



W E D G E W O O D

Golf and Country Estate

DEVELOPMENT GUIDELINES

WDM 01 - Revision E02

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ii. Definitions, Abbreviations and Interpretation

Association means The Wedgewood Golf and Country Estate Homeowners Association which is bound by the provisions of the Constitution, and HOA shall have a corresponding meaning.

Contractor means any builder, subcontractor, engineer or service provider of any materials or services associated with the development.

CRR means The Wedgewood Golf and Country Estate Contractors Rules & Regulations.

Design Guidelines means The Wedgewood Golf and Country Estate Design Guidelines manual. Design Guidelines and DG shall have a corresponding meaning.

Developer means both Wedgewood Village Golf and Country Estate (Pty) Ltd and Combined Developers (Pty) Ltd, both duly registered South African private limited liability companies which are the collective legal owners of the development; their nominee, or their successors in title.

Development means (in the context of an improvement to a residential erf) – Any activity that transforms the natural condition of the land and shall include an improvement as defined in the Constitution of the HOA.

Development means (in the context of all the land comprising the WGCE) – means the WGCE

Footprint means the area directly affected by development, e.g. the footprint of a house will be the area within the outer perimeter of all structures on a stand covered by roofed or paved construction.

Form means the shape or pattern of buildings and associated development.

Home owner means the registered owner of an erf. Owner shall have a corresponding meaning.

Levy means money paid by owners to cover the operating expenses of the property. Special levies may be raised for special purposes.

Property owner means the registered owner of an erf.

DRC means The Wedgewood Golf and Country Estate Design Review Committee established to control the design guidelines and the development of the estate at large.

WGCE means The Wedgewood Golf and Country Estate

Erf means every erf in the Development which in terms of the subdivision of the Development enjoys single residential use rights and Residential Erven shall have a corresponding meaning.

Structure means Any man-made construction including linear structures, e.g. roads, paving, service pipes or cables.



1. Introduction.

1.1. Background

Wedgewood Golf & Country Estate (hereafter referred to as **WGCE**) is a unique golf and country development offering a signature golf course, state-of-the-art amenities and beautiful homes, just 15 minutes from Port Elizabeth. The estate is right on the doorstep of the city's fantastic range of beaches, shopping centres, restaurants and schools. It is also in close proximity to the regions game parks, hiking trails and outdoor adventure meccas. Wedgewood is just a 15-minute drive to Sardinia Bay and 20 minutes from Kings Beach.

Situated in a magnificent parkland setting covering 357 hectares of the spectacular Sunshine Coast, Wedgewood's beauty is complemented by tree-lined fairways surrounded by exquisite dams, dazzling birdlife and an enchanting world of small animals and flowering plants.

Alongside Wedgewood sits Hopewell Nature Reserve, where some of South Africa's most sought-after game can be spotted, including the rare Cape Mountain Zebra, Eland and Kudu to name a few.

The developers aspire towards the creation of an exclusive residential estate which offers its home owners enjoyable golfing and leisure opportunities, whilst establishing a harmonious relationship between man and nature to promote a truly utopian natural living experience.

1.2. Objective

WGCE offers tranquil residential opportunities set in the opulent natural flora and fauna of the Eastern Cape. This natural setting along with the open expansive golf course fairways has been the inspiration to promote a timeless **contemporary South African 'Farm house' vernacular**.

This architectural theme can be characterized by simplistic forms with massing directly related to function without undue ornate embellishment, should remain scale sensitive and responsive to topography and climate. Furthermore, the architecture is encouraged to promote outdoor living through the incorporation of sweeping decks, covered patios, veranda's, pergolas etc. where such elements will aid in softening large, hard edges or facades.

The Design Guidelines (**DG**) are intended to create a platform for owners to express and address their individual lifestyles and embrace a diverse yet site sensitive architectural expression. While it is the intention of this document to create opportunities for freedom in expression, it is paramount that these guidelines serve to protect the individual homeowners from inappropriate architecture that could negatively impact the high quality built environment intended for the estate. The intention of this document is not to define the architecture of individual buildings, but rather establish a set of calculated parameters and guides in the interest of creating a rich and like-minded architectural fabric on the estate.

The DG is a working document and may be subject to amendment or change at the discretion of the developers, HOA or DRC.

2. General Provisions

Whilst the DG aims at controlling the nature of development on the Estate, this document has been drafted with various regulations, standards, study's, constitutions and the like, and should not be read independently, nor does its content exempt the developers and their appointed professionals as well as home owners and their appointed professionals from any statutory regulations and requirements which are deemed to be the higher order. It is the responsibility of the home owner to read this document in conjunction with the following:



- the HOA Constitution;
- WGCE Contractors Rules & Regulations;
- NMBM Restrictions & by-laws;
- National Building Regulations (NBR);
- NHBRC Requirements;
- WGCE Utilities Guidelines;
- WGCE Landscape Guidelines;
- WGCE Articles of Association;
- WGCE House Rules.
- DEAE&T Record of Decisions

It is **not** the responsibility of the DRC to ensure conformity to statutory regulations and will only be responsible for vetting of plans for approval relative to the DG insofar as aesthetics, design and site placement are concerned. The onus lies with the Home owners and they are to ensure that their developments conform to all regulatory requirements and parameters, and the DRC cannot be held liable for any infringements or deviations from such.

3. Plan Approval Process

3.1. Composition and duties of the Design Review Committee (DRC).

The Design Review Committee (**DRC**) is a panel of elected members by the developer, who's responsibility it is to manage the development on the Estate through means of establishing design control parameters for the Estate as well as enforcing the adherence to such in order to maintain the high standard of development envisaged for the Estate.

