setbacks if good design principles are proven within the design. Set back encroachments are to be applied for.
- Relaxation on one side or rear boundary with the consent of the ARC for the purpose of building a garage may be provided that no other provision of these rules is transgressed.

### **2.7.3 Golf course and parkland boundary setbacks**

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- The ground floor must have a minimum setback of 3 metres and the first storey has a minimum setback of 7 metres.
- Verandas and pergolas must have a minimum setback of 3m on all public boundaries e.g. streets, parks, and golf course.

### **2.8 Golf Course and Parkland Site Front Buffer**

- No pedestrian or vehicular access (including golf buggies) to the golf course is allowed through this buffer zone.

### **2.9 Topography**

- No earthworks shall be undertaken whereby excavation exceeds 500mm or fill exceeds 500mm from the existing surface level of the property without written ARC and Council approval.

### **2.10 Privacy**

The privacy of surrounding properties must be considered as a premium.

As a general rule East, West and South facing windows or balconies on the upper level may not overlook the living space of the adjacent dwelling unless approved by the Architectural Review Committee.

Home owners will be required to take steps to ensure the privacy of their neighbours and the ARC are entitled to issue instructions in this regard if in their opinion, the privacy of the neighbour is compromised by any part of the design

- No window regardless of the orientation shall be permitted in a wall closer than 3m to the boundary unless measures to ensure the privacy of neighbours are provided. Privacy measures can be landscaping or architectural elements, which contribute to the character of the house and must be in place before completion of construction.
- Suitable measures for screening are compulsory to ensure the neighbours privacy where there is any opportunity of overlooking adjacent properties.

### **2.11 Private Open Spaces (POS)**

- The Minimum requirement for POS is 80m<sup>2</sup> (for up to 3-bedroom dwellings) and 100m<sup>2</sup> (for 4+ bedroom dwellings). POS is defined as one contiguous space consisting of patio, decking, paving, lawn, etc.
- POS must contain an unobstructed rectangular patio of 4m x 6m, which is directly accessible from living areas.
- The main patio should act as a functional sitting area and therefore requires a minimum covered depth of 3m.
- Any elevated decks or outdoor living spaces overlooking neighbouring stands must incorporate privacy measures such as screen planting, louvres or screens.
- All screens are to be designed as an integral component of the house design and must be maintained.

### **2.12 Service Courts/Areas**

- An enclosed open area of minimum 8.5m<sup>2</sup> is required, that conceals services (such as air-conditioning units, rainwater tank, clothes drying area).
- It is recommended that screening plants/elements be provided to further conceal these areas.
- All services, garbage bins and clothes drying must not be visible from adjoining properties or any adjacent or distant public space.

### **2.13 Garage and Car Parking**

- Garages should enhance the appearance of the house, without dominating the streetscape.
- Where relaxation has been granted in terms of 1.4.1 to allow a swing in garage, the face of the garage wall addressing the street must be designed as a feature wall or contain a window or other feature to articulate the frontage.
- Only horizontal slated timber garage doors and horizontal aluminium sectional or tip up doors are permitted. Custom design garage doors that are in keeping with the EOA vision may be approved on merit.
- Where relaxation to allow one garage to be built to the side boundary has been granted by the ARC, care must be taken to ensure gutters and rooves do not overhang your boundary.
- The maximum garage width is 8m per dwelling house.
- When integrated into the house, the garage width should not exceed 50% of the facade.
- The site must have a minimum of 2 covered, enclosed car parking spaces.
- There must be a minimum of 2 spaces for visitor parking, stacked in front of the covered, enclosed parking and these must be contained wholly within the site.

### **2.14 Golf Buggy Storage**

- Buggy storage must be enclosed and is to be complementary to the main house design.
- It is recommended that buggy storage be integrated into the garage.

### **2.15 Driveways and Crossovers**

- No concrete interlocking or precast slabs larger than 100 x 100 mm will be permitted.
- The palette of driveway and walkway materials are the following unless specifically approved by the Architectural Review Committee:
  - Natural clay paving bricks of approximately 220 x 110mm in size and 50mm in thickness
  - Concrete cobbles of approximately 100 x 100mm in size and 50mm in thickness.
  - Exposed aggregate concrete driveways.
- Base preparation and compaction for driveways specified by an engineer must be indicated on the drawings.
- Driveways must be completed prior to taking up occupancy.
- Only one driveway is permitted for each site. Relaxation may be granted at the discretion of the ARC to permit 2 drive ways of a maximum width of 3m each at the road kerb and at the boundary.
- A minimum 900mm planting strip between driveways and side boundaries or side walls is required and must be planted prior to taking up occupancy.
- Crossovers should be restricted to a minimum and not exceed 6m in width at the kerb and 6m at the site boundary.
- Excessive paving is not permitted.

- Crossover position is to be co-ordinated with the street tree planting plan, streetlights and services.
- Crossover driveways are to be perpendicular to the kerb line.
- Where a walkway in the road reserve exists it may not be removed and is to be incorporated in the driveway paving.
- A 110mm sleeve is to be installed under the driveway in the road reserve 1m from the site boundary for future services.

