

BALUGHA RIVER ESTATE

**BORDERING THE BALUGHA RIVER, AT GLENGARRIF,
NEAR EAST LONDON, SOUTH AFRICAN EAST COAST**

1. WELCOME & VISION FOR BALUGHA RIVER ESTATE

The Balugha River Estate is located 25km north – east out of East London on the east coast resorts road. The estate has a natural beauty, with indigenous flora as the backdrop to the coral blue Indian Ocean, to the east the river forming the northern boundary, creating a breathtaking environment in which to relax and enjoy.

The vision for Balugha is to create an estate that will celebrate the typical easy living lifestyle which this region is famous for – in harmony with nature, the ocean, and in visual cohesion with neighbouring homes.

The aim is to end up with an estate which will have a feeling of spaciousness and openness as you drive through the estate, with the river the ultimately the focal point. To achieve this, setback building lines on the roadside of each property was increased and low walling is required on the public facing side. Landscaping to the public facing is also required to be simple and open.

2. ARCHITECTURAL GUIDELINES

The architectural guidelines have been developed (and will be amended and updated from time to time) in order to effectively control the design of the individual dwelling to achieve the following:

- a) To create a harmonious cluster of dwellings that compliment each other through the composition of the various elements alluded to in the Design Manual.
- b) To protect the rights of neighboring owners by maintaining privacy and to avoid the obstruction of intended views of each co – owner.
- c) To maintain an exceptional high standard of design and workmanship.

It is the intention that the home owner and designer have fun in exploring possible combinations and in so doing develop a sense of pride and belonging in their homes.

3. GOVERNING LEGISLATION

The Design Guideline are to be read in conjunction with the Local Authority Rules and Regulations as well as the SABS 0400 (national Building Regulations), Any discrepancies that may originate between the above must be reported to the Home Owners Association for ruling.

BUILDING LINES AND SITE LINES

The building lines have been set at 8m to street fronts and 2m to side and lateral boundaries. Site lines may be applicable to certain erven as stipulated on the Site Development Plan.

HEIGHT RESTRICTIONS

Due to the topography of the estates, two sets of heights restrictions will be applied to the various areas;

Zone 1: Height restrictions are limited to the use of a single ground floor dwelling . Refer to the section below “Scale and Proportion”.

Zone 2: Height restrictions are limited to the use of a double storey dwelling. Refer to the section below “Scale and Proportion”.

COVERAGE

The coverage that is allowed will be 50% of the property with the ratio of outbuildings to the main dwelling as stated below.

4. SERVICES: - ELECTRICITY, SEWERAGE, WATER & TELEPHONE

4.1 ELECTRICITY

Electricity will be provided by the Municipality or Eskom , for which a formal application must be made to the council for the connection to the supply. Electrical cables must be hidden.

4.2 SEWERAGE

All erven will be serviced by a waterborne pressurised sanitary system.

4.3 WATER

A piped water reticulation network will be provided to the individual erven. The owner of each erf at the owner’s expenses must install a 10 kilolitre standby tank.

4.4 TELEPHONE

Telephone cables must be hidden.

5. SITE CHARACTER, BOUNDARY WALLS AND PAVING

It is the intention of the Developers that the Housing scheme reflexes both traditional (stone) and modern building materials. The stone must anchor the building in position on the slope site, or used as a decorative plinth.

A linear structure that follows the line of the contours on the site is proposed. All living areas are to be positiones on the sea side, maximizing the view, and all the services positioned on the opposite side, giving privacy to the living area and ensuring that the units positioned higher up on the site, do not look into the living areas of the units below.

The approach towards the design of the individual sites and landscaping is as important as the care that the designer must undertake in designing the dwellings. The character of the scheme as a coherent whole is independent on the spatial relationship and interface of street and boundary, boundary and gardens to dwelling.

Each erf should flow into the surrounding natural vegetation, with minimal visible fencing. These render a picturesque setting and Home Owners are encouraged to develop their own scenes to compliment the theme. Refer to screen and yard walls below.

6. VEGATATION & LANDSCAPING

Only indigenous plants and trees may be utilized in the landscaping of gardens. Gardens on the street facing side of the property should be simple and in keeping with the natural environment and without decorative elements such as dwarfs, wagon wheels and the likes.

7. SITING OF BUILDINGS

In order to promote good neighbourliness and a coherent scheme. Home Owners and Designers are encouraged to consult with their neighbours when planning their homes and when siting the outbuildings. Consideration should be taken when locating entertainment and servant's quarters to respect your neighbours' privacy.

The Aesthetics Committee's decision on this matter will be binding on all parties concerned.

8. PLAN

4.5 PLAN FORM

There will be no restriction on the form or shape of the plans. We recommend that a linear shape building be used, that follows the contours.

4.6 FLOOR LEVEL

Finished floor level (Ground Floor) is to be a maximum of 300mm above Natural Ground Level at the lowest point. The purpose of this restriction is to control the height of the buildings to minimize the height that buildings.

9. SIZE OF THE HOUSE

The smallest unit is to be 150 m² including outbuildings.

10. ROOFS

10.1 PITCHED ROOFS

The roof structure of the house must be a dual pitch roof, with a maximum slope of 45 degree. The roofs finished must be a pre-painted, non-reflective roof sheet. If the Roofs structure is exposed, a light galvanized steel structure must be used. No timber may be visible. The roof colour must be selected from a pre-selected range of colours, or an equally approach by the Aesthetic Committee.

10.2 FLAT ROOFS

Not permitted except over garages and only behind parapet walls.

No translucent sheeting is permitted. No fixed aluminium, plastic or metal awnings of any sort may be permitted.

10.3 ROOF LIGHT

Because most of the sites will be facing south, the Developers recommend and encourage the use of vertical roof lights, to allow controlled north light into the south facing rooms. Glassing in the roof lights must be non reflective.

10.4 EAVES OVERHANG

A minimum eaves overhang of 600mm must be provided.

11. SCALE & PROPORTION

WALL PLATE/EAVES HEIGHT

Wall plate heights are to be determined as follows:

Pitched roofs:

Single Storey Buildings: 3700mm

Double Storey Buildings: 6000mm

RIDGE HEIGHT

The maximum height to the ridge of the roof (measured on the centerline of the from Natural ground level) is as follows:

Single Storey Buildings: 5800mm

Double Storey Building 8100mm

12. ARCHITECTURAL ELEMENTS

EXTERNAL WALLS

All walls are to be a combination of pre-approved stone and plastered clay brick with a smooth or textured finish. Bagging of the walls, Spanish plaster or other decorative plaster is not permitted ,but rough and uneven plastered finishes should be used. All subject to the Aesthetics Committee's approval. Face brick finish will not be allowed.

The developers recommended the use of earth colours. House owners must select their colours from the recommended range of colours. Any deviation from such above range must be approved by the Aesthetics Committee.

Other forms of textured finishes will be entertained by the Aesthetics Committee; a sample panel should be prepared for their approval.

The use of locally available stone is encouraged for screen walls, plinth, columns and boundary walls.

DOORS AND WINDOWS

The use of timber is preferred. Epoxy aluminium doors and windows is discouraged. Colour to be selected out of a pre-selected colour range.

No reflective glass may be used. Single panes of glass can be used.

CHIMNEYS

Designers are encouraged to be creative in the design of the chimneys, but to be in harmony with the architect of Balugha.

Chimneys for braai places must be integrated with the main dwelling chimney.

COLUMNS

Columns may be used in the development of both internal and external spaces. Pre-cast concrete and timber columns will be encouraged.

BALCONIES

Balconies will be considered from first floor level on condition that the treatment thereof remains simple. The use of ground floor external spaces is encouraged. Balustrades may only be manufactured from steel, aluminium and glass finishes.

SHADING DEVICES

Shading devices in the form of pergolas are allowed, as long as it forms an integral part of the main structure. These should be constructed out of exposed timber. Any fabric based shading devices will not be allowed.

SIGNAGE

Signage depicting the names of homes and street numbers are to be in harmony with the character that is been created. Signage must be approved by the Aesthetics Committee.

GARAGE DOORS

Garage doors must be timber slatted in the vertical planking pattern.

13. OUTBUILDINGS

Outbuildings must be in the same style and finish as the main house and each property must have either a double or single garage. These may be accessed via a driveway but hard surfaces are to be kept to a minimum. A lawned driveway is encouraged. The width of this driveway is to be a maximum of 4 metres.

The outbuildings including the garage are not to have an area more than 30% of the main building area.

No Wendy houses will be allowed. Accommodation for pets are to be sited out of view and screened from the road. Carports will only be permitted if hidden behind a screen wall on the street facing side of the property. i.e. not visible from the road.

14. SERVICE ELEMENT

AERIALS

TV aerials and satellite dishes are to be located in an unobtrusive and sensitive manner, and non-street facing.

AIRCONDITIONERS & SOLAR PANELS

Air conditioners may be used. The vents however are to not be visible from street or public areas. Window units may not be used.

Solar panels to be finished flush with the roof, and mounted so as to be as inconspicuous as possible and should be incorporated into the building to form an integrated part of the design from the outset.

PLUMBING ETC.

Stubstacks and Vent pipes are to be concealed and minor plumbing hidden behind screens. The use of vent pipes should be avoided and the use of cent breather valves promoted.

15. SCREENWALLS & YARDS

BOUNDARY WALLS

Boundary walls and fences form an extremely important visual aspect of the development. Ideally no walls are to be erected, if the owner wishes to have walls then a sensitive approach is required when placing and designing the wall.

Boundary walls are to be of either plaster finish to match the external walls of the building on the erf, or from pre-approved packed stone that blends in with the over-all theme.

Walls to a height of 1800mm will only be along the back and side boundaries extending to the back face of the main dwelling. These are to be finished in the same manner as the boundary walls.

Walls onto the street are to be a maximum of 900mm high. Palisade fencing will not be permitted.

KITCHEN YARD & SCREENWALLS

All dwellings must have an enclosed yard for dustbins, washing lines, gas bottles, caravans and storage areas. These must not be visible from street or from neighboring owners. They should be located behind screen walls.

All walls must be indicated on the plans for approval by the Aesthetics Committee.

16. INTERIORS

Homeowners and designers are not restricted in their design of internal spaces and finishes.

17. CONSTRUCTION

CONSTRUCTION DEPOSIT

A refundable construction deposit as determined from time to time by the HOA must be paid by each owner before any building activities may commence. This deposit will be held in a trust by HOA to make good any damage caused by the builder, owner, etc., during construction and where they fail to rectify the situation e.g., rubble removal, damaged kerbing, public sidewalks, landscaping and community services.

The construction deposit (or portion thereof) will be refunded to the applicant, upon request, after completion of the construction of the building construction, and after the approval by the Aesthetic Committee.

The Owner undertakes to commence with the erection on the property of the dwelling to reasonable satisfaction of the developer, within three years of the date of registration, failing which the developer shall be entitled (but not obliged) to claim that the property be transferred to the Developer at the cost of Owner against payment by the Developer of the original purchase price to the Owner, without interest, The Construction of the Building shall be finally completed within a construction period of 12(twelve)months.

CONTRACTOR

The owner must submit the name of the contractor to the Aesthetics Committee for approval. The Contractor must adhere to the following requirements for contractors as laid down from time to time by HOA.

18. PROCEDURE FOR SBMISSION OF PLANS

- 1) A site survey diagram must be obtained from the Local Authority along with the relevant town planning data pertaining to the individual site.
- 2) Only Architects registered with the South African Council for the Architectural Profession may be appointed on this scheme. Proof of registration is to be submitted with submission to the Aesthetics Committee.
- 3) A conceptual sketch plan is to be submitted to the Aesthetics Committee for approval prior to municipal submission drawings being submitted.
- 4) This conceptual plan must show the layout of the buildings, sections indicating the compliance with the height restriction and the positioning of the boundary walls, access ways etc.
- 5) A material and colour schedule as well as an areas schedule is to accompany the submission.
- 6) The approval or declining of a proposal is at the sole discretion of the Aesthetics Committee and will be final and binding.
- 7) An inspection fee as determines by the HOA from time to time is to accompany the application made out in the name of the Aesthetics Committee.
- 8) On approval of the concept plan, detailing of the plans to municipal requirement is to be undertaken by the Designer. These plans are then to be submitted to the Aesthetics Committee (5 x copies) for their stamp of approval prior to municipal submission.
- 9) No building may take place that has not been approved by the Aesthetics Committee and thereafter the Municipality.

19. AESTHETICS COMMITTEE

The Aesthetics Committee will be made up as follows;

- 1) Two representatives from the Developing Company,
- 2) One registered architect from Imbono FJA Architects.
- 3) One representative from the Environmental Assessment Group.