The panel is comprised of the following persons:

- 1 appointed member of the Home Owners Association (HOA);
- 1 appointed representative of the Developer;
- 1 registered professional architect from Erik Voigt Architects.

When required, the appointed Environmental Control Officer for the Estate will be consulted by the DRC for matters requiring the Estates environmental consideration.

The intention for the committee is to ensure that all procedures outlined in the DG are adhered to by Home Owners, before, during and after their development. This will be achieved through scrutiny of submitted plans for building (new and alteration works), on-site inspections, and remedial action which may include legal procedures.

3.2. Building Plan Submission Procedures (including Revisions, Alterations & Additions and Change of Use).

The DRC will be responsible for the evaluation of all proposed structures – the Committee will address not only the visual aesthetics, but will also evaluate and monitor planning, material selection etc.

Only Professional Architects registered with the South African Council for the Architectural Profession, with registration classification of PR. ARCH (Professional Architect) will be eligible to conduct work for Home Owners on the Estate. Architectural professionals, such as Senior Architectural Technologists, Technicians and Draughtspersons who are registered with SACAP but do not have the PR. ARCH classification are not able to conduct work on the Estate.



The procedure for DRC planning approval are as follows:

- a. **Pre-Submittal Meeting** - This stage is not mandatory but highly recommended. This should entail arranging a scheduled meeting with the Estate Architect for the informal presentation of sketch designs with intended material use to ensure that the design principals are in-line with the DG. This process is intended to streamline the approval process and save all parties involved time and potential penalties at a later stage.
- b. **Working Drawing Approval** - Before any submissions are made to the Local Authority for approval, working drawings for the development first need to be submitted to the DRC for its recommendations and approval. This is done in order to facilitate the formal submission process to the Local Authority.

Working drawings submissions to the DRC are to consist of all plans required by the Local Authority, and to the required standards, specifically;

- A Site Plan;
- All Floor Plans, indicating specific materials and finishes;
- All Elevations, indicating specific materials and finishes;
- Typical Section/s;
- Area and Bulk Schedules;
- Services Information;
- Boundary Wall/Details, including Elevations;
- Finishes and Material Schedules;
- Exterior colour Specifications;
- The Positions of Mechanical and Plant Equipment, (air-con units, etc);
- Basic storm water and sewerage provisions.
- General information required by Local Authority such as specific and neighbouring erf numbers, north points etc.
- SANS energy efficiency calculations and forms (architect and engineer)

The applicant is to submit 1 x A1 colour copy set of working drawings to the DRC for scrutiny. Should the application not be successful, notes of problematic areas will be expressed on the submitted drawings along with a DRC Scrutiny Checklist which will highlight what is required by the DRC to achieve a successful application in line with the DG. The applicant can collect this information and rectify the problems before following the submission procedure again.

Once notification from the DRC is received stating the submission is successful, the applicant is to submit a digital PDF copy of the drawing set as well as further 2 x hard copy colour sets of drawings which will be stamped by the DRC (thereafter used for local authority submission).

Drawings that do not have the official dated DRC approval stamp with DRC member signatures will not be accepted by the Nelson Mandela Bay Municipality (NMBM) for planning scrutiny and approval.

3.3. Fees & Forms

A scrutiny fee is required for scrutiny of a design to the DRC payable by the home owner. This fee is to be paid prior to the submission of the design for scrutiny. Under no circumstances will the DRC scrutinise a submitted design before payment, or proof of payment has been received.

The following fees will be applicable for submissions to the DRC:

- New submissions – R2,000.00 (Excl. VAT)
- Re-submissions (3 or more scrutiny sessions) – R1,000.00 (Excl. VAT) per submission
- Alteration & Addition submission – R1,000.00 (Excl. VAT)



Should a proposed design drastically or completely change from a previously DRC approved submission, the revised submission will be considered to be a New submission. Furthermore, it is to be noted, that the applicable DRC scrutiny fees exclude scrutiny by the NMBM whose fees are the home owner’s responsibility and paid directly to the Local Authority.

All applications are to include the Plans Submission Form completed in full and is to include all the required details and signatures of the appointed architect and home owner.

4. Town Planning Parameters

The development is subject to the Building and Town Planning Regulations and By-laws imposed by the Local Authority. In addition to these, the following parameters are to be adhered to:

4.1. Zoning

The zoning of the Estate is Special Purpose as outlined in the NMBM Town Planning Amendment 5620 document. The residential component is to be classified as follows:

- Sectional Title, medium density residential units to be referred to as “The Wedge”
- Single Residential Use which refers to either “Lifestyle Village” or “Golf Course” residential units.

The Single Residential Use sites will only permit one dwelling unit per erf and no erven may be subdivided nor rezoned for any other purpose other than that of a single residential dwelling. This is with the exception of identified key special purpose areas which may accommodate facilities pertinent to the running of the golf course and development at large and are at the discretion of the Developers and HOA. Consolidation of 3 or more erven will not be permitted.

4.2. Erf Boundaries

The home owner is required to obtain a Beacon Certificate, and have the pegs pointed out to the builder by a registered Land Surveyor prior to the commencement of any building work on site. No other party/s including the Developer and the HOA will be liable for incorrect positioning of boundary pegs nor inaccurate setting out of building footprints.

4.3. Building Lines

All buildings are to be contained within the building lines of the specific erven, and no relaxation of building lines will be permitted. The building lines vary dependant on the nature and position relative to the Estate layout and can be determined through the use of Table 1. hereafter.

	Street Building Lines (Dwelling)	Street Building Lines (Garage) garage door facing street	Lateral / Side Building Lines	Rear Building Lines (Facing Res. Erf/Common Property)	Rear Building Lines (Facing Golf Course)
The Wedge	2m	N/A	N/A	N/A	N/A
Lifestyle Village	2m	4.5m	1m	1.5m	N/A
Golf Course Erven	2m	4.5m	1.5m	1.5m	5m

Table 1. – building lines



Verandas, balconies, covered decks and patios, staircases, gazebos, etc. are considered to be part of the buildings and must be contained within the building lines of erven. Landscaped elements, built features, open decks, driveways etc. which extend over building lines will be vetted on a case by case basis at the DRC's discretion.

Note – where garage doors do not face the street the street building line will be 2m.

4.4. Coverage & Floor Areas

The maximum coverage for all erven is 50%. Coverage is deemed to include all covered elements such as covered verandas and patio's, as well as any balcony or roof overhangs which are greater than 1m. The covered area must be contained within the building lines of erven.

For double storey units, the first-floor area can be no more 60% of the ground storey area.

The minimum area for units on the Lifestyle Village plots is 100m² including garage (but excludes covered patios etc.).

The minimum area for units on the Golf Course plots is 180m² including garage (but excludes covered patios etc.).

4.5. Height Restrictions

No dwelling houses/units are permitted to exceed 2 storey's in height (a storey is deemed to mean max. 3m storey to storey and/or storey to wall plate). Where loft/attic spaces are incorporated into a design, this will be considered a storey and will not be exempt from the maximum 2 storey restriction. Individual storey's may be split over two levels depending on the nature of the specific site's contours or specific design, but may be done so at the discretion of the DRC. No building is to exceed 9.5m above the Natural Ground Level (NGL) at any point. Chimneys and other vertical elements are excluded from this restriction but is subject to approval from the DRC.

4.6. Second Dwellings

There shall be no more than one dwelling unit per erf. No second dwellings on any erf will be permitted. Freestanding/independent garages, entertainment areas etc. will be permitted at the discretion of the DRC.

4.7. Golf Course Interface

Where Golf Course erven directly abut golf course edges (Tee's, Fairways, Designated Rough areas, Greens etc.), home owners are required to maintain a 5m building line as outlined in sub-section 4.3 above. In such instances, home owners are requested to incorporate low-level landscaping to ensure a 'soft' edge is maintained between the golf course and individual dwellings.

4.8. Energy Efficiency

Care is to be taken to ensure any building is in strict accordance with SANS 10400-XA: Energy Efficiency in buildings and SANS 204, with particular reference to orientation, insulation, heat gain and heat loss, before submission to the DRC. The DRC is not responsible for the monitoring of this regulation and therefore any DRC approved submissions requiring design or orientation amendments due to deferral from the Nelson Mandela Bay Municipality for non-compliance to this regulation are subject to a re-



evaluation from the DRC. (Note: Buildings will be required to conform strictly with SANS 10400 parts XB and XC upon official publishing of such legislation).

4.9. Environmental Management

The Environmental Management Plan (EMP) applicable to the development (a copy of which is available on request) shall be strictly adhered to.

5. Design Parameters

As highlighted earlier, the estate intends to promote a timeless contemporary South African 'Farm house' vernacular. This is to create a consistency in the built fabric of the Estate. Whilst the developer intends to allow the home owner as much freedom as possible in design, the DG is required to ensure quality and consistency are maintained within the development.

Architectural expression is envisaged to be as simple and unadorned as possible promoting a timelessness and allowing for qualitative design to stand out. Any applied decoration is therefore discouraged and where used to complement the architecture and will be subject to approval by the DRC.

5.1. Planning & form

It is encouraged that the building form incorporates the use of simple geometric forms to mimic a farmhouse type aesthetic. Mass can be broken down into a series of simple primary components connected through secondary linking elements arranged such as to create positive space as well as depth and interest in the composition of the site. It is paramount that the form remains scale sensitive at all times. Singular compact forms will be considered by the DRC under the proviso that such will maintain a sensitive nature and scale, as well as provide a platform for positive elevational treatment. Care is to be taken to avoid large monolithic structures creating hard urban edges to the Estate.

Use of vertical and horizontal form defining elements such as chimneys, feature screen walls, plinths etc. are encouraged.

Planning should be done in a manner to promote open plan living and should adopt a balanced relationship between inside and outside. Outdoor living spaces are encouraged, particularly through the implementation of sweeping veranda's and patios. The width of buildings should be kept to the minimum to lessen the effects of high roof ridge levels as well as promote good ingress of natural light. SANS 10400-XA are to direct planning in terms of orientation and energy saving measures. Planning should as far as possible be positioned to mitigate disturbance of the site and all indigenous plant species are to be protect and incorporated into the design.

5.2. Roofing

Roofing is to be kept as scale sensitive as possible, and large barren roofed areas are discouraged. Where build form is broken down into a series of elements, simplified primary and secondary roof scapes should be incorporated to express hierarchy, enforce its fragmentation and ensure the build form at large remains scale sensitive.

5.3 Roofing form

In keeping with the farmhouse vernacular theme, only pitched roofs will be permitted for primary roofing elements and can be expressed as simple gable or hipped roof structures. Dutch gables will



be acceptable at the discretion of the DRC. All pitched roofs are to be a minimum of 30 degrees and a maximum of 45 degrees. Mono-pitched roofs will not be permitted as primary roofing elements, but where used as secondary elements, will be considered on a case by case basis by the DRC.

Simple lean-to or skillion roofs are encouraged for verandah and patio areas and may be between 5 degrees and 30 degrees' pitch. It is envisaged that such roofs are used to promote outdoor relationships and to soft and create excitement to facades.

Flat roofs (including exposed slabs, deck or balconies on floors above ground) are acceptable as secondary roofing elements and is advised to be kept to a minimum. Use of flat roofs will be at the DRC's discretion. Parapet walls are discouraged and will only be considered to flat roof portions conforming to the requirements highlighted above. Flat roofed garages are permissible, but roofs to be hidden behind parapets.