## 2.16 Boundary Walls & Fences

In order to create an open and integrated environment, the use of boundary fences are restricted to the following:

- No fences or walls are allowed within 6m from the site boundary facing onto a street, in order to encourage the use of the front elevation of a house as part of the security line.
- Boundary walls on the 6m street line, as described above, may not exceed a height of 1800 mm and may not cover more than 50% of the street elevation and may be transparent or solid.
- Design and materials are to be in accordance with the drawings in Annexure A.
- A compulsory transparent steel/ aluminium fence of 1200mm in height along any site boundary facing onto the golf course will be constructed in order to control the transition between private space and open space.
- The golf course fence should have a 3m return on two sides i.e. the fence shall extend 3 metres back from the golf course boundary on both ends. Design and materials are to be in accordance with the drawings in Annexure A.
- Stands facing communal parkland are required to construct a 1200mm transparent fence similar to the golf course fence, on any site boundary directly facing the open space. Design and materials are to be in accordance with the drawings in Annexure A.
- Side boundary walls and fences other than specified above may not exceed 1800mm in height and may be solid or transparent for the purposes of screening and privacy. The materials thereof are to be in accordance with the Architectural Guidelines or to match the house in which case approved drawings are required.
- Where specifically approved, a single portion (maximum 25% of the boundary length) of a side boundary, wall may be increased to a maximum height of 2800mm above NGL, for privacy purposes only.
- A boundary wall or fence between the side boundary and the rear of a garage entered from the side (swing in) may be approved if set back a minimum of 1m from the front street face of the garage
- Due to the positioning of certain stands relaxation has been granted. Please see the affected stands in Annexure B.
- All boundary walls need to be plastered on both sides including side boundary walls at the time of construction.
- The painting of the exterior facades of side boundary walls is optional.

## 2.17 Retaining Walls and Batters

While sloping sites present opportunities for lifestyle advantages, any excavation or batters and terraces must ensure there is no detrimental impact on adjacent properties.

### 2.17.1 Retaining Walls

- All retaining walls over 1000mm must be contained within the building footprint or not visible from adjacent property or public space.
- Retaining walls must be constructed in either natural stone or treated timber sleepers (minimum 250mm wide sleeper).

- Retaining walls matching the finishes of the house may be approved on merit at the discretion of the ARC
- All retaining walls must have a minimum 1.5m of separation between them.
- To ensure appropriate screening between retaining walls is achieved all space in front of and between the retaining walls must incorporate suitable landscaping solutions.

#### **2.17.2 Batter**

- No excavation is to take place closer than 1m to a front boundary.
- Excavations or batters cannot be more than 1m in height.
- The maximum slope allowed for the batters will be 1 in 3.
- Batters can be built to a shared residential side or rear boundary only in a fill scenario.
- All batters must incorporate suitable garden beds/landscaping solutions including trees and shrubs.
- Turf will only be allowed on batters with a 1 in 4 gradient or less.

The HOA will encourage and assist with coordination of discussion with neighbours of common boundaries to assist with ensuring mutually beneficial and pleasing solutions are achieved.

## **3. KEY SITES AND FOCAL POINTS**

The design of houses on corner sites, intersections and golf/park frontage requires special consideration to address all frontages. These key sites create an opportunity for signature buildings, which must enhance the visual experience throughout the development.

### **3.1 Corner Sites**

- Corner houses should address both street frontages to achieve a high quality streetscape.
- Car access should be located on the secondary street where possible.

### **3.2 T-Intersections**

- Houses must consider their visual impact from all sides of the street and must present as a feature at the intersection.
- The garage should not be located at the end of the T-intersection and must be offset to one side.

### **3.3 Golf/Park Frontage**

- Consideration should be given to golf/park view corridors from the street.
- House design must address street and golf/park frontages.
- Upper levels facing golf/park are to be set back further to reduce the scale of the building and create opportunities for large verandahs.

## **4. ARCHITECTURAL DESIGN**

### **4.1 Exterior Design**

- Horizontal forms rather than vertical will be preferred.
- Plan forms consisting of rectangular shapes are allowed. Organic, triangular or circular plans shapes are permitted in the form of secondary elements provided these do not dominate the rectangular plan form of the bulk of the building.

- External walls are to be enlivened by shadows cast by eaves, balconies, canopies, windows and other elements which add visual interest.
- A variety of setbacks, materials and textures provide a break to the vertical emphasis.
- Balustrades should be simple in style, elegant and without decoration or ornamentation, details are subject to approval by the ARC.
- Shade nets and canopies are not permitted.
- External blinds or shading devices are permitted, provided they do not have scallops and consist of fabric of a single approved colour. These elements are subject to approval.
- Other external fittings, such as security measures are permitted where they are not visually obtrusive or are integral to the architectural design of the dwelling, and it must be noted on your plans for ARC approval.

## **4.2 Roof**

### **4.2.1 Roof Types**

- Roofs should as far as possible be pitched in the direction of the sloping ground and compliment the site profile but the design of the house will be taken into consideration.
- Roof forms should be as simple as possible, however, modulated roof forms can be used to create a visually interesting streetscape.
- A variety of roof types are permitted: hip, gable, skillion, flat roof or low mono pitched, floating roofs.
- Oversailing flat concrete roofs are permitted provided these float a minimum of 600 mm beyond the walls. Flat concrete roofs with parapets are permitted, provided these only cover small links between buildings.

### **4.2.2 Eaves overhang**

- All roofs including flat roofs must have a minimum depth of eaves of 600mm with 800mm are required unless the ARC is satisfied appropriate measures have been used to achieve deep horizontal shadow.
- All gable roofs must have a minimum overhang of 450mm.

### **4.2.3 Roof pitch**

- The maximum roof pitch is 26° for all roofs excluding natural timber shingles, broslay or natural slate tiles, where the manufacturer's minimum lowest pitch will be approved.
- The maximum roof pitch for monopitch roofs shall be 10°.
- Curved roof form elements complementary to the dwelling design and streetscape, will be assessed on their particular merit. The ARC will only approve these on merit in exceptional cases.
- Other shading devices or structures for windows or doors that represent responsive climatic solutions to design or are derived from traditional detail, be assessed on their merit and must use colours and materials as stated for roof construction.
- All freestanding man made elements such as gazebos, wendy houses, fountains, spas, jacuzzis, sheds, statuary, jungle gyms are required to be discreet and not visible from neighbouring properties or all public space. Specific approval for all such items will be required. Approval will not necessarily be granted.

