



DULLSTROOM
Country Estate

DULLSTROOM • SOUTH AFRICA

Architectural Design Guidelines

This document must be consulted prior to commencement of the design of any property improvements or building proposal.

March 2015

The Architectural design Guidelines are issued by the Dullstroom Country Estate's Home Owners Association (DCEHOA) to all home owners in the Estate. Electronic copies are available via e-mail from the Estate Manager. It can also be downloaded from the Estate's website www.dullstroomestate.co.za.

Owners are encouraged to familiarise themselves with the content of this manual. The aim of the guidelines is to assist home owners and their architectural representatives from the early design stages of their homes right through to final plan submission.

As the Home Owners Association we understand that home owners seek uniqueness in the design of their homes. The design guidelines are therefore only concerned with the external appearances of the houses, with the internal finishes being left to the owner's discretion. The guidelines allow home owners to express their personal needs and preferences, guided only by the use of materials and the restriction of stylised elements, and it encourages home owners to create architectural homes that will promote uniformity of the external aesthetics of the Estate.

The DCEHOA may from time to time amend the architectural design guidelines and owners must therefore please ensure that they have the latest revision of the guidelines.

We would like to take this opportunity to welcome all new home owners to the Estate and trust that Dullstroom Country Estate will capture your hearts, as it has with all of us.



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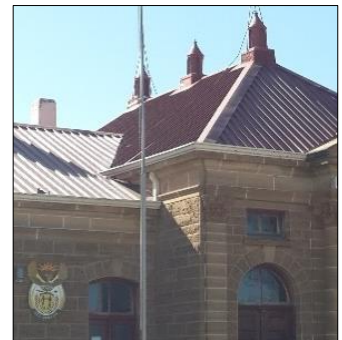


1. Introduction

1.1. Design Philosophy

The Estate offers stunning panoramic mountain views with sloping grasslands and a beautiful rural environment. Game roam freely and bird life is abundant and the intention is to preserve it by developing sensitively within the Estate thus respecting the environment.

At Dullstroom Country Estate the design philosophy is to capture an atmosphere that resembles the vernacular of Dullstroom and its surroundings. The concept is based on a combination of the colonial architecture present at the founding of Dullstroom as well as the historical vernacular architecture of homesteads and barns found on surrounding farms. The Dullstroom Country Estate architecture can be defined as “Old Transvaal”. The style is free of all adornments such as cornices and fringes. Emphasis is placed on simplicity so that harmony is achieved with attention to scale, proportion and refined details.

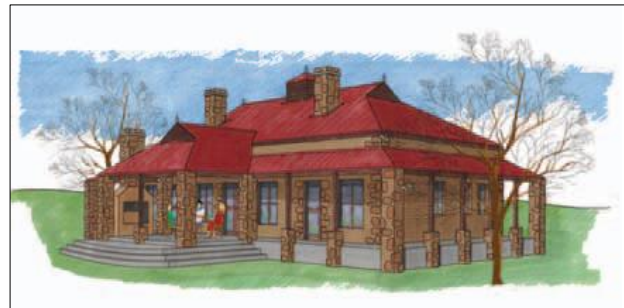


1.2. Architectural Character

It is intended that these guidelines will allow for a fairly broad range of personal choice in the external appearance of the houses but that the overall character of the development will be identifiable by the use of certain unifying external elements such as the colour and finish of external walls, roof coverings and pitches, and door and window treatment.

The main building structure will be of a red face brick, flush-jointed, with natural stone inlays on corners and around larger windows and doors. Natural stone columns can be used at carports and verandas. Roofs are covered with dark red corrugated iron roof sheeting. Door and window and frames are a brown colour in either timber or bronze anodised aluminium.

The sketches illustrate the original architectural character of the Estate.



2. Plan approval Process

2.1. Stage 1: Concept Design Drawings

The purpose of the first stage submission is for the DCEHOA to review the concept design drawings in order to establish whether it complies in principle to the design guidelines of the estate. This allows the architectural representative an opportunity to communicate with the review board and clarify any initial problems or queries. This interaction saves the home owner the cost of altering working drawings at a later stage in the plan approval process which may then be more costly.

Design concept drawings are allowed to be submitted via e-mail. Alternatively paper copies can be sent or delivered to the Estate Manager. The following drawings with detail as listed must be included for the concept design stage:

- Site Development Plans
- Cadastral information: Boundary lines and dimensions, North point, Surveyor General Diagram details.
- Access point into property.
- Driveways, indicating intended finish and width as well as surface treatment.
- Parking areas as well as surface treatment.
- Courtyards and / or laundry yard.
- Position of all buildings with dimensions to indicate distance to adjacent buildings and distances from stand boundary.
- Contours and natural ground level prior to excavation.
- Stand numbers of adjacent stands
- Refuse area and screening of refuse area.
- Floor areas of building, carports, garages, covered patios, verandas and yards.
- Floor plans
- Floor plans for each storey, in full colour.
- The proposed use of each room.
- Dimensions of rooms as well as overall dimensions to show compliance with minimum and maximum sizes and proportion ratios.
- North point.
- Proposed floor levels.
- Elevations

- Elevations of all facades must be included, including those obscured by part of the building, garage, carport or yard walls.
- Indicate natural ground level before excavation.
- Indicate the building height.
- Indicate the roof height from natural ground level as well as roof pitch, -material and colour.
- The material and colour finishes of all external walls, windows, doors and other elements.
- All stonework must be clearly indicated and dimensioned.
- Perspectives
 - Provide at least one 3-dimensional drawing in full colour to show all the finishes of the building.
 - If a 3-dimensional drawing cannot be produced, accurate shadows must be shown on all elevations and a roof plan must be included.

2.2.Stage 2: Technical Drawings

Five copies of the full set of the final working drawings must be submitted to the DCEHOA for their approval. This includes two colour copies of the full set of drawings and three black and white copies. After scrutiny of the plans and on approval thereof by the DCEHOA the Estate's approval stamps will be placed on all drawings and a letter of approval will be issued. All five sets must be submitted to the Emakhazeni Local Municipality for approval. The municipality requires only 3 copies but the Estate needs to be issued with 2 sets after municipal approval. On approval of the plans one coloured copy and one black and white copy of the full set of approved working drawings must be returned to the DCEHOA, 2 sets will be retained by the Emakhazeni Local Municipality and the owner will receive one set.