5.2.1. Roofing material

Uniformity in roofing material is encouraged and should appear consistent. Where a design incorporates a myriad of roofing materials for aesthetic purposes, such secondary roofing materials are to be subservient to the predominant choice and shall be subject to approval by the DRC. In such instances, it is paramount that the varied roofing materials blends harmoniously with the design at large and does not embody stark contrasts.

Permitted roofing materials include:

- Colourbond/Chromadek or similar corrugated (S-Rib) roof sheeting in Grey tones of colour.
- "Elite" or similar flat concrete roof tiles in dark Grey/Charcoal shades.
- Natural slate tiles in dark Grey/Charcoal shades
- Concrete or Boarded flat roofs concealed behind parapets.

Prohibited roofing materials include:

- Asbestos or fibre cement roof sheets.
- Thatch.
- Galvanised metal unpainted roof sheets.

Roof lights and glazed roof panels, use of 'Solatubes' or similar products will be acceptable although discouraged. Where incorporated, these should be for functional reasons, and must be concealed from view and are subject to approval by the DRC.

5.2.2. Gable ends & overhangs

It is encouraged that designs adopt the use of gable ends. It is advised that hipped roofs are only used for compact designs and softened by the use of sweeping verandahs and patios.

It is encouraged that gable end overhangs do not exceed 300mm. Where a design requires wider gable end overhangs, this will be subject to DRC approval. As the roof to wall junction may be a defining characteristic of the South African Farmhouse, such is to be treated with care and the designer is to submit a basic detail of gables end and overhang treatment for scrutiny with their submission.

Where flat concrete roof tiles are concerned, the tile ends may be left exposed, provided an adequate timber closer is provided at the junction between the overhang and the gable wall. A rake verge tile may also be used as per standard gable end roof detail. No 'decorative' gable parapets will be permitted particularly those with historical reference such as Cape Dutch gables.



Large eaves overhangs are encouraged to act as a means of solar control. All eaves closures to be raked along the same line as the roof pitch where overhangs exceed 300mm, and no horizontal eaves closure will be allowed in these instances. Where applicable, T&G boarding may be used to close the eaves. The boarding is to be laid on top of the rafters between tile battens. All exposed timber to be finished in approved oil, creosote or timber preservative with approved colour stain. Exposed truss ends/sprockets are permitted. Truss ends may be trimmed or narrowed with a straight-line chamfer. No scalloped truss ends will be permitted.

5.3. Rainwater Goods

5.3.1. Gutters & Downpipes

Powder coated 'ogee' aluminium seamless gutters and downpipes are to be used. Colours to be White, Charcoal or Black. Aprons of minimum 600 mm are encouraged at the foot of the building to ensure storm water is directed away from the building.

Where flat roofs are utilized, it is essential to ensure sufficient storm water displacement is achieved through use of full-bore outlets etc. Other forms of downpipes such as chain down pipes and stainless steel spouts will be considered but are to compliment the design. Such must be clearly detailed on submission drawings and will be subject to DRC approval.

No PVC gutters will be permitted. Square profile PVC downpipes will be acceptable on the Lifestyle Village only and should be painted to match the wall colour.

5.3.2. Rainwater Tanks

Rain water harvesting is encouraged through the incorporation of water storage tanks. These tanks may be exposed above ground or underground but must remain within the confines of the erf boundary. All tanks are to be concealed by means of screen walls, cladding or vegetation and care is to be taken with regards to placements to ensure minimal visual presence. A full specification as well as a detailed design is to be submitted to the DRC for approval. No single tank above ground is to be larger than 5000 litres.

5.4. Elevations

Elevation treatment to be contemporary in nature and to embody a simplified farmhouse expression and little to no stylistic architectural adornment and artificial decoration is prohibited. Care must be taken in ensuring facades are well proportioned and sensitively scaled. Careful detailing, feature elements, fenestration and defined spaces should be adopted where possible to avoid large bare surfaces. It is encouraged that all building entrances and external features are defined and treated in an architecturally pleasing way. All elements may be treated through the use of colour, texture and form where appropriate. The architectural language and building elements should relate to the street and surrounding context in scale, mass and proportion.

5.4.1. Exterior Walls

All external masonry walls are to be of a cavity wall construction. The estate would like to promote a natural flair therefore a play of timber, stone, concrete etc. but application will be subject to DRC approval. No artificial stone is permitted.



5.4.2. Chimneys and Braais

It is encouraged that chimneys and external braais are carefully positioned and expressed as feature elements with strong vertical proportions. Such mechanisms should remain simple in form, complement the overall design and offer visual excitement to facades and will be subject to DRC approval. Chimneys and flues may exceed the prescribed height restriction, but it is mandatory to ensure such is at least 1m higher than the roofing material.

Chimneys and flues may either be plastered and painted brickwork, natural dry-packed stone cladding, stainless steel or steel in nature and should be clearly indicated on DRC submission drawings. Furthermore, choice of cowls when applicable are to be submitted to the DRC for approval.

5.4.3. Materials & Finishes

Approved exterior materials and finishes are:

- Cement plastered walls – either painted or finished with pigmented plaster or cementitious paint.
- Cement plaster may be finished smooth or with ‘Marmoran’ type textures, preferably in panels.
- Dry-packed or flush jointed natural stone walling and natural stone cladding to retaining walls, plinths and chimney type elements only and to a maximum of 30%. Natural stone gabion walls as landscaping of feature elements or boundary wall enclosure (see section 5.14) are permissible.
- Pre-painted or site painted fibre-cement cladding boards with lapped joints and in narrow widths only.
- Off shutter concrete may be introduced as feature elements, but must compliment the design and may not exceed 15% of the exterior elevations.
- Colour corrugated sheeting is acceptable as cladding to water tanks or elevational elements up to a maximum of 15% of the exterior elevations and subject to DRC approval.
- Natural hardwood timber cladding in narrow widths with natural or stained finish. Any timber decking to be of either Balau or Garrappa.
- Plaster bandings and mouldings to external plaster walls is acceptable subject to DRC approval.

