

ARCHITECTURAL REQUIREMENTS AND GUIDELINES

1. INTERPRETATION

In these rules:

- 1.1 "Developer" shall mean Wild Rivers Nature Reserve (Proprietary) Limited or where such functions are assigned to the Association, shall mean the Association.
- 1.2 "Architect" shall mean the architect appointed by the Developer.

2. BULK

2.1 *Building area*

- The bulk of the building is to be within a 25m building radius from the site peg.
- The intention is to prevent spread over the site as well as preserving the landscape as far as possible.
- Timber decks, carports and swimming pools must also fit within the 25m radius.

2.2 *Building peg*

- The numbered peg driven into the ground on the property represents the centre point of the 25m radius of the building area, has co-ordinates from a global positioning system and shall under no circumstances be moved.
- These positions will be re-checked prior to construction.

2.3 *Density*

- The density per site shall be approved of by the Developers/Architect.
- As a guide the number of dwellings that may be erected on a stand shall be a one family unit with a maximum of 8 beds per site.

2.4 *House size*

- No restriction on surface area is imposed.
- Due to the architectural and aesthetic theme of the estate no double storeyed constructions would be allowed.
- The single level concept would also be less aggressive on the visual profile of the estate and be more integral with the environment.
- Exception to this rule will only be granted to owners building on extreme slopes along the river and will be evaluated at the discretion of the Developer/Architect/Project Manager

2.5 *Height restriction*

- No double storey dwellings shall be erected on the Estate.
- The primary consideration is to safeguard aspects of privacy and environmental impact.
- Height of structures would be limited to the required angles for thatch construction, but may not exceed 8m from ground level. Refer also to item 2.4, applicable to structures erected on steep slopes.

2.6 *Flood line*

- All improvements must be erected above the 1:100-year flood line.

3. **APPEARANCE AND FINISHES**

3.1 *Appearance*

3.1.1 Aesthetic Concept

- The Wild Rivers Nature Reserve is to project a game lodge theme.
- The aesthetic emphasis of the buildings erected on the estate will be large wall openings and flexible door and glazing systems.
- Materials allowed to be utilised on the estate are: Thatch; Timber; Glass; Selected stonework; Plastered walls with natural colour cementitious coating
- Note: No facebrick buildings will be allowed.
- The Developers/Architect will have strict control of the architectural rules and regulations as listed in this document.
- Any aesthetic elements not described below will be assessed and approved of by the Developers/Architect against the general aesthetic intent of the estate

3.1.2 Restrictions

- The restrictions as set out below are in addition to any restrictions imposed in terms of conditions of title or any conditions imposed by the authority invested by the developers of the Wild Rivers Nature Reserve.
- Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within the Wild Rivers Nature Reserve shall be at the discretion of the Developers and of their Architect.

3.1.3 Appearance

- Owners shall at all times ensure that any objects which could in the opinion of the Developer be considered unsightly or to the detriment of the appearance of the Wild Rivers Nature Reserve be removed forthwith or screened within screened areas or placed within courtyards. (i.e. washing lines, rubbish bins etc.)

3.1.4 Maintenance

- Owners shall at all times maintain their properties and preserve the natural state of the environment to the full satisfaction of the Association.

3.1.5 Security

- No security spikes, razor wire, electric shock wires or any similar devices shall be permitted. Invisible electronic system could be used as alternative systems.

3.2 *Finishes*

3.2.1 Walls

- **House Walls**
 - Hardwearing waterproof cement based coatings which weathers to give a naturally aged appearance will be used.
 - Natural slate stone cladding to external walls will be allowed, but will be approved of by the Developers/Architects or their nominee.
 - Slate stone cladding may not cover more than 50% of the external wall façade.
- **Yard and Screen Walls**
 - Screen walling could be of solid or lightweight construction, but be in keeping with the general aesthetics standards of the Estate
- **Outbuildings**
 - All garages, staff quarters, housing for electrical metres, lockable refuse enclosures and other outbuildings shall be constructed and finished to match the main house.
 - Lockable refuse enclosures must be incorporated in the design.

3.2.2 Roofs

- **Thatched Roofs**
 - All pitched roof coverings to be natural thatch, to be done by construction specialists. No gutters/downpipes will be permitted. All ridging to be concrete and painted black.
 - **Flat roofs** in specific and unusual circumstances may be considered but will be limited.
- **Carports**
 - No carports of light construction and/or shade-cloth coverings would be allowed. No sheet metal etc., would be considered.
 - All carports to be covered with thatch roof/latte.

- **Covered Patios**

- The patio must be of a similar thatch construction as for the main building and be an integral part of the house, if situated as a separate unit.

3.2.3 Windows and Doors

- **Windows**

- All windows to be timber framed.
- No upper windows located within roof areas would be considered.

- **Doors**

- Doors and frames to be of a hardwood variety.
- Finishes to timber could vary from oiled, stained or bleached.

- **Garage Doors**

- To be of a suitable construction and appearance to match the general aesthetic design approach of the house.
- Only timber garage doors to be allowed.

3.2.4 Timber

- **Sunscreens/Security Concepts**

- Approved hardwood louvre screens to all major openings (sliding or folding systems).
- These systems would be designed in conjunction with glass and/or Mosquito screens providing maximum flexible options within the 24-hour cycle.

- **Timber in general: external and internal**

- All structural timber to be CCA treated and sealed and/or stained.
- Colour option would be considered as part of the overall selection of materials and colours could be varied from house to house.

- **Timber screen walls**

- As per timber specified above. Technical and aesthetic control to be applied.

- **Timber decks**

- As per timber specified above. Approved detail with adequate sub-structure.

4. EXTERNAL SERVICES AND FITTINGS

4.1 *Plumbing*

- Depending on the location of the house specific engineered solutions will have to be proposed.
- Septic tanks to be strictly in accordance with the NBR and the position on site to be approved prior to construction.
- No septic tank and seepage drain shall be allowed to be constructed below the flood line along the river.
- No visible pipes or sewer pipes will be allowed on any external façade.
- No vent pipes allowed. (vent valves in lieu).

4.2 *Pools*

- Charcoal internal finish with pumps out of sight.
- Pools to have timber transition decks as per the specification between the edge of the pool and the garden/veld.
- Maximum size to be 20m².
- Detail of pool aesthetics to be considered within the general house design.
- No windows in the pools directed to the bush will be allowed.
- All pools to be raised a min. of 600mm above ground level.

4.3 *TV aerials and satellite dishes*

- Aerials and dishes to be positioned to have a minimum effect on the surrounding areas and to be approved of by the Developers/Architect

4.4 *Air-conditioning units*

- All AC equipment and associated service pipes and conduiting to be integrated within the general structure of the building.
- Positioning of the equipment to be sensitive to noise pollution (unit to unit) especially at night-time.

4.5 *Refuse area*

- Lockable storage rooms for refuse bins must be provided and must be accessible from the outside.
- No washing lines to be visible

5. LIGHTING AND GARDEN

5.1 *Lighting*

- Only low level lighting 600mm above floor level will be allowed in carports, driveways, service areas and external walkways.
- Down lighting for external terraces and areas to be approved of.
- Light fittings for external terraces/patios and entrances to be wall mounted and eyelid type fittings shining down.
- All general external lighting would be subdued as not to create visual disturbance at night.
- Spotlights etc., would not be tolerated.
- No lights beyond the 20m radius

5.2 *Gardens*

- Intensive landscaping would be permitted within the designated courtyard areas only.
- External areas would essentially encourage existing Flora to be used to cover areas destroyed by construction work.
- It would be required to reinstate the general landscaping to historic conditions prior to the start of the construction work.
- No exotic plants will be permitted.
- It is important that indigenous species of the area be used to prevent any foreign plant invasion that might destroy the existing and unique eco-systems.

5.3 *Lightning Conductors*

- No Lightning Conductors or any mast type lightning protection installations will be allowed.