

WATERBERRY HILL ECO ESTATE DESIGN GUIDELINES

Urban Design, Architecture and Landscape Guidelines



Index

INTRODUCTION | VISION

URBAN DESIGN

ARCHITECTURE

LANDSCAPE

AUTHORISATION PROCESSES

CONCLUSION

INTRODUCTION | VISION

This document outlines the planning, architectural and landscape guidelines for the Waterberry Hill Eco Estate, and describes the procedural, planning and aesthetic considerations required.

The developers' vision is to preserve the essence of the current natural and built environments – and add value to it – thus creating a highly desirable and contextually appropriate living environment, which would continue the development of a Pennington vernacular. To achieve this, the developers are embracing a holistic approach, with every discipline working hand-in-hand to find appropriate solutions.

To preserve the essence of the environment, a natural open space system will provide easy pedestrian traffic throughout the estate. All facilities will be within short walking distance of every resident. The architecture will demonstrate a 'rootedness' to its context through colour, texture and materials, and a response to climate and topography through the way openings capture light, frame views and break down the boundaries between internal and external spaces. The site itself will be utilized to accentuate the inherent natural beauty of the Estate.

These guidelines should be viewed as a framework within which owners may still express their individual taste while falling within the Colonial Architectural design.

a. Process in brief

Initially the implementation of these guidelines will be supervised by the developer and an interim design review committee. When appropriate, they will be handed over to a permanent Design Review Committee appointed by the constituted Home Owners' Association the directors of which reserve the right to vary requirements at any time, within the parameters of the approved Conditions of Establishment and other relevant legal documents. They will also have absolute discretion in approving or rejecting any plans and specifications submitted. However, it is not the intention that any fundamental design principles be altered, and no amendment to these guidelines will be made retrospectively.

b. Purpose

The purpose of establishing a framework is to ensure:

- ❑ That the design vision will be maintained throughout the life of the estate, right from design and construction.
- ❑ That every decision impacting on the environment will contribute positively to the estate, immediately and in the future.
- ❑ That the rights of each property owner will be protected in respect of security and privacy,
- ❑ That a high standard of design and construction will be maintained throughout the development, and
- ❑ That the investment value of the development continues into the future.

c. Application

Since they address only a part of the broader estate controls and rules, these guidelines need to be read in conjunction with the documents listed below. They are not a replacement of any statutory requirements, necessary submissions or approvals, and are in addition to the National Building regulations, Occupational Health and Safety Act or any other Local Authority requirements.

- Sales agreement
- The Home Owners' Association Articles
- The Waterberry Hill Eco Estate Conduct Rules
- Approved Conditions of Establishment for Remainder of Portion 184 (of 2) of the farm Mount Albert, No 2074
- Contractors' Operating Code

d. General provisions

All building plans, new buildings, alterations or additions, must be approved by the Waterberry Hill Eco Estate Home Owners' Association Design Review Committee and the Pennington Local Authority. The review and inspection procedures are designed to preserve the value and integrity of the development.

URBAN DESIGN | PLANING

The urban design strategy begins with identifying the natural opportunities inherent in the site, the topography, views and site orientation. Taking advantage of the opportunities presented gives development richness and ties it to its surroundings.

A network of quality open space will facilitate view corridors from residential plots and give a strong sense of the natural environment inherent in the site. It will break otherwise very long blocks and provide a more fragmented environment, thus increasing a sense of micro community within the macro community. There isn't an evident road hierarchy within the estate: all roads relate somewhat to the contours of sites, providing predominantly east/west plots with ideal north/south orientation for optimal sun and views.

To further reinforce the open space vision, no internal fences, walls or permanent barriers will be permitted between erven, except where deemed necessary by the developers, Design Review Committee or Home Owners' Association who will be required to give written permission.

e. Site opportunities and approach

Topography | views | orientation | plot configuration

Being on a slight slope within the Waterberry Hill Eco Estate, the development has a prominent southward slope, with views of the natural wet lands and treed surroundings. Where ever possible erven have been positioned east/west to allow the longest elevation to be on contour, thus minimizing cut and fill, and allowing the dwelling to be both north facing for maximum sun exposure and south facing to maximise views.

f. Property Rights

Property rights for Waterberry Hill Eco Estate are summarised below and should be read in full in the approved Conditions of Establishment for the township and Local Authority Planning approval for the Estate.