Exterior materials, finishes, colours or components which are **not permitted**:

- Glass bricks or ‘Win block’ windows.
- Artificial stone.
- Ancient style Corinthian, Doric or ionic type columns.
- Tuscan, Spanish or other foreign style detailing.
- Shade netting .
- Carports (unless integral part of architectural language).
- Asbestos.
- Concrete blocks.
- Facebrick and klinker bricks.
- Timber picket or log fencing (Gum poles).
- ‘Vibracrete’.
- Reflective glass.
- Unpainted plaster.
- decorative shutters (American type shutters acceptable).
- Razor wire, wall spikes, electric fencing and the like.
- ‘Hulabond’ or stainless steel cladding.
- Wendy houses, tree-houses or garden sheds.
- Exposed pool pumps.
- Chicken mesh or Diamond mesh.



5.4.4. Estate paint palate

The estate has endorsed the use of soft earthy tones for all the built fabric in order to create a harmony within the estate and to promote a sensitivity to the natural environment. Home owners are able to choose paint colours from the WGCE palate for use as base and feature colours. Only the following colours from the *Plascon Décor Naturals* swatch will be permitted:

Worn Wood NEU 08
Light Stone NEU 06
Winter Savanna NEU 01
Statued NEU 12
Stone Wall NEU 09
Wilted Leaf NEU 07
Mountain Fog NEU 03
Cream of Mushroom D15-3
Silver E29-3
Sterling E29-4
Bovine E29-6

A combination of the above colours will be permitted, but not more than three.

5.5. Windows & Doors

All door and window proportions are to be carefully considered and should be vertically proportioned in line with typical 'farmhouse' architecture. As the architecture should be contemporary, large horizontal planes of glass will be permitted, but should be kept to a minimum, should be carefully implemented and further express vertical rhythm through use of mullions and/or structural support. Furthermore, such should only be adopted where played against and enforcing strong vertical feature elements and will be subject to review by the DRC. Lintel heights of 2380/2465mm are encouraged to accentuate verticality. Mock sliding sash and cottage pane windows are discouraged and will be subject to DRC approval. Standardised top hung windows should be avoided with preference being given to side hung opening sections in vertical proportion. Horizontal proportioned windows will be considered as features where applicable but is discouraged. Opaque or sandblasted glass is permitted for privacy concerns. No tinted films to glass area permitted. All glazing to conform to AAAMSA standards, SANS 10400-N, SANS 10400-XA and SANS 204 regulations.

Approved window and door systems are:

- Hardwood timber, either natural or painted – treated with timber preserve and to ensure a matt finish. Acceptable colours are Natural, White, or Charcoal.
- Powder coated aluminium, colours: White, shades of Grey, Brown/Bronze, Charcoal or Black.
- uPVC. Acceptable colours are White or Charcoal.

Prohibited window and door systems are:

- Win Block windows.
- Steel windows and doors.
- Natural Anodized Aluminium.

Garage doors to be either Aluminium or Steel (Powder coated, colours: White, shades of Grey or Charcoal), or Timber (varnished or prepared and painted, colours: Natural, White, shades of Grey or Charcoal). A maximum of two single garage doors, or one double garage door is permissible facing the street, position subject to DRC approval.

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5.6. Screens, shutters & awnings

Sun control and privacy shall be dealt with by means of roof overhangs, patio roofs, shutters, screens and planting, but in all cases should be simple, compliment the architecture and will be subject to DRC approval.

Screens and shutters must be operable – no unusable or decorative devices are permitted.

No clip-on aluminium, steel or canvas awning systems, such as carport structures may be used. Furthermore, no horizontal sliding systems will be permitted for patio or pool deck areas. All screening/shading devices must be clearly expressed on submission drawings to the DRC for scrutiny.

5.7. Verandas, Balconies & Decking

The use of balconies, verandas and decking are encouraged to promote an out-living lifestyle. All decks are to be of either Balau or Garrappa. Either fluted or smooth finished decking planks are acceptable. It is encouraged that decks on ground level, where possible, are suspended above the natural vegetation to a maximum height of 1000mm off the natural ground level.

Verandas and balconies are to form an integral part of the design and must enhance architectural expression and soften hard edges. Strictly no patio lace/ broekie lace nor any other form of undue adornment will be accepted.

5.8. Balustrading

Balustrading must be incorporated where applicable to ensure conformity to the NBR, and must compliment the design. All exterior balustrades are to be either plastered and painted brick dwarf walls, treated timber, primed and painted steel (colours: White, shades of Grey, or Charcoal), powder coated aluminium (colours: White, shades of Grey, or Charcoal), or clear glass. Stainless steel balustrades are discouraged but will be considered where appropriate. Other exterior balustrade designs and material choices which are not mentioned above will must be submitted to the DRC for scrutiny. All designs to conform to the National Building Regulations (NBR).

5.9. Exterior Lighting

Lighting is to be handled in a contemporary, unobtrusive way that provides suitable lighting and aesthetic conditions. Stylistic fittings such as those associated with Victorian, Edwardian, or Gregorian styles are discouraged and home owners are requested to use simpler more contemporary fittings. All exterior lighting is to be at a low level or wall mounted. Direct glare should be avoided at all times and fixtures concealing the light source and reflect/push light down are encouraged. Energy efficient light fittings, such as compact fluorescent and LED lighting are compulsory. It is encouraged that all external fittings are on a day-night switch, whilst internal light fittings where appropriate be on motion sensors. All lighting to conform to SANS 10400-Part O.