## **4.3 Front Entrance/Doorway**

- The front entrance should be clearly visible or its location readily recognisable from the street.
- The front entrance should be treated as a special feature of the house and be in proportion to the residential scale.

- Stained timber panel entrance doors are encouraged.
- Excessive glass entrance volumes and inappropriate forms will not be permitted

#### **4.4 Burglar bars**

- Burglar bars must be simple without ornamentation and consist of horizontal elements as far as possible.
- Externally fitted burglar bars are not permitted. All burglar bars to be approved by the ARC.

#### **4.5 Signage**

- House numbers must be discreet.
- All exterior signage must be submitted prior to erection. Approval will be entirely at the discretion of the ARC.

## **5. BUILDING MATERIALS AND COLOURS**

Eye of Africa encourages houses to be designed to blend with the surrounding environment. Live in harmony with the surrounding natural environment through your selection of colours and materials.

A carefully balanced combination of warm natural materials such as stone and timber, with the creative use of materials such as glass, aluminium and steel should be used to reflect the mix of traditional and modern architectural forms.

#### **5.1 No fake or faux materials of any form will be permitted .**

No fake or faux materials of any form will be permitted.

#### **5.2 Colour**

Colours shall be from the approved palette obtainable from the ARC or HOA. These hues and textures tone with the surrounding natural environment. Other colour accents or feature materials may only be approved by the ARC based on their individual merit and ability to promote diversity and interest in a harmonious built form. ARC must be provided with an A4 size sample of external colour finishes for approval and a 1m<sup>2</sup> sample painted on site for approval.

#### **5.3 External Walls**

- Generally walls may be divided into two zones:
  - 1. The bulk of the wall, which is the dominant surface.
  - 2. Secondary surfaces, including the base of the wall, which is the secondary surface.

#### **5.4 Dominant Finish**

- Stock brick finished with smooth plaster and paint.
- Stock paint finished in textured plaster and paint.
- Stock brick finished with textured pigmented plaster and paint.
- Stock brick bagged and painted.
- Textures may vary from relatively smooth scratch plasters to combed and other heavily textured surfaces.

- In certain instances at the discretion of the ARC, off shutter concrete or other finishes may be permitted in combination with other secondary finishes where the design is considered to be of exceptional merit.

## 5.5 Secondary Finish

- Any one of the above dominant finishes may be used in combination with approved natural granite, cut sandstone or slate.
- It is recommended that stone is used to accentuate an architectural element, against a subdued background.
- The dominant finish may also be used in combination with approved face brick, provided the face brick does not predominate. A ratio not greater than 1- face brick / stone to 4 – plaster is applicable.
- Natural Timber or Nutec fibre cement clapboard painted in approved colour may also be used as a secondary finish.
- It is intended that the secondary finish is used to accentuate an architectural element, against a subdued background.
- Scattered patches of secondary finishes are not allowed.
- Secondary finish wall construction may include:
  - rendered masonry - painted or pre-coloured render
  - galvanised iron
  - timber
  - steel
  - natural stone cladding
  - rammed earth
  - exterior ply sheeting in clear satin

## 5.6 Doors and Windows

- All doors must be consistent with the window style. Ornate fittings, reflective mirror glass, ornate sandblasted glass and decorative carved timber doors are not permitted.
- The majority of windows must have horizontal proportions and consist of rectangular shapes. Windows with vertical proportion may however be used, provided they are incorporated in a linear element, or used in series, resulting in a linear effect. Window finish and style should be consistent within a single residence
- Doorframes should be finished in the prescribed trim colour for the architectural style, or in the case of timber frames, natural (varnish) finish is allowed.
- The following items are not permitted:
  - Circular windows, triangular windows or rectangular windows turned at an angle (elevation) and cottage pane windows
  - Reflective mirror glass, coloured glass and ornate sandblasted glass is not permitted.
  - Any pattern on sandblasted glass or applied vinyl must be approved in writing.

## 5.7 Roof Construction and Colours

- Flat roofs must have waterproofing of an approved colour or have a pebble or stone gravel layer. Landscaped roofs may be approved in particular cases at the discretion of the ARC
- The material of pitched roofs used MUST be:
  - metal roof sheeting on timber or steel substructure
    - Colorbond or Chromadek pre-painted galvanised steel sheeting.
    - Colours: Birch grey, Off White, Beige, Charcoal, Dove Grey, Dolphin grey and Frost White.
  - galvanised iron
  - copper tray roofing (natural), not zincalume



- battened zinc tray
- flat profile modern rustic, modern designer, or shingle concrete tiles
- slate
- brosely tiles
- asphalt slate or shingle composite sheet provided the edges are concealed by an approved method.
- Clear or white translucent polycarbonate sheeting may be used on top of pergolas, but only will be permitted if concealed by a fascia on the sides and ends.

### **5.8 Gutters and Down Pipes**

- Gutters and down pipes are to be finished to match the dwelling or to provide appropriate colour accents.

### **5.9 Chimneys**

- Chimneys are permitted, provided they are complementary to the architectural style of the house.
- Chimneys should be simple, rectangular and without decoration. Height restrictions are not applicable to chimneys.