1. Zoning & Coverage

The primary zoning is “Local Residential 3” (Residential 1 – 2 storeys). The maximum floor area ratio (FAR) is 0.3, which equates to a maximum of 30% coverage. Parking requirements are subject to the approval of a site development plan.

2. Building lines | development envelope

Building lines for residential erven must conform to the following restrictions, for further reference please refer to the Waterberry Hill Eco Estate site plan:

- ❑ **Street boundaries:** A minimum 1.0 m building line along the entire length of all street frontages
- ❑ **Side/common boundaries:** A minimum 4.5/1.0m building line along all side or common boundaries.
- ❑ **Rear boundaries:** A minimum 15.0 m building line along all back boundaries.
- ❑ **Boundaries to open space:** A minimum 1.0 m building line along all boundaries to open spaces. Structures abutting this boundary should be light and more visually permeable, such as pergola | veranda | 'afdak' structures.

3. Height restrictions

Residential buildings can be either single or double storey not exceeding 8.5m in height, measured from natural ground level at the centre of the erf. All owners are encouraged to cut down into their erf to protect the views of other properties. Where owners have chosen to cut, use of this space for a secondary level may be considered at the discretion of the Design Committee. Dormer windows or rooflights, in the same plane as the roof, may provide natural light for loft spaces: both must be reviewed and approved by the design committee.

4. Minimum size

The minimum floor area of the primary unit on any residential erf may not be less than 125 m². Floor area shall exclude carports, lofts, and patios.

h. Common Spaces

1. Streetscape | site access | parking

Since no obvious street hierarchy exists in this relatively small development, all roads are seen as secondary, slow traffic suburban roads. All are on a 10m road reserve made up of a maximum 5m carriageway, walkways and informal, natural, indigenous landscaping.

Visitors parking will be off-street in front of property garages, freeing up the roadway. All parking is subject to Conditions of Establishment and approval of site development plan.

2. Pedestrian walkways

Walkways will be paved. There'll be a combination of raised timber boardwalk and natural paths in the natural green open spaces. These walkways will:

- ❑ Wherever possible be located on the higher side of the road to take advantage of views and increase privacy of lower sites.
- ❑ Define pedestrian priority at road crossings - through traffic calming measures (level changes and surface treatment).
- ❑ Have a minimum recommended width of 1.5m along roadways and 1 m in public open spaces,
- ❑ Utilize materials/colours/textures that respond to the local natural environment, and
- ❑ Be as organic as possible to create interest and avoid long, straight stretches wherever possible.

3. Street furniture

- ❑ Street furniture will be aesthetically contemporary but contextual, and respond to the overall site layout.
- ❑ Robust public seating will be provided in shaded 'rest' positions along pedestrian walks on street edges and throughout all green areas.
- ❑ While exterior lighting will be discreet and subtle so as not to create glare, it will provide a safe and attractive nocturnal environment.
- ❑ Street lighting along primary routes will be high-Level type.
- ❑ No spotlighting of natural areas will be permitted.
- ❑ Statutory/information signage will be limited, consolidated wherever possible, and conform to estate colours and format. It must be of suitably robust material, yet aesthetic.

ARCHITECTURE

A list of accredited architectural practices have been made available for purchasers to use at their discretion. Any architectural firm may be used as long as they comply with the design guidelines.

We envisage typical Colonial styled structures sensitive in size and position to the individual sites, modest and human in scale, designed to maximize the space yet minimize the visual impact the estate will have on the landscape.

a. Approach to plan types and options

As mentioned, there will be an overall architectural 'language' to the estate within which the architects' interpretations can provide a wide variety of choices. This approach not only maintains the integrity of the estate, but is also an effective vehicle in facilitating efficient sales, construction and eventually additions and alterations.