The following drawings with detail as listed must be included for the technical drawing stage:

- Site Plan
 - A Surveyor General Diagram must be submitted with the application.
 - Cadastral information: Boundary lines and dimensions and North point.
 - Access point into property.
 - Driveways, indicating intended finish and width as well as surface treatment.
 - Parking areas as well as surface treatment.
 - Courtyards and / or laundry yard.
 - Position of all buildings with dimensions to indicate distance to adjacent buildings and distances from stand boundary.
 - Contours and natural ground level prior to excavation.

- Stand numbers of adjacent stands
- Refuse area and screening of refuse area.
- Cut and Fill diagrams.
- Storm water management.
- Position of all service connection points.
- Position of the Septic tank or bio-chemical drain as well as drain pipes.
- Environmental items such as position of rocky outcrops, vegetation clearance zone, applicable buffers, wetlands etc. Please refer to the paragraph on Environmental Guidelines later in this manual.

- Schedule of Rights
- All Town Planning information including floor areas, coverage, building lines and floor area ration (FAR).
- Floor plans
- Floor plans for each storey, in full colour.
- The proposed use of each room.
- Floor levels and finishes of each room.
- Dimensions of all walls, columns, elements and rooms.
- North point.
- All plumbing and drain pipes.
- Elevations
- Elevations of all facades must be included, including those obscured by part of the building, garage, carport or yard walls.
- Indicate natural ground level before excavation.
- Indicate the building height.
- Indicate the roof height from natural ground level as well as roof pitch, -material and colour.
- The material and colour finishes of all external walls, windows, doors and other elements.
- All stonework must be clearly indicated and dimensioned.
- All plumbing and plumbing ducts.
- Sections
- Provide at least two sections through the main building as well as at least one section through carports or garages.
- Dimensions indicating the height between storeys and differences between levels.
- Dimensions indicating roof height from natural ground level.
- Indicate roof pitch, roof material and colour as well as all roof construction details.

- Details of all structural work including concrete foundations, floor slabs etc.
- Roof Plan
 - Indicate and dimension the roof overhangs.
 - Specify fascia boards, gutters and rainwater downpipes if applicable.
 - Indicate the position and treatment of chimneys.
- Electrical Layouts
 - Electrical layouts of all storeys must be included. All solar panels and geysers as well as the gas installation needs to be indicated.
- Door and Window Schedules
 - Indicate the type of frames.
 - Indicate whether burglar bars and security gates will be installed.
 - Indicate the type of glass to be used.
- Energy Efficiency Notes / Report
 - The energy efficiency notes and calculations must be included. Dullstroom falls under climatic zone 1.
 - The Water Reticulation Layouts of all storeys need to be included. Additional water storage tanks, if made provision for, must also be shown.

Amy additional information not specifically mentioned above but required by the Emakhazeni Local Municipality must be included on the drawings.

2.3.Stage 3: Local Authority Submission

After plans have been approved by the DCEHOA the plans must be submitted to the Emakhazeni Local Municipality (ELM) for approval. All five sets approved by the DCEHOA, showing the Estate's stamp of approval, must be submitted to the Emakhazeni Local Municipality for approval. It is the responsibility of the home owner or their architectural representative to collect the plans from the DCEHOA on approval, and to submit it to the Emakhazeni Local Municipality. The municipality requires only 3 copies but the Estate needs to be issued with 2 sets of the approved plans, after municipal approval. On approval of the plans one coloured copy and one black and white copy of the full set of approved working drawings must be returned to the DCEHOA for their records. Two sets

will be retained by the Emakhazeni Local Municipality and the owner will receive one set. After the DCEHOA have received the 2 sets of approved drawings permission will be granted to commence with construction, provided that all requirements with regards to construction has been met. Please refer to the paragraph on Construction Guidelines later in this manual.

2.4. Stage 4: As-build plans / Amended plans

Any amendments to previously approved plans must be submitted to the DCEHOA for approval. The format and procedures of the amended drawings is as listed under Item 2.2 Stage 2: Technical Drawings.

2.5. National building regulations

All plans must comply with the National Building Regulations, SANS 10400 and the Energy Efficiency Regulations.

2.6. Architectural services and requirements

All plans must be prepared by a professional person registered with The South African Council for the Architectural Profession (Act 44 of 2000). The name, registration category as well as registration number of the registered person must be clearly displayed on all drawings. Drawings must be presented on A1 layouts and dated. If stage 1 drawings are e-mailed it must be in .pdf format. Stage 2 drawings must be signed by the owner.

2.7. Plan Scrutiny Fees

- Stage 1: Concept Design Drawings

A fee of R2600 is payable to the DCEHOA on submission of the concept design drawings for Stage 1.

- Stage 2: Technical Drawings

A fee of R2600 is payable to the DCEHOA on submission of the Technical drawings for Stage 2. Should the final drawings not be approved due to non-compliance the owner is responsible to have the plans amended and reprinted at their cost, and to re-submit to the DCEHOA.

- Municipal Submission

The Emakhazeni Local Municipality has a plan submission fee payable on submission of final drawings. Currently it consists of an administration fee of R432.48 plus a fee of R4.83 per

square meter (m²) of new building work. Please consult with the municipality as the fee changes from time to time.

3. Town Planning Requirements

3.1. Zoning and dwelling per stand

The stand size is 1 hectare. Rezoning is not be permitted. Only one dwelling unit will be permitted per stand. One carport and one garage will be permitted per stand.

3.2. Building lines

Building lines are 5 meters on all sides. In order to secure maximum privacy of adjoining properties no encroachment of building lines will be permitted

3.3. Coverage and FAR

The maximum permissible coverage per stand will is 3.5%. As the size of the stand is 1 hectare, this translates into a maximum building footprint of 350m². This figure excludes the carport, which may not be bigger than 40m².