5.10. House numbering & Post boxes

All houses are to incorporate the standard WGCE boundary driveway light fitting, post box and refuse housing detail, which is available from Erik Voigt Architects. House numbers must be in Calibri font type and must be 160mm in height, laser cut in stainless steel and pin fixed to the boundary light fitting.

5.11. Retaining Structures

Where required, retaining walls are permitted to a maximum height of 1200mm above the natural ground level. Where retaining walls are required to be greater, this should be treated as terracing with



no visible retained section being greater than 1000mm in height and must be clearly indicated on DRC submission drawings for approval. Retaining structures may be either natural stone clad brickwork or gabion walls. Retaining systems such as 'Terraforce' or 'Loffelstein' are not permitted unless structurally required, justified in writing by a competent person and subject to approval by the DRC.

Where retaining walls are required, either for civil, structural or landscaping reasons, it is encouraged that retaining walls are softened with planting.

The onus is on the home owner and/or his professionals to ensure changes of level 1000mm or greater conform to the NBR.

5.12. Garages, Carports and external stores

It is mandatory that at least 1 single garage is provided for on the Lifestyle Village, whereas it is a requirement that the Golf Course erven provide garaging for at least 2 vehicles either through the use of 2 single garage doors or one double garage door (Please see requirements under relative sections 4.3 and 5.5 of this document). Garaging should complement the design of the dwelling in both form and material. Further to the above garaging requirements, it is mandatory to provide at least 1 open hard surfaced spaces for parked vehicles. No prefabricated garaging units are permitted.

Carports will be permitted but must be sensitively treated and must read relate to the design as a whole. Use of pergola's, sheet metal roofing consistent with the dwelling, concrete flat roofs on timber and/or primed and painted steel supports as well as brickwork will be considered by the DRC, subject to approval. Prefabricated, shade cloth, tensile or awning type carports will not be permitted.

5.13. Driveways and walkways

All driveways, parking areas and paved areas must be kept to a minimum. All paving should be either red, grey or charcoal bevel edged pavers.

5.14. Yard spaces and Boundary walls

Boundary walls enclosing the entirety of individual or consolidated erven are strictly prohibited. Whilst it is encouraged the properties are kept open to the Estate to promote an open and soft environment, boundary enclosure will be accepted to a limited extent. A 230mm plastered and painted brick boundary wall to a maximum of 1800mm high is compulsory and only along the middle third of the lateral boundaries.

All Lifestyle Village erven as well as Golf Course erven which do not abut the golf course (including tee boxes, fairways, rough areas and greens) may elect to enclose either the street facing third or the P.O.S/neighbouring residential erven third of their property with a low screen wall to a maximum of 1200mm high.

Golf Course erven which abut the golf course will only be allowed to enclose either the street facing third of their erven or the golf course facing third of the erven with a low screen wall to a maximum of 1200mm high. Home owners are requested to incorporate low-level landscaping to ensure a 'soft' edge is maintained between the golf course and individual dwellings.

Permissible walling types for the first third and the last third of erven are:

- White PVC type picket fencing (design subject to approval by the DRC).
- Plastered and painted 230mm solid brick wall.
- Gabion stone walling (to a maximum of 600mm high).
- 230mm solid brick wall with natural dry-packed stone cladding.
- 'Clearview' or similar approved to a height of 1,2 m. Colour either charcoal or black.



An external 'yard' area no greater than 12m.sq. is permitted to be enclosed by walling within the boundary foot print. This should be attached to the building and lead off either kitchens, scullery's or garages and must be completely enclosed with a solid plastered and painted brick wall at 1800mm high. Such yard design and position will be subject to DRC approval. This yard space is to house all dust bins, washing lines, and services such as gas cylinder housings, heat pumps and the like.

Privacy or enclosure concerns should be dealt with by the use of thoughtful screening devices as well as the orientation of various building components, including the building itself. The use of landscape elements and the incorporation of natural vegetation into the layout such as indigenous trees are advised.

5.15. Swimming pools

Swimming pools are permissible subject to approval of the DRC. All pools are to be positioned a minimum of 1m away from any external dwelling wall and to be within lateral building lines. The home owner and his appointed professionals are to ensure all safety requirements set out in the NBR are met, including the provision of swimming pool enclosure walls or fencing at 1200mm high with access through the means of suitable self-closing and self-locking gates. Such fencing alternatives must be clearly indicated on submission plans and subject to approval from the DRC.

All pool pumps and filtration systems should be concealed from view. No portable/temporary pools will be permitted.

5.16. Security treatment

As WGCE is a secure estate with permanent on-site security provided, the opportunity is available to promote freedom within the architectural context. Home owners insistent on burglar proofing should make consideration of such at the design stage and should form an integral part of the building design. Only internal burglar proofing will be permitted which must remain simple and coloured to match the fenestration. Other acceptable forms of security measures include alarm systems and armed response. External perimeter beams and CCTV cameras will be the only form external security measures deemed acceptable with the consent of the DRC.

The following forms of external security treatment are prohibited:

- Razor and Barbed wire.
- Boundary wall spikes.
- Motion sensing spot lights.
- External burglar bars/cages.
- 'Trellidor' or similar retractable security barriers or doors.

5.17. Electrical usage

The estate subscribes to the concept of energy efficiency and therefore certain energy efficient measures are encouraged. Where applicable such energy efficient measures are to be in strict accordance with SANS 10400: Part X as well as SANS 204. The following measures are suggested to achieve this goal:

- All water heating is to be achieved through the use of either heat pumps or solar water heaters (flat panels only). Where solar heaters are used a standby electrical heater element, with a time switch or load control relay must be incorporated so that the electrical heater is only used during off peak periods.
- Insulation within ceilings is mandatory.
- The use of gas hobs is preferred.



- The use of energy efficient lamps, such as compact fluorescent and LED.
- The use of daylight sensors for outside lighting.
- The use of dimmers to reduce lighting in areas when not in full use.
- Air conditioning plants should be energy efficient.
- Maximum use is to be made of natural lighting, heating and cooling of the building through passive design principals. In this regard it is compulsory that all ceiling spaces be provided with a layer of thermal insulation material.
- Adoption of photovoltaic cells and vertical axis wind turbines sensitively integrated into the design (subject to DRC approval).
- Hot water pipes are lagged with insulation material and that low flow shower heads be used.

It should be noted that energy conservation/efficiency occupies a high priority rating on the estate and all energy saving elements, such as solar panels, etc., must form an aesthetically pleasing part of the elevation design or be hidden accordingly.

5.18. External services

All external services which includes the likes of sewerage and plumbing pipes, heap pumps, air-conditioning condenser units, gas cylinders/housings, pumps, satellite dishes, television aerials or similar must be concealed from view either by positioning within ducts, drying yard areas or careful planning. It is mandatory that all plumbing is placed within ducts. Geysers are to be placed within roof voids or on concrete flat roofs but must remain completely concealed from view. Where necessary, carefully designed screening element complimentary to the design of the house will be considered by the DRC. All services are to be clearly indicated on submission drawings for scrutiny by the DRC.

5.19. Site drainage

Each erf is responsible for its individual storm water management and therefore all storm water from roads, paved areas, roofs and swimming pools is to be carefully directed onto landscaped areas or internal storm water systems as required by the local authority. Provision of controlled storm water run-off must be provided for to ensure damage to the site, neighbouring properties and the Estate at large are mitigated. Storm water run-off onto neighbouring properties may not be concentrated to one point. It is encouraged that storm water displacement is consistent with the natural fall of the site, and is channelled away from buildings towards the internal streetscapes or POS. Areas of potential damming or areas susceptible to erosion should be adequately dealt with to the satisfaction of the DRC. Storm water design and detailing should be carried out by a competent person appointed by the home owner and must be clearly indicated on a diagrammatic storm water layout on the site plan for all submissions to the DRC.

5.20. Sustainability measures

With reference to that stipulated in sections 5.3.2 and 5.17 above, incorporation of sustainable measures, whether passive or active, are encouraged. Where possible, such mechanisms may be incorporated as design elements to promote an awareness of such, but must remain sensitive to the design and surrounding environments and will be subject to DRC review.



The harvesting of grey water is acceptable, however, under no circumstance shall any grey water be permitted to enter any dams or waterways on the estate.

As mentioned earlier, low-flow Technology such as low flush toilets should be used to reduce potential water consumption and waste water loading of the sanitation system.

Solar panels are permitted, however they are to be concealed wherever possible or integrated into the design of the dwelling in an aesthetically pleasing manner. Solar panels are subject to approval by the DRC. All products are to comply with the national building regulations.

Vertical axis wind turbines, where incorporated into the dwelling design as an element are acceptable subject to approval of the DRC. No horizontal axis wind turbines will be permitted.

Any alternative sustainable measure intended for use must be brought to the attention of the DRC for scrutiny and approval.

6. Services

All sewerage, water, electrical, telephone, and television service drops shall be underground. For the convenience of owners and HOA rental program, a clearly marked valve should be located in an accessible location. All external plumbing and pipework on the façade must be enclosed in a duct or concealed in walls.

It is mandatory for home owners to provide 2 x 110 diameter HDPE sleeves underneath driveways off the street verge to facilitate any future services and to mitigate inconvenience to home owners.

Please see Utilities Guidelines under Information tab on website.

7. General requirements

It is important that the entire development reads as a whole. The success and progressive development of the Estate lies in the application of these guidelines by the individual home owner both prior to development, during construction and after occupation takes place. The following requirements and restrictions are intended to highlight the responsibilities of the home owner to ensure the integrity of the Estate for the HOA, the home owner and other residents.

7.1. General requirements pre-development

Home owners are requested to familiarise themselves with the modus operandi of the Estate and the ambits of the various role players to ensure the process is transparent and stress free. Cognisance should be taken of the following before commencing with development:

- The home owner is to ensure that all available information regarding the development and management of the Estate are received from the agent or WGCE website, and that such is familiarised and understood.
- That all agreements of sale and necessary transfers are in order before commencement of works on site.
- A professional land surveyor is appointed to identify pegs/beacons on site as well as conduct a detailed survey of the site which is to include contours at 500mm intervals as well as any distinguishing site features such as outcrops and vegetation. The scope of the land surveyor's appointment should include the accurate setting out of buildings on site before excavation and establishment take place.
- All professional persons required (such as surveyors, architects, structural engineers, civil engineers, contractors, etc.) to execute the development are suitably appointed, and meet requirements set out in the design guidelines.



- Understands all associated costs applicable to the home owner for the development, such as agent's commissions, professional fees, DRC scrutiny fees, municipal scrutiny fees, NHBRC enrolments, construction deposits, etc.

7.2. General requirements during construction

7.2.1. Selection/Appointment and management of Main Contractors.

All main contractors intended to be appointed by home owners are to be approved by the HOA prior to their appointment. Only contractors who have current and up-to-date registration with the Master Builders Association (MBA) as well as the National Home Builders Registration Council (NHBRC) will be considered to build on the Estate.

The onus lies with the Home Owner to ensure that the following criteria is met and adhered to:

- The approved and appointed main contractor duly registers the build with the Department of Labour prior to construction;
- All applicable Health & Safety measures and appointments, where applicable, are in place;
- The main contractor is in possession of a municipal approved set of construction drawings on site at all times;
- The main contractor is issued with, and is familiar with the Contractors Code of Conduct document;
- The main contractor and any sub-contractors stay within the confines of the site boundary's and that the site is kept clean and tidy at all times;
- The contractor ensures all materials and workmanship are of a satisfactory quality and that construction methods are according to all applicable National Building Regulations and 'good building practice'.

7.2.2. Construction Insurances.

The contractor will be responsible for carrying the following insurances:

- Workmen's Compensation;
- Public Liability (Sum to be agreed for each accident occurrence);
- Property Damage (Agreed sum for any one accident).

The main contractor is to furnish the home owner of proof that such insurances are in place before commencement of building operations on site.

7.2.3. Builders Deposit.

A builder's deposit is to be paid by the home owner/main contractor for each erf to the HOA Trust Fund prior to commencement of building work on site, to ensure conformity to all applicable regulations and guidelines, as well as to rectify any damage to infrastructure and common property caused by the contractor or his sub-contractors.

The building deposit will be released upon completion of the build to the satisfaction of the HOA, assuming there is no damage caused during construction and that the execution of building work has been done in accordance with the DG and the DRC approved plans.

7.2.4. Site Work.



The following basic site works criteria serve to introduce the home owner to certain critical guidelines during construction and relevant to certain landscaping requirements. The home owner/project manager is responsible for ensuring that their appointed contractor stays within the bounds of the Estate Contractors Code of Conduct.

It is encouraged that the natural slope of the site be maintained/protected as far as possible. Excessive cutting and filling is discouraged and is not to exceed more than 1.5 m depth of natural ground level at any point. Any cut/filled embankments are to be landscaped such as to appear natural. Topsoil from construction must be stock piled for re-use in landscape restoration after building.

The site is to be maintained clean and free of debris at all times.

Vehicular access to each individual or consolidated site is limited to one point of entry only, in order to minimize environmental damage. The onus lies with the home owner to ensure that the contractors' point of site entry is consistent with that envisaged for the driveway and so reflected on the DRC approved plans.

Indigenous vegetation or identified "rough" vegetation is to be protected at all times during construction and must be demarcated by a temporary fence.

The use of explosives or heavy earth-moving machinery is prohibited.

7.2.5. Construction Site Boards.

Home owners are to ensure the main contractor erects a construction site notification board on the street facing boundary of the site, strictly conforming to the Estate specifications as outlined in the Estate Construction Site Board details.

7.3. General requirements after occupation.

It is paramount that the Estate reads holistically and therefore, home owners are requested to adhere to basic requirements in conjunction with the House Rules which fall outside the scope of the architectural aspect of these guidelines. The following prohibitions are to be adhered to:

- All fireplaces or braais to be sited within individual development footprints of each property (disturbed area) and no fireplaces nor braais will be permitted outside of this area.
- No fires are allowed whatsoever except in purpose built fireplaces or braais and with the exception of controlled bush clearing conducted by the HOA.
- No temporary structures such as timber outbuildings or tented structures will be permitted under any circumstance.
- All rock features, concrete statues, pots and water features visible from the road are to be approved by the DRC.
- Gas cylinders and all other service elements on external walls must be concealed.
- All telephone feeds to a house must be laid underground.
- All buildings must be maintained in a good condition and retain its original aesthetic appearance and paintwork.
- All alteration and additions work are subject to scrutiny by the DRC.
- No livestock or poultry will be allowed to be kept on any property.
- Household pets are to be made known and approved by the HOA.
- Noise pollution is to be controlled and mitigated.
- No servicing of vehicles will be permitted in driveways.



8. Landscaping Requirements

All landscaping is to be done in accordance with the Wedgewood Landscaping Guidelines. The natural vegetation shall be disturbed as little as possible and protected species of trees shall not be removed. If the removal of protected trees is necessary for proper utilization of the site, a specialist must be consulted. Protected plants and trees can be removed only once written approval of the Department of Environmental Affairs has been obtained. Indigenous vegetation must be properly screened off, where possible, during the construction stage.

A list of recommended plant species is available to home owners on request from the DRC. It is encouraged that all new planting shall be an indigenous species from the approved plant material list. A mix of 75% indigenous to 25% alien planting will be allowed at the discretion of the HOA.

A landscape plan is required showing plant densities and the types of plants proposed to be submitted to the HOA for approval.

9. Builders Code of Conduct.

The onus lies with the home owner to ensure the appointed Main Contractor strictly adheres to the Wedgewood Builders Code of Conduct at all times. A signed copy of the builder's code of conduct is to be submitted with the application for plan approval.

10. Conclusion.

All conditions and limitations contained within this document are to be considered in addition to any existing conditions and regulations set by the local authority and/or any other relevant body. All required regulations within this document are to be conformed to and any diversion thereof shall be at the sole discretion of the HOA as well as the DRC.

The DRC shall not be liable for the correctness of any part of any project contained within the development beyond the parameters set in this document. It is not the responsibility of the DRC to assume compliance to any regulations set by a third party. Furthermore, the DRC approval shall not be construed as permitting any contravention of restrictions imposed by the local authority having legal jurisdiction. It should also be noted that the DRC is not to assume the responsibility of checking compliance to the National Building Regulations (NBR) for any submission.

The overall integration of the building(s) into the surrounding natural and built context and any other aesthetic considerations that might jeopardize the architectural integrity of the development remains open for scrutiny and is subject to changes requested by the DRC.

Any changes to existing or new structures on site are to be submitted to the DRC, the HOA and any other related parties for scrutiny and approval if so required.

The HOA reserves the right to change the structure of this document, any procedure and fee at any time.

11. Addendums