Primary architectural elements

- Core Unit
- Main suite
- Secondary suites
- Terraces
- Garages

Secondary architectural elements

- Fireplaces
- Braai/barbeque areas
- Balustrades/handrails
- Screen walls

b. Street / open space articulation and site planning

Facades facing the street or open space will be fragmented, as will screen wall elements. These will also be visually permeable or semi-permeable where possible i.e. combinations of masonry, wood palisades and timber latte.

c. Orientation / sun control

Sunlight is maximised with bedrooms, living rooms and external living areas facing to the north, north-east or north-west. Given that the site is on a north-facing slope, and that the majority of the views are North and North-West, sun orientation must be based on each purchaser's preference. Covered verandas or lean-tos provide shelter from the sun and form a substantial part of the Colonial design.

d. Scale and proportion

Homes will be single storey, sensitively scaled, positioned and, where possible, stepped to suit the site contours, preserve views and minimize visual impact on the environment. 'Afdaks' | lean-tos | pergolas effectively reduce the scale of buildings to more human dimensions.

e. Building form / envelope

The primary forms will be discreet, simple, rectilinear, pitched roof structures, with secondary, low-pitch light 'afdak'/stoep structures.

Primary plan elements must have a maximum width of 8 500 mm, falling to 60% of that for 'afdaks' or lean-tos (but excluding garages and carports). No internal ceiling heights may be less than 2 465 mm and no part of lean-to secondary structures may be lower than 2 125 mm.

Service/utility spaces (toilets and yards) must be screened from living/entertaining areas.

Outbuildings must respond to the form and geometry of the main structure and may not exceed 30% of main building.

No "A Frame" structures will be allowed. These are structures where the Roof slope also forms the major portion of the external walls.

f. Roof form

Roofs over primary elements must be double pitched and symmetrical about their plan form and their pitch must be between 30° and 35°. Roof pitch over lean-tos, verandas and secondary plan elements must be a maximum of 10°.

The area of secondary roofs (excluding garages and carports) may not exceed the primary roof area. All lean-to roofs must abut the vertical masonry wall of the primary structure, below the eaves line of the main structure such that no "A Frame" structures are created. Flat, concrete roofs over minor plan elements must have small parapet upstands, concealed down-pipes and must also abut primary elements below the roof eaves line. Gutters and down-pipes are permitted at the architect and owner's discretion, but must be reviewed and approved by the Design Review Committee.

No hipped roof ends will be permitted. Roof lights at the same plane as the roof and dormer windows, will be permitted. Roof material is to be steel sheeting in corrugated profile in a 'Victorian Green' finish to the Design Committees approval.

All roofs will be fitted with extruded aluminium gutters and PVC down pipes which will dispense directly onto a pre-cast rainwater concrete slipper.

Gables, Eaves, Chimneys

Gable walls must be simple and finished the same as the rest of the building. Roof eaves' overhangs are to be maximum 650 mm. Fascias or bargeboards will be permitted. Exposed rafters must be treated and painted White. Chimneys must be finished in plaster and paint, no natural stone or other material will be considered. Chimney cowls will be permitted but final approval of design must be passed by the design committee.

g. Walls, Finishes & Colour

Materials chosen are intended to be as low maintenance as possible, to 'weather' naturally, acquiring a 'patina' over time and increasingly blending in and becoming more and more a part of the natural landscape.

External walls must be a minimum of 230 mm masonry construction, with smooth or sponged plaster finish. Wall finishes must be rolled painted finish in White. (Code of specific 'white' colour to be supplied by the Design review committee.) The Design Review Committee will supply the range of acceptable colours for roofs and other external elements.

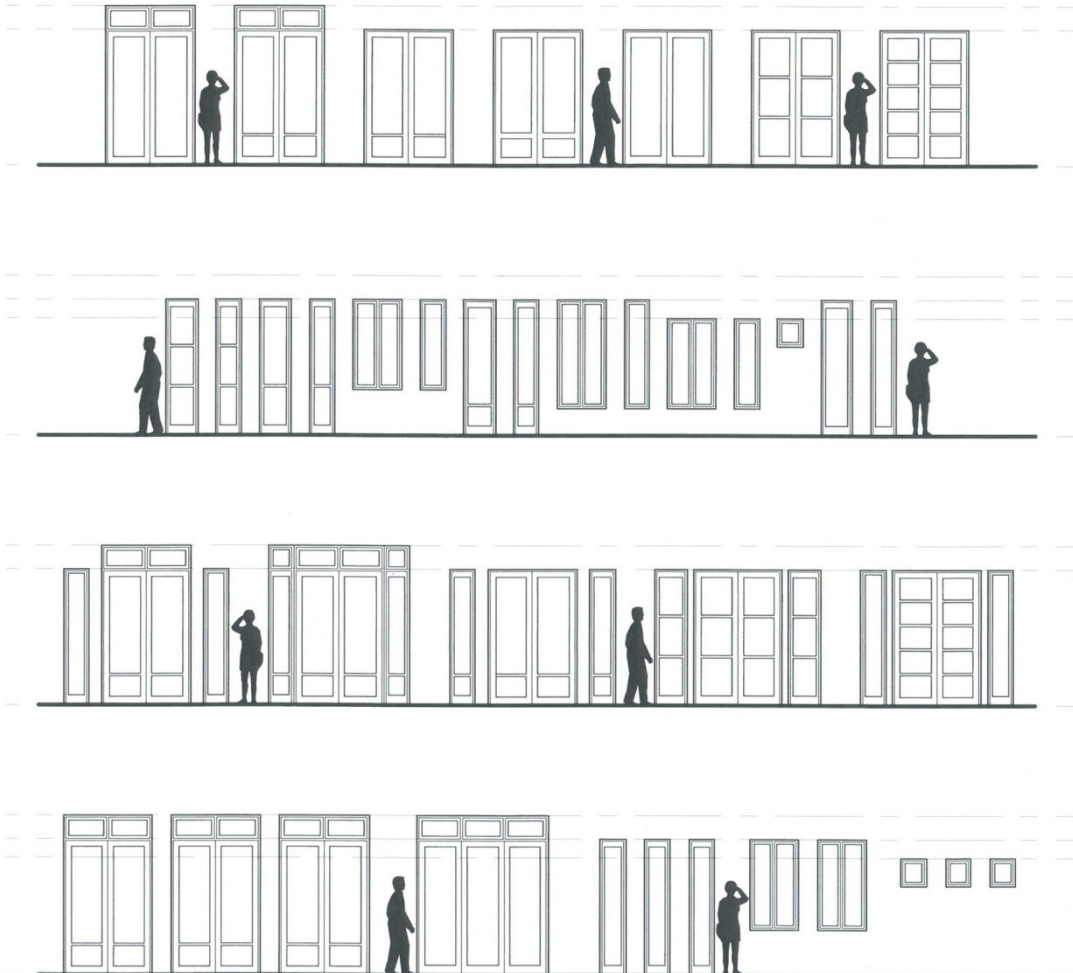
h. Windows and Doors

The top two rows overleaf refer to the suggested size, proportion and design of door and window openings. The bottom two rows refer to potential 'family' grouping combinations for openings. Careful attention should be paid to this grouping.

All window and door openings (with the exception of sliding, folding or stacking door openings) shall have vertical proportions – a minimum horizontal to vertical proportion of 1:1.618 (Golden Section). Square windows will also be allowed (as shown overleaf), as will triangular gable end glazing, at the discretion of the Design Review Committee. All external windows and doors are to be made of timber or powder-coated aluminium – "White" finish.

Openings are of prime importance in creating an appropriate, contextual architecture and should be designed to bring in natural light, frame views, and blur the distinction between inside and out. Maximum glazing and outdoor living is the objective, with obvious consideration for privacy and overheating. No double doors may be more than 1 610 mm wide, no single leaf more than 805 mm. Large sliding|stacking|folding glazed doors off all living areas are recommended. Cavity sliding, sliding, single or double doors are alternatives. Any solid timber external doors must be horizontally paneled. All garage doors may either be single or double horizontally slated doors, timber or chromodeck 'White' finish.

No decorative doors and or windows are permitted. No ornate or raised and fielded panel doors or garage doors will be permitted. No 'Trellidor' type external expanding security doors will be permitted, and no external security bars will be permitted.



i. Lean-tos | Verandahs | Afdaks | Pergolas

All must have a maximum pitch of 10°. All supports are to be of simple, elegant design matching the 'Victorian' architecture, in either Fibre cement columns or plastered brickwork columns, finished in White. All junctions must be carefully considered and designed. Openings between vertical and horizontal supports must be proportioned relative to primary structure elevation/fenestration behind. Roof covering to lean-tos or verandahs must be sheeting.

j. Screen walls | Retaining walls | Fences

Materials and design must relate closely to the Estate vision. Plastered masonry (colour and finish to match main structure), simple steel palisade or combinations thereof, and timber latte are all acceptable.

- a. No boundary walls are allowed on the estate. This includes street elevations and common boundaries.

b. Screen Walls

- i. Screen walls can only be used to screen off laundry yards, service areas. For laundry yards and service areas the length thereof must be limited to what is absolutely necessary for the actual purpose of the wall. Screen walls may not be used as boundary walls or to define the perimeter of the property or any other purpose as to screen of service yards. Screen walls will be evaluated according to the discretion of the design committee.
- ii. All screen walls must form a horizontal line at the top and no arched brickwork or any overly decorative recessed patterns will be permitted. All screen wall to be a maximum of 1.5m high. The following types of screen walls is not permitted.
 1. Vibrecrete
 2. Split Poles
 3. Electric fencing (including on top of walls)
 4. Steel spikes on top of walls
 5. Artificial Stone Walls
 6. Sculptures on top of wall (e.g. precast eagles, Lions etc)
 7. Steel Palisade Fencing
- iii. Enclosures for pets and swimming pools will require special consent from the design committee and may not exceed 10% of erf size. The basis of the enclosures must follow the guidelines for screen walls.

c. Retaining Walls

No retaining walls above natural ground level may exceed 1 metres (no restriction on retaining walls below natural ground level). All retaining walls must be finished in plastered and painted finish to match primary residence. Where a loffelstein wall is used for retaining purposes, residents are encouraged to plant shrubs to soften the appearance of the wall. All retaining walls must be certified by a structural engineer.

K. Balustrades

Vertical or horizontal timber is permitted. No glass, stainless steel, artistic type wrought iron/cast iron models or solid balustrading is permitted

L. Security

Estate security will be effectively managed at the perimeter, giving residents complete peace of mind, without having to secure their stand boundaries or homes with unsightly security devices.

M. Swimming pools

- ❑ Position and design of swimming pools should complement the site and its architecture and can play a pivotal role in maintaining or increasing the value of the property.
- ❑ Privacy and/or safety screens must be in accordance with these guidelines.
- ❑ Pools must be drained into the storm-water system provided and not backwashed directly into natural areas and landscaping.
- ❑ Swimming pools must be set back at least 2 000 mm from any boundary.

N. Television aerials / Satellite dishes

Television aerials and satellite dishes are permitted, but their final position rests with the Design Review Committee's discretion and approval. As a rule, they should not be visible from the street or open spaces.

O. Services / Air-conditioning / Solar Geysers

Air-conditioning condenser units and related piping must be fully concealed. Plumbing pipes must be concealed where possible, or hidden from view with a screening device approved by the Design Review Committee. Solar panels should be of a colour similar to the roof and may not protrude more than 0.5 metres above the roof at any point. Solar water geyser storage tanks to be within the roof void or screened to the satisfaction of the Design Review Committee.

P. General

- ❑ Signage must be in accordance with the approved Waterberry Hill Eco Estate format in terms of typeface, layout and colour.
- ❑ Exterior lighting must correspond with types used in the overall landscaping and furniture design systems, and must be approved by the Design Review Committee. Lighting must be positioned so it is not a nuisance to neighbours or estate users. Any high level lighting must be shaded, and no security, spotlights or motion-sensor lights will be permitted.
- ❑ Property owners are expected to maintain their properties to the high standard stipulated by the Home Owners' Association. From time to time the estate manager will inspect the properties' exteriors and notify owners in writing of any maintenance required to uphold this Estate standard.
- ❑ Submissions and approvals must meet all requirements of the National Building Regulations and Local Authority statutory requirements.

LANDSCAPE

Landscape guidelines are divided into two categories: public (open space and areas accessible to residents) and private (areas within properties where access is limited). Since private landscapes are part of the overall environment, certain controls are necessary for the benefit of the entire Estate.

The aspects requiring controls under each category are as follows

a. Public Landscapes (Homeowners' Association)

- Conservation areas
- Ecological areas
- Parks
- Roads, walks and pathways
- Irrigation
- Storm water
- Plants and planting
- Management and maintenance

b. Private Landscapes (Owners)

- Landscape development plans
- Earthworks and landscape manipulation
- Landscape structures
- Swimming pools and water features
- Hard landscapes and paving
- Irrigation
- Storm water
- Plants and planting
- Management and maintenance

AUTHORISATION PROCESSES

Building Rules and Regulations

Any new work on a property requiring a contractor will be subject to review by the Design Review Committee, which will meet on a regular, prearranged basis and report/recommend to the Home Owners' Association executive on submitted proposals. Committee meetings will be minuted and a record of all approved building and landscape development plans will be kept by the Estate Manager. The process and requirements of the Committee will be:

a. Notice of intention

Notice of intention to do new work (outlining the proposed work) must be handed to the Estate Manager at least two weeks before submission to the Committee, thus enabling a site inspection to ensure a clear understanding of the proposal.

b. Proposal submission

Architectural plans/landscape development plans, by an Estate-accredited professional, fully describing the proposal and showing compliance with these guidelines, must be submitted to the Estate Manager at least one week prior to a scheduled Committee meeting. The proponent will be allowed to motivate the proposal.

c. Design review

1. The Design Review Committee should ensure that all building plans comply with the guidelines set out in this document.
2. The Committee should make a decision or recommendation at the review meeting where possible.
3. Based on a positive recommendation by the Committee, authority to proceed with the new work should be given to the home owner by the Chairperson of the Home Owners' Association or her/his representative (possibly the Estate Manager).

A Site Development Plan (SDP) shall be submitted to the Design Review Committee prior to the Design Review Committee issuing approval for working drawings.

The SDP should include at least the following:

- (a) The site, height, coverage and, where applicable, the floor area ratio of all buildings and structures.
- (b) Vehicular entrances and exits to and from the property.
- (c) Entrances to buildings and parking areas.
- (d) Building restriction areas or servitudes (if any).
- (e) Parking areas.
- (f) The elevation treatment of all buildings and structures.
- (g) Open spaces and landscaping.
- (h) Landscaping plan (if any).
- (i) Erf boundary and dimensions.
- (j) Building footprints with dimensions.
- (k) Contours.
- (l) Natural features. (rocky outcrops, water courses, large trees etc.)
- (m) Proposed cut and fill (values), pre and post development contours.



In addition to Municipal requirements for building plans, building plans should include:

1. Elevations (at least two) reflecting natural ground level and proposed cut and fill (if any).
2. Materials used and colour.
3. Roof material and colour.
4. Boundary treatment.
5. Provision for Design Review Committee to record, "approval status" "name", "signature" and "date" in Title Column.

The "Plan Approval Process" for both new structures and alterations, is as follows:

1. Payment of plan approval administration fee of R3 000.00 to HOA.
2. Concept Plan submitted to Design and Review Committee.
3. Site Development Plan.
4. Working drawings including finishes to Design and Review Committee.
5. Design and Review Committee letter of approval or refusal of SDP and Building Plans with reasons (SDP to be approved prior to approval of Building Plans)
6. Submit plans with letter of approval to the local council for approval and pay the refundable deposit of R10 000.00 to the Attorneys.
7. Design and Review Committee issue letter of permission to start construction after completion of all of the above and being provided with a copy of the stamped approved plans by the local council.

d. Statutory building plans submission

1. After authority has been given, the proponent can obtain the relevant building plan, or any other statutory requirement, approved by the Local Authority.
2. Once approval is obtained, a copy of the approved plan must be given to the Estate Manager for record purposes.

e. Builders' code compliance

1. After approvals have been obtained the property owner shall liaise with the Estate Manager to organise contractor access and construction programming.
2. The Estate manager will ensure compliance with the Builders' code and monitor the new work from the Estate's perspective.

f. Builders code

- a. All construction activities to be contained on erf/site, including the storage of materials.
- b. Access to the erf to be sufficient to accommodate delivery and construction vehicles and parking for all vehicles related to the construction, including vehicles of contractors and subcontractors, to be on site.
- c. The onus for compliance with these conditions shall be on the Owner, whose contact details as well as that of the main contractor/builder shall be supplied to:
 - i. The Design Review Committee

- ii. The Home Owners association
 - iii. Surrounding Owners
- d. Screening Structure at least 1,8 metres high of green or brown shade netting for building materials to be erected prior to construction on site. All building materials shall be fully screened from view.
- e. No one to live on erven during construction period.
- f. Security to be provided at night.
- g. No food hawkers on pavement or within estate.
- h. Construction hours:
 - i. Weekdays: 07:00 to 18:00
 - ii. Building on Saturdays to be permitted between 08:00 – 12:00. Noise levels on Saturday work to be kept to a minimum
- i. No refuse to be deposited on the pavement, except with the written permission of the Home Owners and then only in a skip, well clear of the road or in a location on site adjacent to the road in a screened facility.
- j. The Builder/Contractor shall abide by any security arrangements prescribed by the Home Owners Association for the duration of the development.
- k. Construction shall not commence prior to the approval of the Building Plans by the Local Authority and the Design Review Committee and until payment in full is made of a deposit against damages. (Payment arrangements to be made with the Home Owners Association)
- l. Currently the Deposit is R10 000 of which 100% is refundable after completion of all works to the satisfaction of the Home Owners association, provided no damage has been done to the estate property.
- m. Access to and egress from an erf is to be limited to two positions to the satisfaction of the Home Owners Association.
- n. The Owner is responsible for repairs to roads or any part of the Estate, including oil, diesel, cement spillage or other damage caused by supply trucks or other activities related to construction. Such repairs are to be to the satisfaction of the Home Owners Association
- o. Road verges to be landscaped to the satisfaction of the Home Owners Association after completion of construction.
- p. No vehicles of a mass greater than 8 Tons (excluding load) may enter the Estate beyond the area designated by the Home Owners Association for the “breaking of bulk loads”.
- q. No vehicles of a gross mass of over 16 Tons (including load) may enter the Estate beyond the area designated by the Home Owners Association for the “breaking of bulk loads”.
- r. No vehicles with multiple rear axles may enter the estate beyond the area designated by the Home Owners Association for the “breaking of bulk loads”.
- s. All vehicles shall remain on designated roads and use only designated access points and shall not drive over verges.
- t. The Home Owners Association retains the right to restrict the entry of any vehicle that in their opinion has the potential to damage the estate property (eg Excavators with steel tracks.)

CONCLUSION

It is accepted and understood that this is a working document that sets out design guidelines to maintain quality and value, and that these will grow and become more defined through the design and construction processes, and thereafter. The provision, implementation and adherence to these guidelines is in the joint interests of the developer, the professional team and the future residents of Waterberry Hill Eco Estate, to provide the very best environment possible, thus maintaining the ongoing experiential and monetary value of this estate.

Waterberry Hill Eco Estate Team

The Developer: Sealink Trading (Pty) Ltd

Project Managers: DDT Projects
Craig Collier
082 387 2727