



Aesthetic Guidelines

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TABLE OF CONTENT

SECTION A

1. INTRODUCTION	2
2. WORK REQUIRING PERMISSION	2
3. ARCHITECT	2
4. GENERAL	3
5. HEIGHT RESTRICTIONS	3
6. MASS SCALE & PROPORTIONS	3
7. MATERIAL COLOUR & FINISH	4
8. LANDSCAPING	4

SECTION B

1. FOOTPRINT	5
2. EXTERIOR WALL FINISHES	5
3. OPENINGS – WINDOWS	6
4. OPENINGS – DOORS	7
5. ROOFS	7
6. CHIMNEYS	8
7. PERGOLAS	8
8. CARPORTS	9
9. DRIVEWAYS & PAVING	9
10. DRAINAGE PIPES	9
11. POOLS & POOL PUMPS	9
12. WATER HEATING	9
13. AIR CONDITIONING	10
14. EXTERIOR LIGHTING	10
15. TELEVISION AERIALS & SATELLITE DISHES	10
16. SECURITY ELEMENTS	10
17. CLOTHING LINES & REFUSE BINS	10
18. BOUNDARY WALLS, FENCES & SCREEN WALLS	10
19. PATIOS	11

SECTION C

1. APPROVAL OF BUILDING PLANS	12
2. ARCHITECTURAL REVIEW LIST	14
3. CONTACT DETAILS	16

SECTION A

1. INTRODUCTION

It is in the interest and on-going protection of the value and integrity of the development, and with the aim of effective service delivery and management of the development that these guidelines are established. These guidelines have been carefully considered to guide design by creating a framework wherein the individual's freedom of expression can be exercised without compromising the architectural language of the development. These guidelines aid in protecting the investment potential of the buyer, protect the owner's rights, in terms of privacy and security, and will uphold the standard of implementation and maintenance of the design vision throughout the life of the development.

2. WORK REQUIRING PERMISSION

Any owner intending to carry out any of the following activities must obtain prior written approval from the Estate Architect, where after Approved plans will be handed to the Macadamia Home Owners Association (MHOA) to be ratified.

- New buildings and all structural, aesthetic and external alterations to existing structures.
- Painting and repair of external facades.
- Awnings, projecting roofs and trellises.
- Garages and carports.
- Swimming pools and external paving.
- Walls, gates or any landscape construction.
- Cutting down of trees

3. ARCHITECT

In the interest of good design and coherence of the development it is preferred that Purchasers make use of the Estate Architect, but may use the service of an alternative Professional (Professional Architect or Senior Architectural Technologist) registered with the South African Council for the Architectural Profession (www.sacapsa.com) in terms of the Architectural Profession Act no 44 of 2000. Such an architect/technologist must be pre-approved by the MHOA or Estate Architect prior to their appointment by the buyer.

In the case where buyers make use of the services of an Architectural Technologist the following requirements must be met:

- a. Proof of registration as a Senior Architectural Technologist with the South African Council for the Architectural Profession.
- b. Proof of Professional Indemnity Insurance.
- c. Proof of good technical and design capabilities to the satisfaction of the MHOA or Estate Architect.

Architects and Technologists are to familiarise themselves with the following prior to the commencement of design:

- a. Obtain all documentation including stand SG Diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process.
- b. Local Authority regulations with regard to coverage and building lines are applicable.

- c. The minimum submission requirements as listed under Section C.
- d. List of the requirements relating to the details to be provided for the plan approval process.

The Estate Architect will do only Aesthetic Approval. The National Building Regulations must take precedence at all times.

4. GENERAL

Buildings should generally be made up of simple, isolated, rectilinear forms. These predominant forms must have simple duo-pitched roofs. Flat concrete connecting roofs will be allowed. These flat roofs may not form the predominant portion of the roof, but should be used primarily to cover connecting elements. Flat concrete connecting roofs may not exceed 15% of the roof area.

Plan widths over dual pitch roof sections must be carefully considered in order to maintain the correct wall to roof proportion, particularly in single storey elements. As a guide, plan widths over these single storey dual pitch sections should be kept to a maximum of 6500mm to maintain good proportion and reduce roof ridge heights. These proportions will be closely scrutinised during the plan submission process.

5. HEIGHT RESTRICTIONS

In keeping with the sensitive, integrated approach to the relationship between architecture and the natural environment, the intention is that all design responds to the specific contours of the site, and for the house to step down with the fall of the land to maintain the lowest visual impact.

Only single storey houses will be permitted in this development.

6. MASS, SCALE & PROPORTIONS

By breaking the accommodation requirements down into simple isolated plan forms, and treating the building as a series or cluster of buildings, connected by more moderately scaled flat roof connections, the scale and mass of a building which may contain significant accommodation can be visually broken down. This fragmentation of form facilitates the stepping of the plan to suit the particular contours of the site, which brings the experience of the site indoors, assists in minimising the external visual impact, and facilitates view corridors between pitched roof elements and creates an interesting and undulating roof scape.

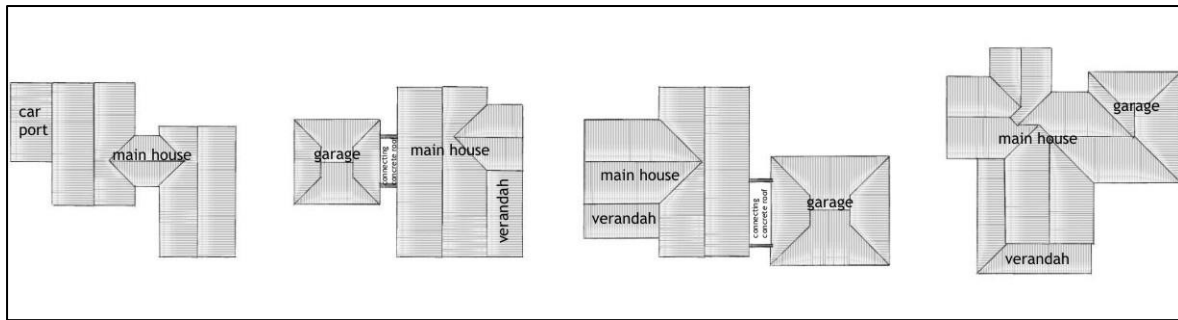


Figure 1: Layout Examples

The breaking down of scale and mass can further be achieved by adding low pitched roofed verandahs, or timber pergola elements, which significantly contribute to reducing the scale of a building down to human proportions.

Subtle projections and deep reveals in the elevation treatment create depth, shade openings, and articulate the facade of a building with the playing of light and shadow.

7. MATERIAL, COLOUR & FINISH

The colour and material palette is intended to be the primary mechanism in presenting a collective architectural language throughout the development. Face brick and plaster will be the predominant material for wall treatment. Natural stone (as specified by the estate architect) may be used as per the prescribed details to add accent or as plinth walls. Change of material or finish on the same wall on the same plane will not be permitted and must occur according to the specified details or at logical separations. The colour of the roof covering as well as the pitch will be an additional unifying element.

8. LANDSCAPING

Homeowners are to choose plants from the recommended plant list when planting a garden.

SECTION B

1. FOOTPRINT

- Coverage refers to the footprint of the building and includes the main dwelling, garages, covered patios/verandas and outbuildings. The maximum coverage allowed is 50% as prescribed by the Local Authority.
- A minimum building footprint of 120m²(measured externally) is compulsory. This footprint excludes patios, balconies, carports and overhangs.
- No structures shall be erected outside the building lines on any individual property.

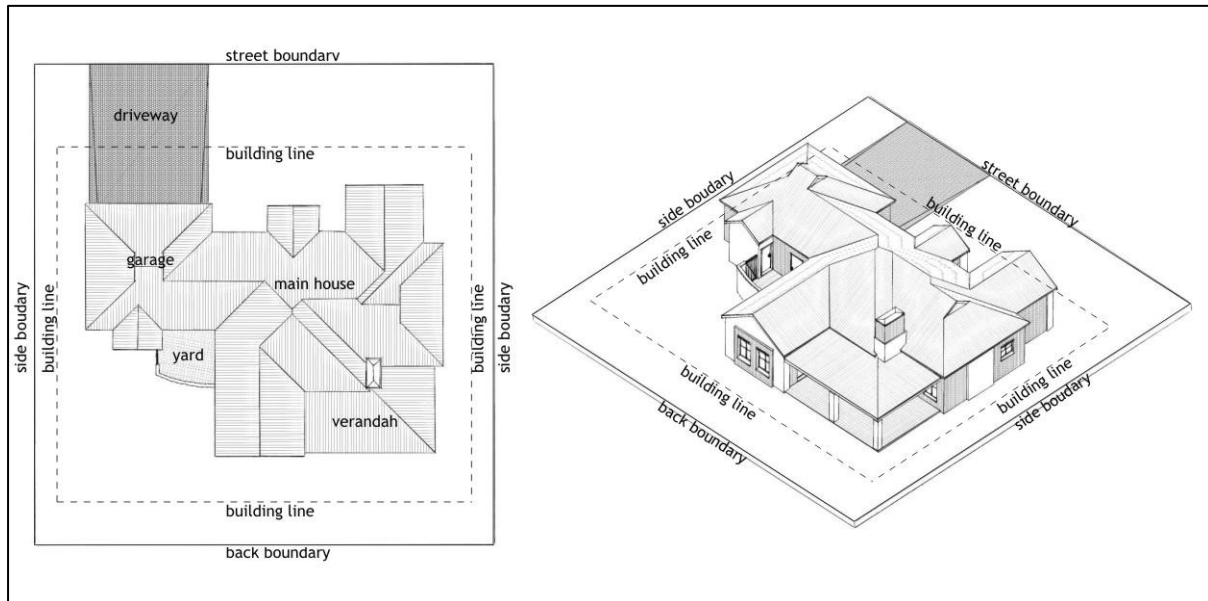


Figure 2: Development Controls

2. SUPERSTRUCTURE



Figure 3: Typical Elevation Examples

- Walls: Face brick – Only Corobrik Wolkberg Rose Satin or Corobrik Fynbos Geel Satin will be allowed – Please see the facebrick allocation diagramme on p.12. Joints must be flush with every

6th joint struck to create a shadow line. Simple Plaster surrounds (max 150mm wide) to window openings are acceptable.

- b) Plastered Walls: Smooth or pitted/textured plaster will be allowed.
- c) Colour of plastered walls to be painted PLASCON DUNE BBO 605.
- d) As an alternative all accent walls, built-out elements and columns can also be done a natural stone (to be approved by the Estate Architect). No false stone will be allowed.
- e) Plinth Walls: Plinth Walls will be allowed up to a level of 525mm above the floor level, and can consist of either face brick, natural stone or plastered walls. In the case of plastered plinth walls, a dark paint colour is recommended. A corbel with a minimum of 85mm must differentiate the plinth wall from the wall above. This can be achieved by either a plastered brick line or a precast concrete element.
- f) No quoins, rustication and decorative mouldings will be allowed.
- g) Masonry Columns: The finish may be face brick or plaster, or a combination thereof. Plan measurements may not be less than 345 X 354mm.

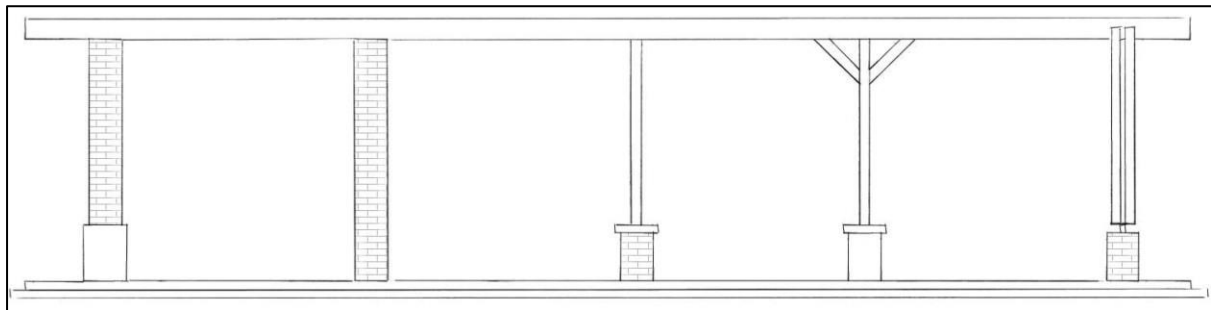


Figure 4: Permitted column designs for verandas, carports and pergolas

3. OPENINGS – WINDOWS

- a) All Windows should be rectangular and have vertical proportions.
- b) Large glazed areas should be avoided. Windows can however be placed in series of twos and threes (max 1100mm wide) and must be separated by a masonry pier of 230mm minimum. The distance between two windows should not exceed the width of one window. The same applies for the distance between a corner and a window.

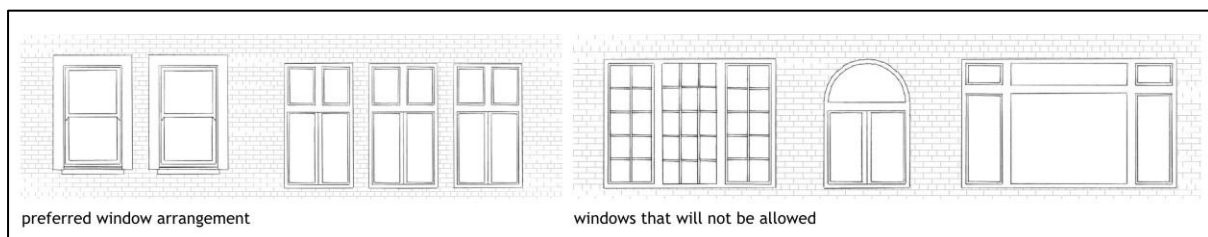


Figure 5: Window Configurations

- c) The maximum width of a window should not exceed 1500mm and the maximum height should not exceed 2100mm.
- d) Only Rectangular style bay windows will be allowed with a maximum width of 2000mm. A minimum side wall of 800mm on both sides will be required.
- e) Only aluminium windows will be allowed and only in the following three colours: White, Dark Dolphin or Bronze Anodised. Windows may be top-, or side hung or traditional sash – all with traditional proportions.
- f) No cottage pane windows will be allowed.

- g) Glazing should generally be in clear glass. The use of sandblasted glass will be accepted in certain circumstances, and is preferable to the use of frosted glazing. Coloured or reflective glazing will not be permitted.
- h) No external burglar proofing on windows will be allowed.
- i) External window sills should preferably be painted precast concrete sills, but brick on edge sills will also be allowed.

4. OPENINGS – DOORS

- a) All doors to have vertical proportions.
- b) Doors are to be timber or powder coated (White only) aluminium framed traditional doors.
- c) Ornate carved doors will not be allowed.
- d) Glazed doors should be consistent with windows.
- e) Sliding/Folding doors exceeding 1600mm in width will only be allowed at covered patios/verandas.
- f) Different door heights should not be mixed in an elevation.
- g) Rectangular fan lights with a maximum height of 600mm will be allowed above entrance doors.
- h) Garage doors may be natural hardwood with dark mahogany stain or Chromadek Dark Dolphin colour to match the roof.

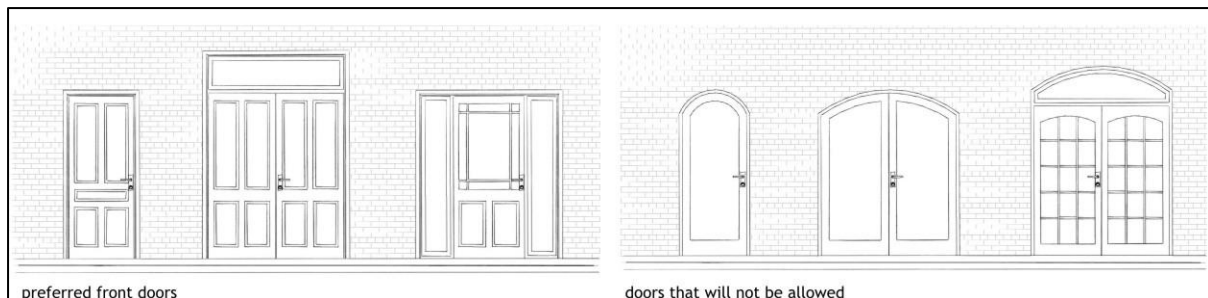


Figure 6: Doors

5. ROOFS

- a) