

DOLPHINS CREEK COUNTRY ESTATE

ARCHITECTURAL AND BUILDING REQUIREMENTS FOR ALL STRUCTURES ERECTED ON THE ESTATE



PREFACE TO BUILDING REQUIREMENTS

1. The Home Owners' Association requirements are essential for all owners to obtain the Trustee's approval before commencement of building and before making alterations to the external appearance of existing buildings and landscaping.
2. The Chair person will appoint a building committee of not less than three people, of which one will be a Trustee, the Estate Manager and a person nominated for his/her expertise. The Chair person or his appointee will approve the plans.
3. The purpose of the building committee shall be to evaluate all building plans to ensure that high standard of Estate buildings is maintained and coherence throughout the development, but at the same time allows each owner maximum individuality.
4. These requirements are in addition to the building regulations of the local Municipality.

OWNERS

5. The responsibility to maintain a high standard of the Architectural and Building Requirement and maintaining environmental standards remains that of the owner.
6. Take in account you are building a residence on a Country Estate with a golf course, plan accordingly.
7. All outside building work are to be completed in 12 months from the date of commencement.
8. A penalty of R1000.00 per day may be applied if not complying with the regulations.
 - 8.1. A builders' deposit of R10 000.00 must be made to the Home Owner's Association of which R3000.00 will be retained for services already in place, access roads, electricity to all stands, main water line, estate fencing and entrance gate.
 - 8.2. The remainder deposit of R7000.00 will be paid back to the owner after:
 - Completion of the residence in accordance with the approved plan.
 - All rubble has been removed.
 - All damages, if any, to Dolphins Creek Country Estate property has been fixed to the satisfaction of the Home Owner's Association.
 - A Municipal occupation certificate has been issued.
 - 8.3. During major building extensions agreed to by the Building Committee to an existing residence, a deposit of R3000.00 will apply of which R900.00 will be retained.

9. Only chemical toilets will be allowed during building phase.
10. The deposit must be paid and the chemical toilet and screening of the site must be in place before any work may commence.

PLAN REQUIREMENTS

11. 1:200 Site Plan indicating buildings, yards, paving, fences, pergolas and car ports.
 - 11.1. 1:100 Floor Plans.
 - 11.2. 1:100/1:50 Cross Sections through all building components.
 - 11.3. 1:100 Elevations of all facades.
 - 11.4. All other plans as required by the Mossel Bay Municipality.
 - 11.5. Off street parking for at least two vehicles to be provide on property.

REVIEW PROCESS

12. Sketch plans of any building work must be submitted to the building committee of the Home Owners' Association for preliminary approval before submission to the local Municipality.
 - 12.1. Dwellings with one footprint with two kitchens and separate entrances will not be permitted.
 - 12.2. Three full sets of documents are to be submitted.
 - 12.3. These requirements cannot take preference over the National Building Regulations and regulations of the Mossel Bay Municipality.
 - 12.4. Allow two weeks for the Building Committee to oversee the plans.
 - 12.5. Notice of proposed building to be displayed on the site by the owner when submitting plans to the Home Owners' Association for a period of fourteen days to allow any comments from Estate property owners.

DEVELOPEMENT REQUIREMENTS

13. Consideration must be given to privacy when placing yard areas and entertainment areas. Screening according to required standards must be provided to protect private areas from neighbouring properties.

14. Large window areas to be avoided where stray golf balls might land.

15. Building Lines:

- Street - Four (4) meter
- Lateral Boundaries - Two (2) meters
- Rear - Three (3) meters

Coverage:

- 60% of erf size

Height:

- Ground plus First Floor

Minimum Building Area:

- Including Garages and Outbuildings - 170 sq. m

Levels:

- Structures must follow the shape of the landscape to avoid excessive high foundations.
- When creating platforms, excavations must be limited and not exceed cuts and fills of more than one point two five (1,25)m. If heights exceed one point two five (1,25)m columns must be used.

BUILDING STRUCTURES

16. External Walls:

- Large and bare external wall areas must be avoided.

16.1. Material:

Only clay face bricks, of the same colour, or timber framed glazed SA Pine walls will be allowed, but not in combination.

- Cement plaster: 10% coverage of the wall brickwork will be allowed.

17. Windows:

The placement of the windows in every wall façade to be positioned proportionally.

17.1. Materials:

- Timber, painted or varnished
- Aluminium
- If burglar bars are installed it must be internally and preferably lined with window mullions.

At high risk areas against golf balls, awnings constructed of aluminium will be considered

18. Doors:

Main entrance must not be flush in any external wall. Servant's quarters, toilet

and store room doors must be screened.

18.1. Materials:

- Timber, painted or varnished.
- Aluminium.

19. Garage doors

- Type of garage doors to be indicated on building plan. Solid timber door preferable.
- Maximum, 5.0 meters wide and 2.5 meters high.

20. Balconies and terraces:

- Timber decks are encouraged on erven with a gradient of more than 1:2.5m high foundations and landscape disturbances will be reduced.

20.1. Materials for balustrades:

- Timber at wooden houses.

Aluminium, safety glass, galvanized black steel, stainless steel, pre-cast Concrete, compress PVC plastic or recycled plastic material may be used.

21. Roofs:

- Only roofs with a minimum of 25° pitch will be allowed.
- The roof structure to end with "Dutch" hips.
- No Cape Dutch or Parapet gables permitted.
- Roof overhang 300mm minimum.
- Only concrete roof tiles are permitted.
- Scattered colours will not be allowed.
- Steel tiles may be used where concrete roof tiles are subject to golf ball damage.

22. Fascia, Barge boards & Gutters:

- 220mm wide timber, plastic or painted fibre cement barge boards/facias.

Pre-painted seamless aluminium gutters and down pipes are preferred or PVC gutters with 75mm dia. down pipes.

- Rain water or storm water may not be routed into the sewer system.
- Rain water tanks to be indicated on the plan.

23. Yards:

- Courtyards to be of the same face brick to match the main structure.
- The timber yard walls should match the main structure.
- The average inside height of the yard area walls should be 2m in order to conceal the washing lines.
- All walls must be clearly indicated on the plan.
- Dustbins, washing lines and gas bottles to be out of sight, excluding golf car and golf car trailers.

24. TV aerials, Satellite or Solar panels:

- To be placed discretely, taking neighbours and view from golf course in consideration.

25. Pergolas:

- Pergolas must be constructed in planed timber, natural or painted, and with face brick or timber columns.

26. Services:

Prominent plumbing pipes, particularly from upper floors, must be concealed either within the walls, or by an external screen.

- Vent breather valves preferred.
- A second water meter must be installed in order to separate water usage to the house from water used in the garden.

27. Paving and Driveway Materials:

- Cement bricks, clay bricks, cobble paving or grass blocks.

28. Boundary Walls and Fences:

- The use of walls and fences must be limited to enhance an open landscape.
- Only treated timber fences and a maximum height of 1,5m will be allowed.
- Home owners to maintain their landscaping to the golf course boundary to blend in and form an integral part of the land development.
- No wire and steel fences in any form will be allowed.
- Detailed sketches of any intended fence to be presented to the building committee for approval before any work commences.

29. Structures:

- No temporary, prefabricated structures or shade net ports permitted.

30. Environmental, plants and trees:

- Alien plants like the Port Jackson Willow (Rooipitjie) or Black Wattle must be removed.
- Indigenous trees especially the protected Milk woods may only, with prior consent from the Local Authority concerned be removed.

31. Building sites should not be cleared of all indigenous vegetation, but must be seen as part of the total natural development.

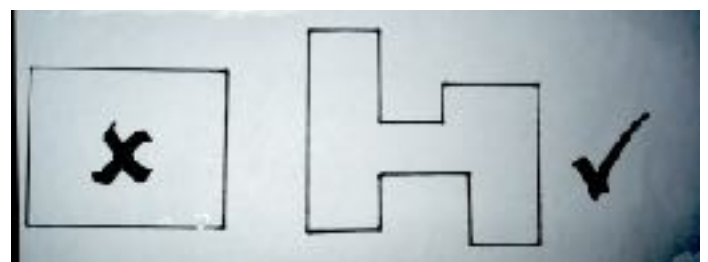
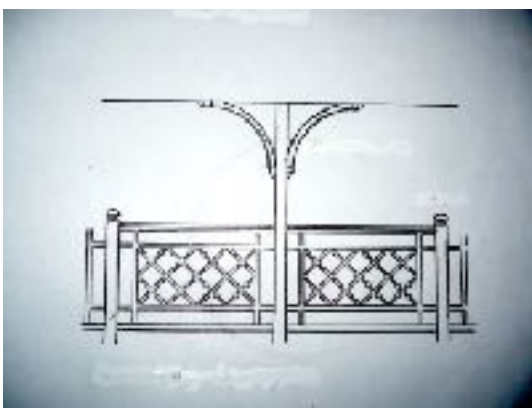
CONSULTANT BOARDS

32. Only one consultant's board will be allowed on a building site.
- No other subcontractor signs or advertisements permitted.

BUILDERS / CONTRACTORS

33. Delivery of 4000 bricks per load and 4 cubic meters of concrete per load only will be allowed.
34. Screening of the building site on the boundary line with hessian or shade net to a height of 1.5m. The fence must be secured with strand wire, poles and droppers.
35. No concrete, cement or related material may be mixed or prepared on roads or verges.
36. The contractor shall provide adequate facilities for the disposal of refuse and builder's rubble in the form of a skip bin and ensure the workers utilize these facilities.
37. Site must be clean and neat at all times.
38. A temporary electrical box must be provided, generators may only be used in case of power failures.
39. Water supply must be connected by a qualified plumber, run-off water must be controlled.
40. Contractors, subcontractors, service providers and their staff to apply at reception for an entry permit before access is granted.
41. Labourers must be in possession of proof of identity and remain the responsibility of the employer. The employer shall be held liable for any unlawful acts or omissions of said labourers.
42. Contractors (including garden services) shall not leave labourers unattended. All labourers shall be signed in by the contractor. Any contractor may be denied access to the property in the event of failure to comply with these requirements.
43. Contractors shall ensure that staff members conduct themselves in an orderly manner and limit noise. Workers may not wonder off the building site.
44. Construction will only be allowed from Monday to Friday from 07H00 to 17H00. Arrangements can be made at reception for extended working hours.
45. No contractor or labourer will remain on the Estate after hours.

LEVELS



Plan Forms

Balustrading