3.4. Minimum and maximum floor areas

- Single storey dwellings

The building footprint may not be smaller than 120m². The carport may not exceed 40m².

- Double storey dwellings

The footprint for a double storey dwelling may not be smaller than 160m².

The double storey section of the dwelling must be over 35% of the footprint but may not exceed 80% of the footprint.

The carport may not exceed 40m².

Loft areas will be included in floor area calculations.

3.5. Building height

The height of any structure may not exceed 9m above the Natural Ground level. The height restriction for a double storey house is therefore 9m and it follows that a single storey house must fall well within this limit.

3.6. Privacy of Home Owners

Dullstroom Country Estate is set in beautiful natural surroundings and the developers have planned the layout and style of the Estate with care. Whilst aiming to accommodate all home owners' architectural preferences it is imperative to the success of the Estate that all owners are content and at peace with each other. If an estate has a reputation of being sought after the value of estate and the properties within it naturally increases. Considering the privacy of the neighbouring property owners is therefore very important to the well-being of the Estate. The design of the houses should take into consideration the impact it will have on other home owners as well as how their views will be affected.

4. Architectural Guidelines and Specifications

4.1. Scale and proportion

The landscape of Dullstroom Country Estate is hilly and relatively free of trees or any other vertical protrusions. The site offers excellent views in all directions. The size of the structures must relate to human scale and unnecessary large building forms must be avoided, as this will spoil the view on the site. Built form must thus be broken up into smaller well defined components.

The placement of the houses on the individual stands is pre-determined to best strike a balance between views offered and the impact of the house on the immediate environment.

4.2. Plan form and elements

Single and composite rectangular entities should make out not less than 85% of plan form. Scale and proportion play an important role in establishing design guidelines aimed at keeping the building size within appropriate parameters. The width of the main structure is limited to 9m for a single storey and 7m for a double storey.

4.3. Plan Orientation

Although North is considered to be the optimal orientation according to Part XA of SANS 10400 (Energy Efficiency Regulation), Dullstroom has a very cold and wet climate. Summer is short and irregular. Cold and misty days dominate the weather throughout the year. An orientation more towards East is recommended, with North East optimal. It is however not compulsory and remains the owners decision. Orientation refers to the main axis of the building, and is applicable to the living areas.

4.4.External Brickwork

The walls of the houses should be predominantly exposed red clay bricks, either face brick or semi-face brick, with flush-jointed mortar, in other words the mortar (or dagha) is not pointed but is flush with the surface of the bricks. Mortar may also be pointed if preferred by the home owner.

There are two options for bricks to be used;

- Brick Option 1

The existing houses in the Estate are built with a semi-face brick from Goedehoop Bricks, in Carolina. The photographs below show examples of this brick.



- Brick Option 2

The second option is Federale Bricks, colour Rooibos Travetine. Federale Bricks is situated in Middelburg, Mpumalanga.



Federale Bricks Colour Rooibos Travetine

If alternate brick suppliers are used home owners must provide sample bricks to be approved by the DCEHOA before construction commences. It must be clearly noted on the drawings whether one of the above two brick options will be used, or if the owner wishes to supply sample bricks to the DCEHOA for approval.

4.5.External Façade treatment

The following material treatment of facades are allowed:

- Exposed Bricks

The walls may be exposed brick with brick options as discussed above.



- Stonework

Stonework is one of the most important aspects of the aesthetics of the Estate. Only natural stone found in the area will be allowed for the use on buildings. No artificial stone cladding will be allowed. There is a limited amount of natural stone available on the Estate so the majority of stone will be sourced from around the Estate, in the Dullstroom area. Due to that the DCEHOA must be provided with samples for their approval prior to construction commencing. It must be clearly noted on the drawings where the stone will be sourced from, with a note pertaining to the samples, if applicable.

The use of stone on the buildings must be approached sensitively by the designer. It can easily be overdone if used incorrectly. Stonework may therefore be used on the corners of the buildings, or mixed with the brickwork, or it can be used in panels if a more modern feel is required. Stonework may also be used as a plinth with brickwork above. However it is used, it must be clearly indicated and dimensioned on the floor plans and elevations.



Stonework mixed in with the brickwork



Stonework used as a plinth with brickwork above it.



Stonework on the corners of the building

Examples of natural stone found on the Estate and in the area around Dullstroom:



Stonework is not recommended on large areas such as the gable walls unless mixed in with the brickwork. If the home owner or designer wishes to propose an arrangement of stone work not mentioned above, the DCEHOA may be approached with the design sketches for consideration.

- A combination of brick and stone

The walls are predominantly exposed red face brick, flush-jointed, with natural stone inlays on corners and around larger windows and doors. Examples are illustrated in the sketches below.



- Plastered panels

It is allowed to introduce plastered and painted elements. These elements must be of a natural colour matching the face brick and stonework. The DCEHOA have approved two colours that may be used; these are ‘Dust Storm’ and ‘Twister’ from the ‘Fired Earth Severe Weather’ textured exterior paint range available at all Builders Warehouses. No more than 20% of wall finishes along a facade plane may be plastered and painted. For the Stage 1: Concept Design Drawings submission any proposed plastered panels must be well dimensioned within the wall façade to clearly indicate compliance to this guideline. The two colours chosen blends in well with the colours of the existing houses as can be seen in the pictures below.



4.6. Modern Interpretation of Architectural Character

To accommodate home owners who prefer a slightly more modern interpretation of the style the Aesthetics Committee will carefully consider such design proposals in terms of the overall architectural character of the Estate. It is however to the discretion of the DCEHOA to what extent modern interpretations will be allowed. Examples of a modern interpretation of the ‘Old Transvaal Style’ are shown in the pictures below. The examples specifically refer to certain elements on the photographs (other elements on the photographs not referred to must please be ignored as they are not applicable).

Example 1: Modern interpretations of a dutch-gable roof



Example 2: Use of brickwork without stone inlays



Example 3: Larger glazed areas



Example 4: Chimneys and columns



Example 5: Plan forms



Pictures courtesy of Google images.