### **5.10 Mechanical, Electrical, Electronic Equipment and plumbing**

- All mechanical, electrical or electronic equipment, including, but not limited to geysers, Air-conditioning units, plumbing pipes, cables, aerials and the like shall be concealed from view from any publicly accessible area on the estate. Should any of these be used, the position of all such items is to be approved in writing by ARC before being erected.
- Solar water heating and photovoltaic panels will be permitted but these must be integrated with the roof design and permission for the position of these must be obtained in writing from ARC prior to installation.
- Any generators must be installed in accordance with the EOA generator policy which is obtainable from the HOA.

### **5.11 External Lighting**

- No floodlights are permitted.
- External lighting is not permitted to shine into neighbouring properties or the street and should either shine down or be of the hooded eyelid type.
- Flood light type security lighting will not be permitted.

## **6. SUSTAINABILITY/ENERGY EFFICIENCY**

Houses at Eye of Africa are designed to be environmentally sustainable and able to respond to their natural environment. By addressing the local climate and the unique site characteristics and by applying simple design and building techniques, each home will be naturally comfortable to live in as well as less expensive to run.

### **6.1 All homes shall comply with SANS 10 400 X and XA**

- All homes shall comply with SANS 10 400 X and XA.

### **6.2 Solar Access and Control**

- Living areas and POS should receive a minimum of three hours direct sunlight during the winter months.
- The number of windows to the West is to be minimised or appropriate screening devices installed.
- To capture winter sun, north-facing rooms are to have a maximum number of windows.
- To protect the building from excessive direct sunlight, it is recommended to incorporate natural and artificial elements such as:
  - deciduous plantings
  - eaves
  - awnings
  - canopies
  - sun screens
  - double-glazing on the windows

### **6.3 Cross Ventilation**

- Appropriately placed windows, doorways and breezeways should be utilised in order to maximise cross ventilation.
- Potential draughts can be reduced through the dwelling by way of appropriate construction techniques, incorporating vapour seals and flashings.
- Louvres are recommended as they encourage ventilation while maximising privacy.

### **6.4 Thermal Control**

- All homes are to have appropriate wall and roof insulation.

### **6.5 Water Recycling**

- Recycling of grey water from shower and laundry for garden use is encouraged.
- Water recycling is essential through the use of rainwater tanks.

### **6.6 Rainwater Tanks**

- Space is to be provided in the service area for tanks, or they may be located below ground.
- Where above ground, rainwater tanks are to be located discreetly/screened.
- If you want to include an above ground rainwater tank, it must be in a pre-painted finish of medium to dark grey and be screened from all public and Golf course view.

### **6.7 Energy matrix**

The following energy efficiency checklist applies to all dwellings. It is mandatory to achieve 27 or greater point score to meet the minimum standard of energy efficiency to enable approval of the plans

EYE OF AFRICA							
Energy efficiency matrix							
ARCHITECTURAL REVIEW							
Stand Number						Date	
Owners name						Reviewer	
Architect							
Category	Energy efficiency			Compliance			
Item	Max score	Actual Score	Not Indicated	Full	Satisfactory	Poor	None
Building Orientation	6						
Double Glazing	2						
Roof overhangs > 600	4						
Window Hoods	2						
Other External sun controls	1						
Shade trees	4						
Protection to west windows	2						
Insulation to roof	6						
Insulation to Walls	3						
Cross ventilation	5						
<i>Controlled Roof ventilation</i>	5						
<i>Hot Water System</i>	4						
<i>Photovoltaic Panels</i>	4						
Irrigation Monitoring	1						
Flow restricted plumbing	2						
Rainwater collection	2						
Other: Gas cooking/ heating etc	1						
Other motivated environmental measures							
Total score (27 minimum)	54	0					

# 7. Res 3 Developments

## 7.1 Architectural Principles

The General Architectural Principles as set out above under

1. GENERAL PRINCIPLES
2. ARCHITECTURAL DESIGN
3. BUILDING MATERIALS AND COLOURS
4. SUSTAINABILITY/ENERGY EFFICIENCY

will apply to the design of the buildings where practically possible.

## 7.2 Site coverage and density will be determined by the Zoning of the site

## 7.3 Car Ports and Garages

The design of these elements is of the utmost importance due to the visual effect they will have on neighbouring properties. A detailed design must be submitted for approval.

## 7.4 Due to the nature of Res Developments limited restriction on privacy will apply.

## B – Landscape

The Eye of Africa site has a stunning natural environment characterized by typical South African rocky Highveld grassland. The community has been expertly master planned to complement and enhance the existing landscape. The vegetation consists mainly of grass with few and widely dispersed trees.

The vegetation is dominated by indigenous grasses such as *Loudetia Simplex* (common russet grass), *Themeda Triandra* (red grass) and *Trachypogon Spicatus* (giant spear grass), as well as indigenous trees such as *Acacia Caffra* (common hook thorn) and *Rhus Leptodictya* (Karee).

### General Landscape Guidelines

With three different environmental zones listed below residents can choose their preferred landscape and at the same time enjoy the beautiful wide-open spaces of this unique site.

- ❑ The lower grassland area with invasion of Pine and Blue Gum species.
- ❑ The middle grassland area of almost pristine Highveld with scattered trees.
- ❑ The high laying area of pristine Highveld.

The site enjoys 82% of sunshine days, an average summer rainfall of 713mm, with moderate North to North-West winds, average day temperatures of 25°C and moderate frost in winter.

By adhering to the AG, residents will create a stunning landscape that harmonises with the environment, while also making a meaningful contribution to the Eye of Africa community.

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on the natural Highveld landscape, open space and style that will be unique to the Eye of Africa. It will also create sensitivity and harmony between the residential erven, the open space system, and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a natural and stylish character to the estate.

## ARC Approval

A Landscape Design Plan with the specified required information must be submitted for approval by the ARC well before landscaping takes place. Typically this will mean by the time the roofing is completed. A Landscaping Submission fee as per the Estate Fees Schedule will apply.

