

# ARCHITECTURAL GUIDELINES



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## 1. Purpose of these Guidelines

These guidelines set out for homeowners, builders and developers, are the design criteria they will have to comply with when building at Nyathi Eco and Wildlife Estate (Nyathi). The guidelines have been developed to preserve, protect and maintain the unique environmental and physical attributes of Nyathi rather than to hamper the development. The existing farmhouse and other structures are excluded from these rules.

## 2. Role of the Nyathi Home Owners' Association

The function of the Nyathi Home Owners' Association (NHOA) is to ensure that the character and quality of Nyathi is maintained, thereby protecting the value of individual homes as well as the environment. Development within Nyathi must conform to the fundamental intention of establishing an environment that is in harmony with nature in and surrounding the property. It is not the intention to unreasonably restrict building design. The Architectural Guidelines are a condition of the Agreement of Sale and will be enforced by the NHOA. The NHOA shall in addition to any other remedy, be entitled to impose penalties in respect of deviations from approved building plans. The NHOA reserves the right to alter or amend the Architectural Guidelines.

### 3. Building Plans

- 3.1 Plans for a new construction or alterations to existing structures, working drawings must be submitted to the Board of Trustees for consideration and approval. This must be done prior to submitting the plans to the Local Authority for approval. **Please note** that the Local Authority will not accept plans that do not bear the NHOA stamp of approval.
- 3.2 Only plans that have been drawn by an Architect registered with the SA Architects Board will be considered.
- 3.3 **Three** copies of the plans must be submitted for consideration, one copy will be retained by the NHOA for record purposes. All plans must show contours of at least 500 mm intervals, indigenous trees and rock formations should be shown.
- 3.4 A development fee of R25 000.00 is to be paid to NHOA as a non-interest bearing development/landscape deposit. This amount is refundable upon completion of construction and restoration. The amount stated is subject to amendment from time to time.
- 3.5 No construction will be permitted prior to NHOA and the local authority granting approval of the plans submitted in writing, and receipt of the development fee.
- 3.6 The restrictions/guidelines set out are in addition to any restrictions imposed in terms of the conditions of title, town planning schemes, national or any other building regulation. Notwithstanding the fact that any plans or improvements might comply with any such restrictions imposed by any authority, the approval of any plans or improvements within Nyathi shall be at the sole discretion of the NHOA, which shall not be unreasonably withheld.
- 3.7 Similarly, compliance with restrictions imposed by the NHOA shall under no circumstances absolve the owner from the need to comply with restrictions imposed by any authority, nor shall NHOA's approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.
- 3.8 The right to final approval of building plans ultimately rests in the Local Authority.
- 3.9 Once construction has commenced, it shall be completed within **twelve (12) months** of the commencement date, failing which a penalty will be imposed by NHOA unless an extension of time has been allowed in writing. Such penalty shall be added to the levies payable for those months.
- 3.10 In the event of a phased design plan being submitted, each phase should be handled in such a way as to be aesthetically acceptable to the NHOA.

- 3.11 The architectural style of the house will be considered in conjunction with that of other houses in the area, as well as the aesthetic appearance and the proposed placing of the building, and such other factors as the NHOA in its discretion may deem appropriate.
- 3.12 The floor space of all dwellings must exceed 100 square metres exclusive of lapa's, undercover garages or parking but including undercover patio's. Dwellings inclusive of garages may not exceed 350 square metres.
- 3.13 No dwelling may exceed two storeys (i.e. ground floor plus one additional storey).
- 3.14 No dwelling may provide sleeping facilities for more than ten (10) people.
- 3.15 The natural environment must be left untouched except for the area designated by the NHOA for the erection of the buildings on the stand, and may not exceed 1000 square metres. The environment must be disturbed as little as possible.
- 3.16 The privacy of surrounding properties must be considered. The placing of the buildings on the stand must be done in conjunction with the NHOA. If agreement cannot be reached, the decision of the NHOA will be final.
- 3.17 The approval of the NHOA must be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors, roofs and tiles.
- 3.18 All external security gates and burglar fencing must be clearly shown and annotated on the drawings.
- 3.19 Flat roofs must be concealed.
- 3.20 All covered parking areas must be permanent structures (no shade net or metal sheeting).
- 3.21 Awnings, TV aerials, lapa's and other items, which do not form part of the basic structure should be clearly shown and annotated on drawings.
- 3.22 Solar panels, if used, should be incorporated into the buildings to form part of the basic structure, and should be clearly shown and annotated on drawings.
- 3.23 Outbuildings and additions should match the original design and style of the original plan.
- 3.24 All external finishes and colours should be specified, and colour samples may be requested.
- 3.25 Roofing materials for patio's, carports and outbuildings must be clearly stipulated.

## 4. Architectural Guidelines

- 4.1 The style of construction prescribed is a "farm" or "lodge" type design with a natural look combining natural exterior finishes and colours.
- 4.2 Only thatch, grey Harvey tile, Harvey thatch, brown Harvey tile and grey cement tile roofing materials are permitted.
- 4.3 Plaster on outside walls should be finished in natural (earthy) colours approved by the NHOA.
- 4.4 The NHOA must approve the use of unplastered brick (either semi-face

- or clinker) prior to use.
- 4.5 External doors and window frames must be wooden or natural coloured aluminium and suit the style of home. External burglar bars will not be permitted unless incorporated in the overall design.
- 4.6 Features built in natural stone will be allowed and encouraged.
- 4.7 Any yard walls and or screen walls should complement the basic materials of the building.
- 4.8 No fencing on the boundaries of a stand will be allowed.
- 4.9 Waste bins must be stored and concealed in a structure inaccessible to animals or birds. Such structures are to be built in accordance with the prescriptions issued by NHOA.
- 4.10 All exposed plumbing, drainage pipes and the like must be concealed.
- 4.11 Washing lines should be fully screened from the roads or adjoining properties.
- 4.12 The owner must install and maintain the Lilliput or other sewerage system prescribed by the NHOA in the manner and position prescribed by NHOA.
- 4.13 No trees, bush, grass or any other natural growth may be disturbed or removed without written approval of the NHOA. (This serves as natural screening of buildings from the roads and adjacent stands.)
- 4.14 Swimming Pools:
- 4.14.1 No swimming pool larger than 10 square metres will be allowed
- 4.14.2 The design of the swimming pool will be such that any wild animal falling into the pool will be able to easily climb out of the pool.
- 4.14.3 Detailed designs of the swimming pool must be submitted to the NHOA for approval.
- 4.15 Verandas, Porches and Pergolas: Supports shall be masonry (face brick or plastered and painted) piers, timber, natural wooden or metal posts. Timber lattice enclosures to verandas, painted to colour guidelines, will be permitted. Other materials to be approved by the NHOA.
- 4.16 Landscaping: The beauty of the natural environment should be preserved. Therefore as little landscaping should be done as possible, and then only within a maximum of 350 square metres designated by the Home Owners' Association for building purposes.

## 5. Restrictions

After taking the guidelines regarding the style and finishing required on a construction at Nyathi, in principle, no limitations are placed on the use of various building materials other than the following items, the use of which is not allowed:

- 5.1 Unpainted plaster (except where the plaster is coloured naturally - to be approved by the NHOA).
- 5.2 Unpainted or reflective metal sheeting.
- 5.3 Reflective or false roofing materials.
- 5.4 Pre-cast concrete walls.
- 5.5 Razor wire, security spikes or similar features.
- 5.6 Lean-to, metal roofs, temporary carports or patent type shade netting structures.
- 5.7 No Wendy houses or other temporary structures may be erected.

## 6. Penalties

The NHOA will be entitled to claim penalties from the owner or contractor in their absolute and sole discretion if any breach of these rules caused damage to, or jeopardizes the fauna and flora, or security of the farm.

## 7. Contractors Code of Conduct

This document is available from NHOA and specifies the terms and conditions governing all contractors and contracting activity within Nyathi.