4.7.Windows

Window frames are allowed to be Meranti timber frames or bronze anodised aluminium frames. Window and door openings may not exceed 70% of the facade plane. Due to the weather conditions it is recommended that all timber frames be treated with a natural timber sealant instead of varnish. No coloured enamel or PVA paint are allowed.

The opening sections may be side hung, top hung, vertical sash or mock sash. Mock sash windows are however preferred as it compliment the architectural style. Although rectangular window arrangements are more suitable to the architectural style, alternate window arrangements may be considered by the DCEHOA in terms of the overall design of each house.

Excessively large glazed areas should be avoided. All glass should conform to the National Building Regulations and fenestration calculations. Reflective glass is not permitted. All bathroom windows to be sandblasted or obscured.

Only 2 bay windows are permitted per facade and may not be deeper than 600 and wider than 2400mm.

Timber Window Frames



Bronze Anodised Aluminium Frames



4.8.External Doors

Door frames are allowed to be Meranti timber frames or bronze anodised aluminium frames. Door openings may not exceed 70% of the facade plane. No ornate or carved doors are allowed. Folding and sliding doors of an appropriate size will be allowed. If street security doors are required, these must be fixed on the inside of the door.



4.9. Roofs

The prescribed roofing material is corrugated metal roof sheeting, colour Kalahari red. Standard galvanised corrugated roof sheeting, painted, or corrugated chromadek roof sheeting may be used. No IBR or similar roof sheeting profiles may be used, only corrugated profiles.

The main roof pitch is limited to between 25 - 45 degrees. Carport and garage roofs must be of the same form and colour as the main building. Lean-to roofs of 5- 15 degrees are acceptable.

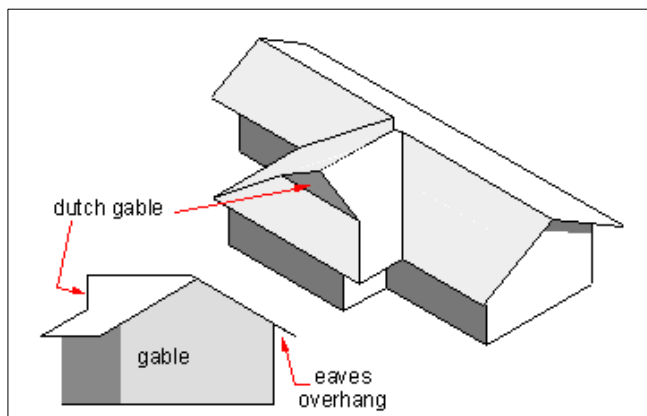


Kalahari Red

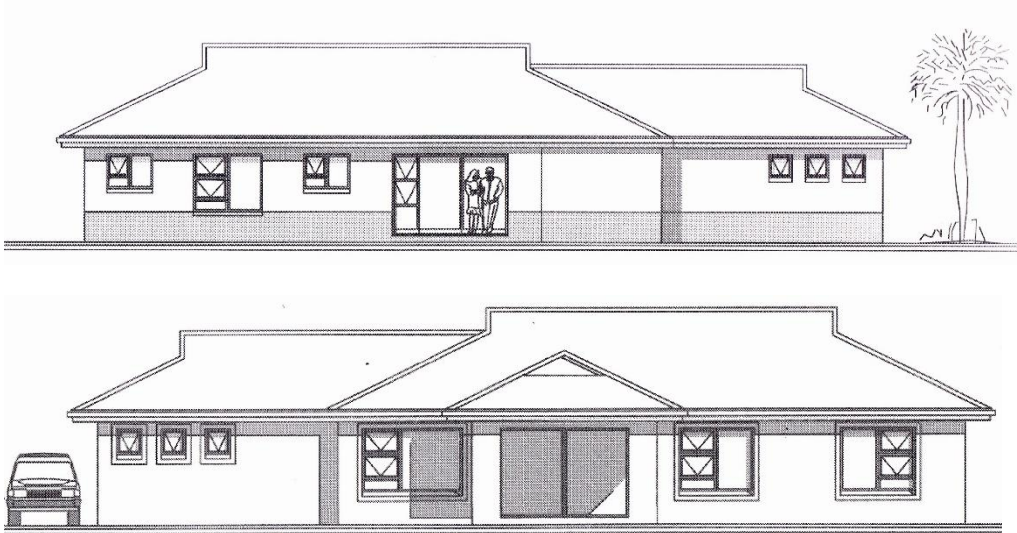
Roofs should be predominantly pitched with a maximum of 15% flat roofs allowed along a facade plane. No less than 60% of the roof surface should be pitched. Gables must be symmetrical to conform to the architectural character of the Estate. Louvered elements in gable walls are characteristic of the style and can be included.

Roof overhangs are allowed to be between 300mm and 600mm. With the high rainfall in the area roof overhangs of 500-600mm are recommended.

Dormer windows are allowed but may not exceed two thirds of the height of the roof.



Examples of Dutch gables on single storey houses:

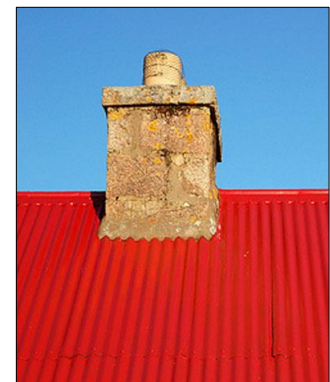
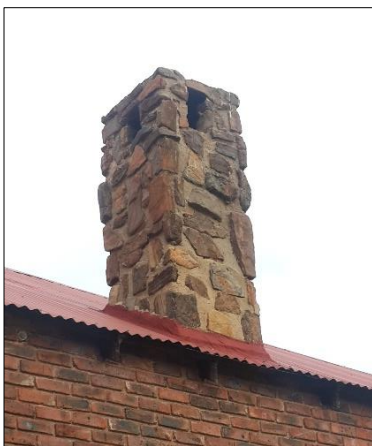


Roofs must have hipped ends with Dutch gables as in the pictures to fit in with the existing houses and the style. Gable walls are allowed and a combination of Dutch gables and gable walls may be used. Symmetrical forms are typical of the architectural character.

The depth of lean-to roofs are limited to 3.5m, measured from the main building to the end of the lean-to roof. These must form part of the overall design of the building so that it doesn't read as separate elements or add-ons.

4.10. Chimneys

Chimneys must comply with Part V of NBR and may not exceed the roof apex by more than 1.2m. Chimneys must be of geometrical form. Chimneys may be constructed of face brick or clad with stone. Steel flue pipes must be concealed within the chimney structure. The height above the roof sheeting must be clearly indicated on the elevations, and must be minimum 1m. The means of releasing smoke must be indicated (for example rotating cowl).



4.11. Fascia boards, gutters and rainwater downpipes

Gutters and rainwater downpipes are recommended for all houses because of the high rainfall. Seamless aluminium or chromadek gutters and downpipes are recommended. Ensure that downpipes disperse water away from the buildings to prevent damp in walls.

If gutters and rainwater downpipes are not specified, a 1m concrete apron must be provided around the buildings. It is best practice in the area to make provision for both.

The colour of fascia boards, gutters and downpipes must match either the window and door colour or the roof colour.

4.12. Carports and garages

Carports and garages must have similar wall and roof finishes as the main buildings and must be of the same form and character. No shade netting is permitted. Garage doors must be of the same material and colour as the door- and window frames. Only one double garage and one double carport per stand is permitted. Depending on the design of the main building and to the discretion of the DCEHOA two single carports or 2 single garages may be allowed per stand.



4.13. Verandas and Covered Patios

No excessively large or ornate columns will be allowed, columns should preferably be of square or rectangular form. Stone columns should not exceed 500 x 500mm in size.

Patio floors may have a polished cement or coloured screed finish, slate or terra cotta tiles. Ceramic tiles are not allowed on patios. Laminated pine or treated hard wood as well as any Envirodeck (Green council approved product) may be used.

All timber elements at veranda and carport structures and decks must have a high quality waxed, oil or varnished finish. Timber sealant is more durable than varnish in the Dullstroom climate. No painted

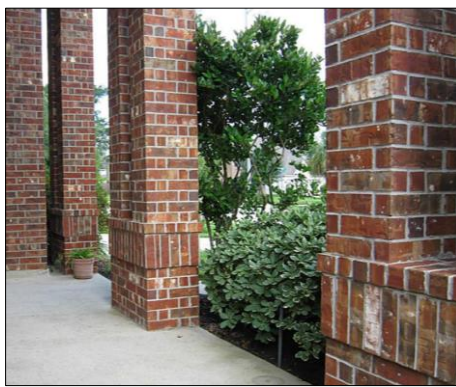
finishes such as PVA or enamel are allowed. The use of slimmer design elements such as timber or steel posts are allowed at verandas, carports and balconies. The material and colour should match the door and window treatment. The use of steel for posts are allowed provided that it is painted the same colour as the door and window frames.

4.14.Columns

Columns may be of the following materials:

- Exposed Bricks

Columns may be constructed of brick only:



- Stonework

Columns may be constructed of natural stone only:



- A combination of brick and stone:



- Timber or steel posts, or timber or steel posts combined with a brick or stone plinth.



4.15. Balconies

Balconies are allowed provided that the privacy of adjacent houses are not compromised.

4.16. Balustrades and Railings

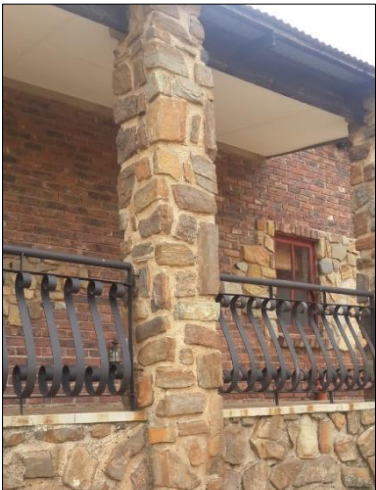
Balustrades must conform to the National Building regulations and must be kept simple. No ostentatious designs are allowed and it should fit the architectural character. Vertical design elements can be in timber or steel. The colour of balustrades and railings must match the colours on the house.

Examples of balustrades are shown below.

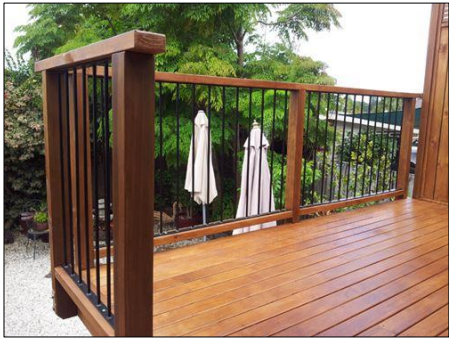
- Timber Balustrades



- Steel Balustrades



- Timber and Steel Balustrades



4.17. Courtyards

Dustbins, washing lines and wood storage areas must be hidden from view, behind yard walls. Yard walls must not exceed 1.8m in height. Each house may have a walled courtyard of no bigger than 50m². The exit door may be timber or a steel gate.

Courtyard walls may be constructed of brick, stone, or a combination of brick and stone.



4.18. Braai areas

Braais must be built in and are restricted to the covered patios or verandas. Home owners should keep in mind that Dullstroom is very cold, even during the summer months and that the use of outside areas are therefore limited. The evenings are generally cold so an outside braai area is not often used. It is recommended to have a built-in braai indoors. Alternatively provision can be made to enclose the covered patio area by means of folding sliding doors.

4.19. Fire Pits

Dullstroom is known for veld fires and run-away fires cause panic every year. Any resident who has faced the danger of a veld fire approaching a home will confirm that. Fire pits are therefore quite a concern and home owners are advised to carefully consider this before requesting a fire pit to be included in the design. If a home owner is planning to let out the property to holiday makers it poses an even higher risk as guests may not fully comprehend the extent of the fire risk.

If fire pits or bomas are included the use should be restricted to the high rainfall months, which is during summer time. The use of fire pits must comply with the Dullstroom regulations on open fires. Fire pits must be 10m or closer to the main house structure. All fire pits must have a build-in seated area around it and a 1m paved apron around the exterior of the seated area. A further 10m fire break must be provided around the fire pit. The position of the fire pit must be approved by the Estate Manager.

A 4.5kg fire extinguisher must be provided within 5m of the fire pit as well as an external water point (tap) also within 5m of the fire pit. A removable lockable mild steel cover must be provided. The home owner can use this cover to prevent weekend guests from using the fire pit.

4.20. Boundary walls

No boundary walls or fences of any kind are allowed.

4.21. Driveways

Driveways must be of concrete tracks to minimize erosion. Tracks must be cast in situ and in accordance with Engineers specifications. Driveway positions must be approved by the Estate Manager and may be a maximum of 3m wide. Driveways may not interfere with the drainage line.

4.22. Burglar bars and security gates

No external burglar bars will be allowed. Burglar bars for windows may be fitted internally, in a colour matching the window frames so that it is hidden. Security gates at doors must also be fitted internally, in brown or a colour matching the door frames.

4.23. External Features

Shutters, louvres, ventilation louvres and sunscreens are allowed provided that they are either timber or bronze anodised aluminium. The colour of these elements should match the areas in which they are located. If a louvre is positioned in a Dutch gable for example it should be matched to the roof colour. These elements must be clearly annotated and dimensioned on all drawings.

4.24. Swimming pools

Dullstroom has a very cold climate and swimming pools are not recommended because it will be underutilised. Swimming pools are however allowed and must comply with SANS 10400 and SABS 1390. Pools must have a fence or wall around of minimum 1.2m height, and access must be controlled by means of “self-locking” gates. Pools must be surrounded by 1m paving or wooden deck.

The top level of the pool may not be raised more than 500mm above natural ground level. Pool pumps must not be visible from adjoining properties and must be screened with a wall.

Pools must be within 10m from the house. A maximum open surface area of 20m² is allowed for a swimming pool and a maximum pool capacity of 30m³ is allowed. Simplified shapes are preferred.

4.25. Gardening and exterior lighting

The positioning of external lights must take the privacy of adjoining properties into account. Spotlights are therefore not suitable. The type of external lights must be indicated on the electrical layouts.

Paving is restricted to the carport area and the courtyard.

It is recommended that houses have a 1m wide concrete apron around.

No lawn or flowerbeds of any kind are allowed. Planting of exotic species are forbidden. A list of trees indigenous to the Dullstroom area will be available from the DCEHOA and must be planted in natural arrangement with the existing grasses surrounding it, rehabilitated. No planting may be introduced outside a 10m perimeter of the dwelling. Tree lined venues are not allowed.

No water features will be allowed.



5. Engineering Guidelines and Services

5.1. Energy Efficiency

5.2. Water

The Estate Manager will indicate the water connection point on each stand. The water supply connection must be installed, accessible to the Estate manager, with a close off device and an approved water supply measuring meter.

It is advisable to make provision for a 5000 litre water storage tank on each stand. The tanks must blend into the natural construction colours and must be obscured from view in a suitable manner such as behind a screen wall, or behind louvres (with colour and material to match the window and door frames), or underground. Water tank structures must form part of the overall design character of the main building.

Subsurface tanks are allowed and can be concealed under decks or buried underground as in the photograph below.



5.3. Electrical

The Estate Manager will indicate the electrical connection point on each stand. The Electrical Certificate of Compliance must be issued by a competent person on completion.

5.4. Gas

The use of gas is recommended in the Estate. Gas geysers, -lights, -fridges and -stoves are available and can all be included in a standard installation. The gas installation must be done by a specialist and a Certificate of Compliance must be issued by a competent person after installation.

Gas bottles must be in a cage, maximum 1.2m wide, 700mm deep and 1.5m high, with a side hung opening door with lock. It must comply with the National Building Regulations. The colour of the gas cage must match the door- and window frames.

5.5. Solar Panels

As an alternative or as a back up to the electrical system a solar system can be installed. Solar panels must be installed flush on roofs. The battery packs and inverter must be hidden from view. The system must be clearly indicated on the floor plans, electrical layouts and elevations.

5.6.Solar Geysers

Solar heated hot water systems are encouraged. A remote tank with solar panels (split system) must be used. Panels must be mounted flush on roofs. The position of the solar panels must be indicated on the plans and elevations for approval by the DCEHOA. Hot water storage tanks (geysers) must be positioned inside the roof structure so that only the solar panels are visible on the outside.

Solar panels for swimming pools are permitted and must also be installed flush on roofs.

5.7.Generators

The use of generators are not recommended as sound travels very far in the vast and open landscape of the Estate which will cause a nuisance to other home owners.

In order to be granted permission for the use of a generator the home owner must provide written specifications by a specialist to guarantee the absolute silence of the generator.

5.8.Plumbing

Drain pipes and ventilation pipes must be concealed. External waste pipes, below 1m above natural ground level, may be exposed.

5.9.Sewage Reticulation Systems

Specifications and drawings on the type of sewer system to be installed as well as details of recommended installers are attached to this document, under Appendix A.

The position of tank must be approved by the Estate Manager. On completion an Engineer must certify that the system has been correctly positioned and installed and is operating as per specifications. The system must also be approved by the Local Council.

5.10.Satellite dishes

Satellite dishes must be installed below the roof eaves level and be as unobtrusive as possible.

5.11.Air-conditioning units

Air-conditioning is not necessary for Dullstroom due to the cold climate. It is also not energy efficient and is therefore not recommended. If however the home owner wishes to install air-conditioning the units must be concealed and not visible on the exterior of the building.

5.12. Excavation, filling and retaining structures

Written approval from the estate is needed before any excavation or filling may be done. All proposed foundations or excavations for external buildings, patios and pools must be certified by a structural engineer. Cut and fill diagrams must be included in the technical drawing stage,

The maximum height of retaining structures is 1.2m. Poles, natural stone and Loffelstein systems may be used for retaining structures.

6. Environmental Guidelines

A consultation with the Estate Manager must be arranged in order for all environmental items to be discussed. It included the following:

- Red plant data species must be identified and if found in proximity of the site it must be protected by creating a 5-10 meter buffer.
- Rocky outcrops must be identified and if found in proximity of the site it must be protected by creating a 20 meter buffer.
- Wetlands must be avoided but if found in proximity of the site it must be protected by creating a 20 meter buffer.
- The proximity of built structures to open water must be indicated on the site plan.
- Vegetation clearance must be restricted to areas of construction only and demarcated.
- Cut and fill diagrams must be provided by the engineer.
- Cut slopes if required must be 1:2 gradient and rounded off on the top edge.
- Fill slopes must be 1:3 gradient and rounded off on the top edge.
- The rehabilitation of the cut slopes must be with indigenous planting.
- Indigenous plant species must be used for landscaping and rehabilitation of the site on completion of the construction.
- No new planting is allowed outside a 10 meter radius of the building.
- No landscaped lawns are allowed to be planted.
- New trees planted must be named and indicated on the site plan.
- Fire breaks around all build structures to be by the Estate Manager.
- A soil report (geo-technical report) must be undertaken on each stand.

These items must be clearly indicated and described on the site plan. Buffer zones need to be indicated with dimensions on the site plan.



7. Construction Regulations

7.1. Plan approval

No construction work may commence until the plans have been approved by both the DCEHOA and the Emakhazeni Local Municipality as explained under Item 2: Plan Approval Process. Contractors must be registered with the National Home Builders Registration Council (NHBRC) and proof of registration must be issued to the DCEHOA (current certificates). Homes must be enrolled with the NHBRC and certificates made available to the DCEHOA.

7.2. Notification to commence construction

The owner must notify the DCEHOA 14 days prior to construction commencing.

7.2. Building time limit

The building time limit is suspended but the DCEHOA reserves the right to review this decision at any time.

7.3. Deposits and fees

A Building deposit of R20 000.00 is to be deposited into the Home Owners account and is made up of the following:

Water connection fee: R2 000.00

Electrical connection fee and installation of Electrical meter: R3 500.00

Rehabilitation Inspection fee: R2 500.00

Refundable building deposit of R12 000.00. The deposit will be used in the event where there is a breach or non-perform.

7.4.Approved Contractors

All building contractors must be registered with NHBRC.

A Professional engineer must be appointed for all structural design requirements.

A Hydro-geologist and/or engineer must be appointed for the design and specifications for the brown and grey water management systems.

Architect, Contractors and Engineer must be fully aware of the implications of and comply with the Record of Decision (ROD) and the Environmental Management Plan (EMP).

The contractor must undertake in writing to comply with these rules and to ensure compliance by any sub-contractor employed by the contractor.

The contractor is responsible for all his sub-contractors to repair any damage caused by himself or his sub-contractors. The DCEHOA have sole discretion in the judgement as to the nature, extent and value of these damages and the identification of respective vehicles and persons.

7.5.Disturbance zone

The contractor should obtain the site and house demarcation co-ordinates from the DCEHOA prior to construction commencing.

It is the responsibility of the owner to confirm that their Disturbance Peg is in the correct position, before construction commences. Any disputes will be settled with the issuing of a surveyed beacon certificate.

The cost for a surveyor will be for the account of the owner.

All construction activities are to be constrained within the 20m disturbance zone centered on the disturbance peg.

The only exception to this rule is the construction of the septic tank / soak-away, and the driveway.

7.6.Site Access

Access to the construction site will only be granted by the Estate manager once he is satisfied that all the above rules (7.1 – 7.5) have been complied with. A Start Build Certificate will then be issued.

No vehicles will be allowed to cross any part of the open space or parkland or to drive or deviate from

roads or recognised road routes.

The site should be accessed only through the driveway.

7.7.Environment

Before the site's disturbance zone is cleared for building, the Estate Manager will arrange to relocate any important indigenous flora.

All rocky outcrops must be avoided and a 20m buffer zone demarcated around them.

Areas cleared of vegetation must be kept to the minimum.

Stands may be cleared a maximum of 2 weeks before construction begins.

Topsoil must be removed from all areas to be disturbed by construction activities and be stockpiled at predesigned locations, for the use of rehabilitation and landscaping

Noise and dust reduction is essential, and contractors shall endeavour whenever possible to limit unnecessary noise, especially loud talking, shouting or whistling, sirens, hooters or motor revving etc.

No playing of radios will be permitted.

If any employee is found disturbing or endangering the animal, bird or fish life, both the individual and the company who employs that person will be removed from the site and both will be denied the opportunity to undertake any further works on the site.

Poaching is illegal and it must be a condition of employment that employees caught poaching will be dismissed.

Mixing of cement, concrete, chemicals and other materials must be on concrete aprons or protected linings with provisions to contain spillage.

The dams and water features on the estate are particularly sensitive to pollution and contamination of groundwater and run-off water. Contractors shall ensure that all rainwater runoff from the construction site is suitably contained or channelled to minimise environmental impact. Contractors shall ensure special care in their handling, disposal and cleaning up operations, with particular note to paint, tile grout, tile adhesive, cement and rhinolite, chemicals, oil, fuel etc. Special preventative controls must be taken on waterfront sites to avoid spillage.

Vehicles leaking oil or other fluids will not be permitted to enter the site.

Storage and handling of fuel, lubricants and other chemicals must be specially demarcated in impervious bounded areas.

All hazardous substances to be clearly indicated, accurately identified, recorded and labelled.

All used containers of hazardous materials must be disposed of at an appropriately licensed facility.

On completion of construction, the site must be rehabilitated through the removal of all facilities, waste and any other features constructed or established during the use of construction.

7.8. Construction site screening and signage

If construction takes place adjacent to existing buildings, the contractor should make every effort to respect the privacy of the neighbour, and generally to reduce inconvenience as far as possible.

If the work area for construction, and any temporarily area required to store building materials, waste and rubble is visible to the public, then these areas must be screened off, so as to limit public visibility. This will generally require the entire disturbance area to be enclosed. Any lesser enclosure must be approved by the DCEHOA in writing / sketch, as represented by the Estate Manager.

The area should be fenced with poles and green colour shade cloth typically 1.8m high, but not less than 1.2m. It must be correctly secured with straining posts on the corners and suitable wire to ensure that it does not sag or blow about.

The shade cloth should be 30% or 40% and dark green in colour.

Adequate space for work should be left between the fence and the building and storage areas.

Appropriate health and safety signs, which satisfy any National and Local Health and Safety legislation must be displayed.

All building materials must be contained within this area.

Nothing outside the disturbance area shall be impacted on, with the exception of the septic tank / soak-away and the driveway and entranceway.

7.9.Construction

Access roads for earth moving equipment will have to be clearly designated and be positioned as to minimize the disturbance to the natural environment.

No excavation or filling on a stand may be undertaken without the submission and written approval by the DCEHOA of a detailed plan and access to the site has been approved.

All foundations must be designed and certified by a Structural engineer.

All buildings must be compliant with the National Building Regulations and Local guidelines and regulation, such as the National Building Regulations SANS 10400 and XA.

7.10.Construction staff facilities

The contractor shall provide approved portable chemical toilets and must adhere to regular maintenance of these facilities.

Toilets must be secured to ground and must have a sufficient locking mechanism operational at all times.

Contractors shall ensure that suitable arrangements are made for meal preparation and heating.

Fires will not be permitted for cooking, heating or any other purpose.

All refuse from such activities must be cleared from the environment and stored in a close container and removed weekly from the site.

7.11.Electricity

Connection fees and deposits may be applicable in order for electricity to be supplied.

Electricity usage fees will apply and be charged to the owner.

Permanent power will only be provided once the responsible qualified electrician has issued a COC for the completed installation.

7.12.Building rubble and rubbish

No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble or the like, is to be left lying around, nor be allowed to blow off the site.

No concrete, dagma, cement or such may be temporarily stored, mixed or prepared on any of the roadways.

The contractor shall provide enclosed facilities for rubbish disposal and ensure that the workers use the facility provided.

Dumping of waste in the drainage channel or dams is prohibited.

No rubbish or waste may be burnt or buried on the site.

The contractor is to ensure that the roads and the vicinity of his construction site are always kept neat and tidy, including removal of any sand or rubble that may have washed or spilled into the road during delivery or construction, and clearing of materials, mud or soil being driven or dropped onto the road.

Littering and dumping is prohibited and no waste disposal pit holes are allowed on site.

All rubble and rubbish must be removed weekly from site, and dumped at an authorized registered landfill site. (Municipal dump site in Dullstroom)

Special care should be taken that the site is clean and tidy before weekends and public holidays.

Materials suitable as “fill” may be stored at a site designated by the Estate Manager.

No truck or mixers may clean out there tanks on the estate.

Anyone found illegally dumping will be banned from the Estate with immediate effect.

At completion of construction all excess material must be disposed of.

7.13.Security

All workers must be transported from the entrance of the estate to and between building sites in a permitted vehicle.

All workers must be full time employees of the contractor or sub-contractor. Only on exceptional circumstances will casual labour be allowed.

All labourers must be registered with Security, and will be issued with a security card, which must be displayed at all times on site.

If any employee is found pilfering, stealing and removing materials or goods from a site without permission, or is involved with any form of violence, both the individual and the company, who

employs that person will be removed from the site and both will be denied the opportunity to undertake any further work on the site.

7.14.Estate access

Estate access is limited to the two designated entrances.

Speed limit for vehicles is 30km/h and for heavy vehicles 20km/h.

All light bakkies, cars and delivery vehicles under 3 tons may use the main entrance.

Vehicles in excess of 3 tons must use the Delivery Gate Entrance to the Estate.

Vehicles in excess of 12 tons are not allowed.

No driving off from marked roads are allowed and designated parking areas on the building site must be used.

No semi-trailers are permitted access to the estate.

The maximum size vehicle that can be accommodated is length 10 meters including a trailer, maximum wheelbase 7.5meters and maximum track 2.6 meters.

7.15.Deliveries

No deliveries or construction when roads are wet or after 3mm or more rain has fallen. Contact the Estate Manager to confirm if the roads are accessible.

All deliveries to be confirmed with the Estate Manager before delivery. No unauthorized deliveries will be accepted.

7.16.On-site workers

Construction workers may not enter the estate by foot.

All site workers are to remain on their site at all times and may not walk to other sites or around the estate.

The contractor or any of his employees found walking between sites or in open areas will be fined, and will be removed from the site with immediate effect.

7.17.Hours of work

Work hours are from Monday to Friday, 08:00 – 17:00.

No building activity is permitted on Saturdays, Sundays and Public holidays.

Deliveries are only allowed during working hours.

Under exceptional circumstances, after hour work may be approved by the Estate Manager, with the approval of all adjacent neighbours, if the request is logged with the Estate Manager, one week prior to the required activity.

No one may stay on site overnight.

7.18.Fires

Appropriate measures must be implemented by the contractor to prevent and control veld fires.

7.19.Site inspections

The Estate Manager, or his duty appointed representative, acting on behalf of the DCEHOA, will carry out periodic inspections, at least once a week, to ensure that the site is kept clean and tidy and that construction is compliant with the rules.

The DCEHOA may inspect the work at any stage during construction and may request any reasonable alterations and / or additions to ensure the general design guidelines, as intended for the development, are implemented.

7.20.Minimal completion of construction

It is in the interest of all owners that any construction work should be completed timeously and to such a state that it does not cause inconvenience or be an eyesore to any other owners or visitors.

Minimum level of completion is that the following items must be completed to the approved plan:

- All exterior brick and stonework
- Exterior painting and plastering
- All roofing
- Painting off all roofs
- All windows and exterior doors
- Painting of all exterior window frames, door frames and doors, if applicable.
- All building materials, waste and rubble removed from the site and the landscape rehabilitated.

7.21.Completion

A Certificate of occupancy must be issued by the Local Authority.

A Certificate of occupancy must be issued by the Estate Manager. To obtain this certificate the following must be provided to the Estate Manager:

- Electrical certificate of compliance
- Professional Engineer certificate of compliance

The DCEHOA reserves the right to prevent the occupation of any house if the above is not fully adhered to.



APPENDIX A: Septic Tank Drawings