### Landscape Plan Checklist

It is recommended that your landscape architect use “Annexure C” as a checklist for minimum landscape plan requirements and ensure prompt plan approval.

# 1. Landscape Control Zones

Areas of landscape control will apply to all stands along the golf course, public open space and natural ridges with the objective to integrate with the surrounding open space.

The purpose of the areas of landscape control is therefore to ensure a harmonious and sensitive responds between the house gardens and the surrounding open space and to minimise any possible negative visual impacts. It will furthermore ensure an "open" and "flowing" landscape system with soft edges whilst at the same time it will allow for strategic privacy.

## 1.1 Golf Course or Park Front Facing Stands

The edges of the golf course bordering residential erven will be landscaped by means of rough lawn areas or natural grass and plant beds with native grasses and grass-like species as well as tree clusters in order to define and soften the edges. This landscape theme should flow seamlessly, without definite lines or edges into the private gardens on the adjacent stands.

- A 7m wide transition zone along the front boundary line facing the golf course or parkland will be the area of landscape control.
- The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa Plant Palette.
- No formal or classical garden designs will be allowed.
- The planting design will be limited to the use of maximum 7 shrub/groundcover species and 3 tree species to encourage simplicity in design.

## 1.2 Golf Course or Park Side Facing Stands

Appropriate landscape design on private property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

- A 3m wide transition zone along the side boundary line facing golf course or communal open space will be the area of landscape control.
- The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa plant pallet and integrated with the park landscape.
- No formal or classical garden design, ornaments or features will be allowed.

## 1.3 Ridge Control Zone

- A landscape control zone of minimum 3m wide from the boundary line (although a wider zone is encouraged), will be applicable to all the stands immediately adjoining the natural ridges, wherein the natural landscape will be protected.
- No trees or natural vegetation are to be removed.
- No structures, elements or features, domestic or manicured gardens, or turf are to be constructed in this zone.
- Only natural landscapes consisting of indigenous species that will restore and enhance the Highveld eco-system will be allowed. (see plant palette).

The creative use of stone and timber is encouraged to create a sensitive threshold between the footprint and the natural landscape.

### 1.3 Streetscape Control Zone

Appropriate landscape design on private property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- A 7m wide transition zone along the boundary line facing the street will be the area of landscape control.
- The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa Plant Palette.
- No formal or classical garden designs will be allowed.
- A minimum of 20% of the stand width along the boundary line facing the street, must be shrub / groundcover per approved palette.
- The planting design will be limited to the use of maximum 5 shrub / ground cover species and 2 tree species to encourage simplicity in design.
- Rock may be used as part of the landscaped palette, provided that local brown / earthy colour material only is used. No white pebble or light grey dump rock is permitted. Rock may only be used inside the stand boundary and may not comprise more than 30% of this landscape area.

### 1.4 General Landscape Zone

The portion of a stand not covered by the Golf, Park, Ridge or Street Landscape Control Zones (as described in item 1.1 to 1.4), will be the General Landscape Zone. This zone deals with the immediate surrounds of a house and the entertainment area. Sufficient flexibility will be allowed for individual expression in the exterior spaces.

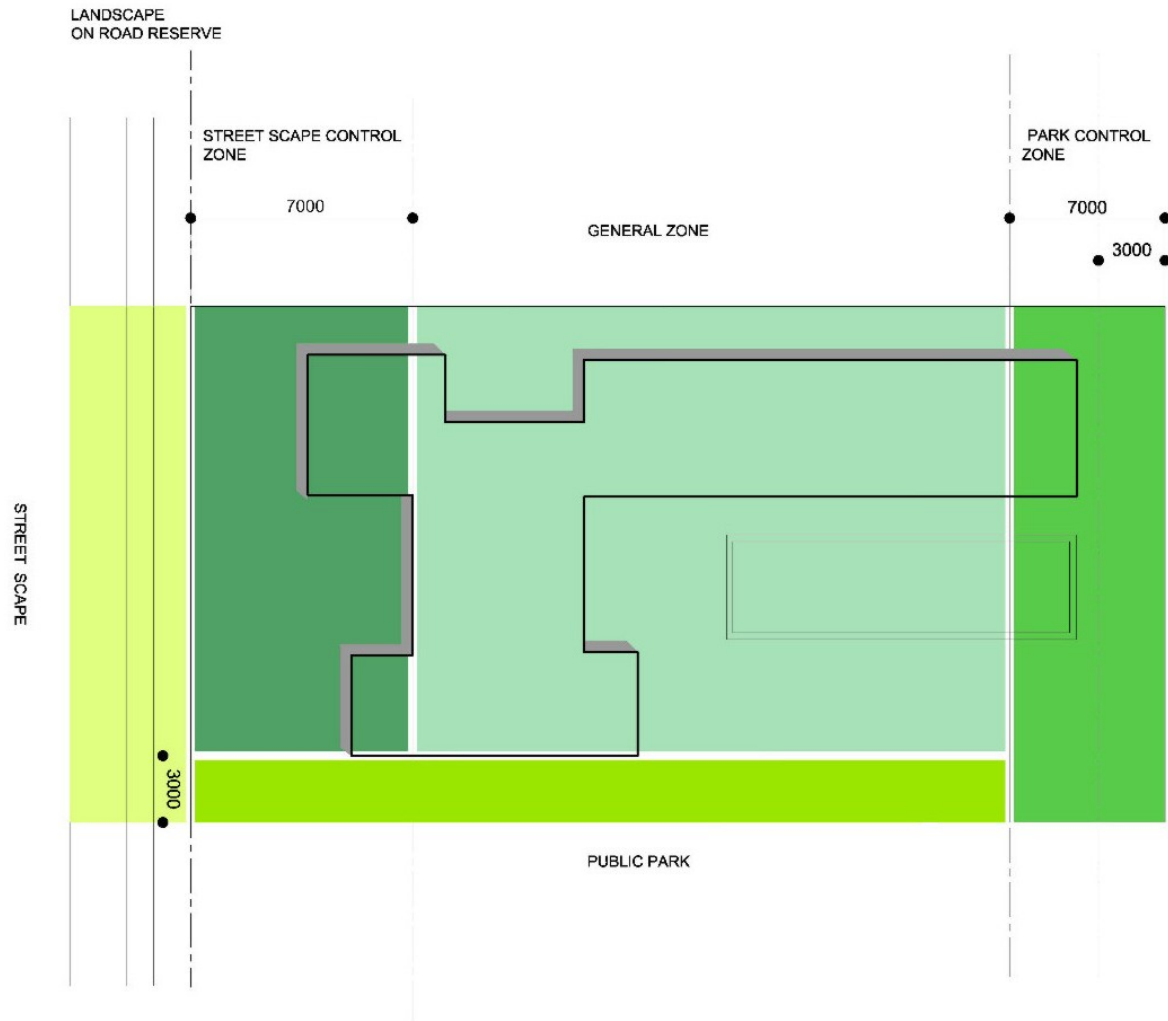
- The General Landscape Zone should adequately address the following:
  - Provide adequate privacy and screening.
  - Improve environmental conditions.
  - Create outdoor living spaces that complement internal living spaces
  - A greater variety of plant material and design styles will be allowed to cater for individual taste, although the use of native species and plants from the Plant Palette is encouraged.
  - The design should not be in conflict with the Eye of Africa landscape.
  - No invasive species are to be used.
  - Tropical planting may only be used if not visible from public spaces.

### 1.5 Landscape on Road Reserve

Landscaping of the road reserve in front of a stand from the property boundary to the street kerb will be the responsibility of the homeowner in terms of installation, watering and maintenance.

- Street trees provided by the developer must be protected and maintained and may not be transplanted (if needed for driveway placing) without permission.
- All sidewalks are to be planted with approved street trees at 15metre centres in approved locations within the sidewalk, by the individual stand owners, (where not planted initially by the developer).

# Landscape Control Zones





## 2. Preservation of Existing Trees

- All existing trees are to be indicated on the Landscape Plan.
- No trees are to be removed without prior assessment and approval by the ARC.
- An area consisting of the house footprint area, including pool and patio area, plus an additional area of maximum 1m wide outside the footprint will be considered to be the building envelope. Any tree outside this area should be preserved provided that safety is not compromised.
- Safety, lifespan and stability of existing trees are also to be assessed in determining the building envelope and preservation of trees.

## 3. Plant Palette

The character of the Eye of Africa constitutes not only in the sloping Highveld grassland but also in the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfil a crucial role in the harmonious integration of the various precincts and open spaces, typical of the Eye of Africa. For this reason the use of plant species on private property will be controlled as follows:

- The establishment of an indigenous and as far as possible a native Highveld plant community is encouraged.
- Only indigenous species from the Eye of Africa Plant Palette may be used in areas of landscape control. Other indigenous species in landscape control areas may only be used with permission.
- Landscape control zones on private stands, refer to the first 7m facing any street; the first 7m facing the golf course or parkland; and the first 3m facing any communal open space.
- Exotic species will generally not be permitted in landscape control areas. Appropriate exotic species may only be used with special permission in landscape control areas where existing pine or blue gum trees might necessitate the use of foreign species.
- The general landscape zone (areas other than the landscape control areas) is to be planted as far as possible with indigenous species.
- A minimum of 2 trees per stand (excluding sidewalks) is required to effect longer term screening and softening of residential areas.
- Invasive species will not be permitted.
- Palm trees, cycads, ferns, or any large leafed species with a tropical character will not be allowed in landscape control areas or any area visible from public space. The use hereof is discouraged throughout the Eye of Africa.

## EYE OF AFRICA: PLANT PALLETE

	Botanical name	Common name	Approximate height	Image
Trees	Acacia karroo Acacia caffra Acacia sieberiana var. woodii Brachyleana rotundata Celtis africana Combretum erythrophyllum Combretum krausii Cussonia paniculata Dais cotinifolia Dombeya rotundifolia Erythrina lysistemon Euclea crispa var. crispa Kiggelaria africana Mundulea sericea Olea europeae subsp. africana Peltophorum africanum Podocarpus henkellii Rhus lancea Rhus pyroides	Sweet Thorn Hook thorn Paper Bark Mountain silver oak White Stinkwood River Bush Willow Forest Bush Willow Highveld Cabbage Tree Pompon Tree Common Wild Pear Common Coral Tree Gwarrie Wild Peach Cork bush Wild Olive Weeping Wattle Henkel's Yellow Wood Karee Common Wild Currant	±15m + 6m ±12m +5m. ±10m ±10m ±8m ±3.5m ±6m ±8m ±10m ± ±8m +5m. ±10m ±8m ±20m ±8m ±1m x 6m	
Shrubs	Barleria greenii Bauhinia galpinii Buddleja saligna Buddleja salviifolia Carissa macrocarpa "Green carpet" Coleonema pulchellum Dovyalis caffra Diospyros lycioides Elegia capensis Ericephalus africanus Freylinia tropica Grewia occidentalis Hypericum revolutum Leonotis leonurus Rhamnus prinoides	Wild Bush Petunia Pride of De Kaap False Olive Sagewood Dwarf Natal Plum Klip Buchu Mothlono Blue bush Fonteinriet Wild Rosemary Blue Honeybell bush Cross-berry Curry Bush Wild Dagga Dogwood	±30cm x 80cm ±3m ±4m x 3m ±3m x 8m ±30cm x 60cm ±1.5m x 1m ±4m x 4m +4m ±1m x 60cm ±75cm ±1.5m x 1m ±2m x 6m ±3m ±2m ±2m x 6m	
Groundcovers	Agapanthus "Nana Blue" Agapanthus "Nana White" Anthericum saundersiae Arctotis "Hybrid Orange" Barleria obtuse Barleria obtuse "Pink" Bulbine frutescens "Yellow" Crocoshia aurea Diascia integerrima "Pink" Diascia integerrima "White" Diets bicolor Diets grandiflora Felicia amelloides Gazania hybrids Gerbera jamesonii Juncus effusus Kniphofia linearifolia	Miniature Blue Miniature White Weeping anthericum African Daisy Bush Violet Bush Violet Stalked Bulbine Valentine's Flower Pink Twinspur White twinspur Yellow Wild Iris Wild Iris Kingfisher Daisy Treasure Flower Barberton Daisy Common rush Hot Poker	±25cm ±25cm ±60cm x 30cm ±30cm x 30cm ±30cm x 50cm ±30cm x 50cm ±30cm ± ±30cm x 30cm ± ±60cm x 40cm ±60cm x 40cm ±60cm x 30cm ±30cm x 30cm ±1.5m ±1m ±1m.	

Climbers	Gloriosa superba Jasminum multipartitum Jasminum stenolobum Rhoicissus tridentate	Flame Lily Wilde Ster Jasmyn Wild Jasmine	±2m ±1.2m x 80cm ±7m ±	
Ornamental grasses	Anthericum saundersiae Chondropetalum tectorum Cymbopogon plurinoides Digitaria eriantha Eragrostis capensis Eragrostis lehmanii Juncus effuses Panicum maximum Sporobolus fimbriatus Miscanthus sinensis Vetivaria zenoides	Weeping Anthericum Thatch Reed  Common finger grass Heart-seed Love Grass Lehmann's Love Grass Common rush Guinea Grass Dropseed Grass  Vetiver grass	±30cm – 35cm ±1m x 1.5m ± ± ±200-900mm ±200-600mm ±1m ±600-2000mm ±300-1500mm ± ±1.0m	
Succulents	Aloe arborescens Aloe greatheadii var. davyana Aloe marlothii Aloe ferox	Krantz Aloe  Mountain Aloe Bitter Aloe	±3m ± ±2 – 5m ±2 – 3m	
Lawn Evergreen lawn	Cynodon dactylon All Seasons Evergreen	Kweek Evergreen	No Kikuyu allowed	
	Scabiosa Africana Tulbaghia violacea Watsonia pillansii	Scabiosus Wild Garlic Orange watsonia	±0.4m ±40cm x 30cm ±1m	

## C – Construction

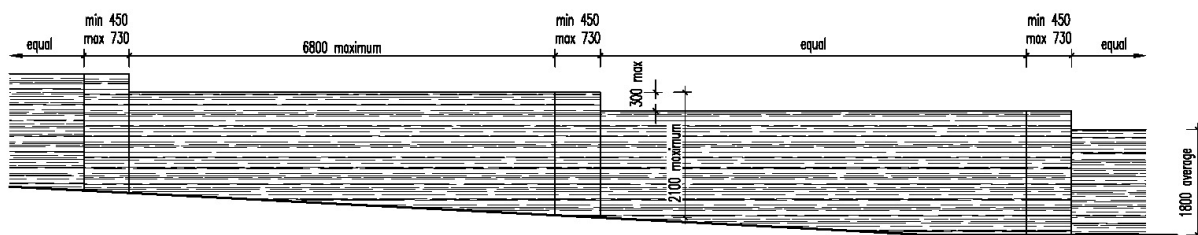
The beautifully landscaped parks and gardens, considered community facilities, architectural integrity and quality infrastructure, create the distinctive character of Eye of Africa.

When building your new home, the integrity of Eye of Africa can be preserved and further enhanced by following the AG. Regular maintenance and upkeep, during and after the construction process, protects the site's prestigious nature and cultivates a sense of community.

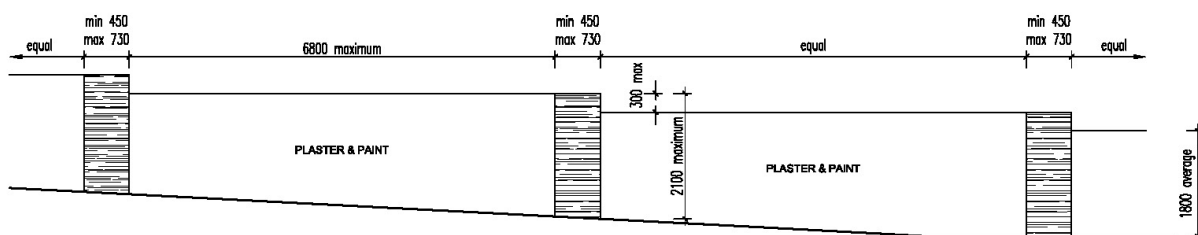
No one wants to live in a permanent construction zone. The first few years of any residential estate development can be disruptive for all concerned – residents and builders alike. As residents of a premier golf estate we also have to consider members of the golf course and their guests.

To maintain as high a quality of life as possible during this development phase, all owners and their builders are required to follow the minimum requirements described in the “Builders Code of Conduct” and the “Estate Rules”.

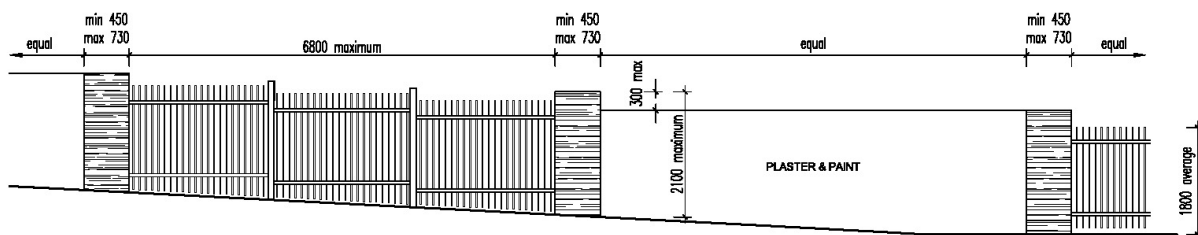
# Annexure A – Boundary Walls



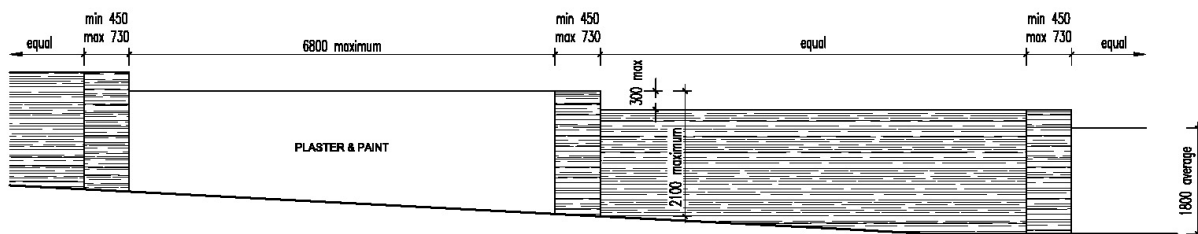
**OPTION 1 - NATURAL STONE AS PER THE ESTATE BOUNDARY**



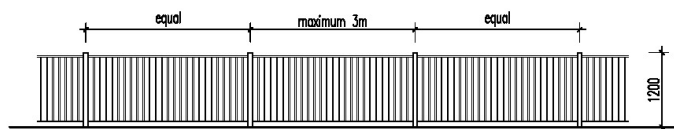
**OPTION 2 - PLASTERED & PAINTED WITH NATURAL STONE PIERS**



**OPTION 3 - COMBINATION PLASTERED & PAINT INCLUDING TRANSPARENT FENCING**



**OPTION 4 - PLASTERED & PAINTED WITH NATURAL STONE**



**COMPULSORY TRANSPARENT FENCE TO GOLF COURSE**

**PLASTERED & PAINTED WALLS:**  
 CEMENTRE CEMWASH,  
 COLOUR: CLARENS. ALTERNATIVE COLOURS:  
 CEMWASH SANDSTONE OR WHEAT

**TRANSPARENT FENCING:**  
 BLACK OR CHARCOAL FENCING OF SIMPLE  
 SQUARE VERTICALS IN A REGULAR PATTERN,  
 WITH A MAXIMUM OF TWO HORIZONTAL RAILS.  
 VERTICALS TO BE A MAXIMUM OF 30mm SQUARE  
 SECTIONS AT CENTRES NOT LESS THAN 100mm.  
 MAIN POSTS MAXIMUM OF 150mm SQUARE.  
 MINOR DEVIATIONS OF THIS FENCE TYPE MAY BE  
 APPROVED ON SUBMISSION OF DETAILED DRAWINGS  
 OR IMAGES SUBJECT ENTIRELY TO DISCRETION OF  
 THE ARC.

# Annexure B – Boundary Wall Relaxations

1.8m High	50% -m 1.8m High	50% b-m1.2m High Transparent	Ridge Property Relaxation
ERF	ERF	ERF	ERF
1294	1300	1375	1498
1295	1301	1376	1499
1296	1302	1377	1500
1297	1309	1378	1501
1298	1310	1379	1502
1299	1311	1380	1503
1317	1312	1381	1504
1318	1313	1382	1505
1319	1314	1514	1506
1320	1315	1515	1507
1321	1316	1516	1508
1322	1356	1517	1509
1323	1368	1866	1510
1324	1369	1867	1518
1325	1370	1868	1959
1326	1371	1869	1968
1327	1372	1870	1969
1328	1373	1871	1970
1329	1388	1872	1971
1330	1389	1873	1972
1331	1390	1904	1973
1332	1391	1905	
1333	1392	1906	
1334	1393	2025	
1335	1394	2584	
1336	1395	2585	
1337	1492		
1338	1493		
1339	1494		
1340	1495		
1341	1496		
1346	1497		
1347	1498		
1356			
1357			
1358			
1359			
1360			
1361			
1362			
1363			

## Annexure B – Boundary Wall Relaxations

1.8m High	50% -m 1.8m High	50% b-m1.2m High Transparent	Ridge Property Relaxation
ERF	ERF	ERF	ERF
1364	1511		
1365	1512		
1366	1513		
1367	1773		
1468	1774		
1469	1775		
1470	1776		
1471	1777		
1527	1808		
1528	1809		
1529	1816		
1530	1845		
1531	1854		
1532	1855		
1533	1856		
1534	1857		
1535	1858		
1536	1859		
1537	1860		
1538	1861		
1539	1862		
1540	1863		
1541	1864		
1761	1865		
1769	1874		
1775	1892		
1778	1907		
1786	1920		
1787	1948		
1793	2031		
1840	2035		
1845	2574		
1865			
1874			
1875			
1904			
1906			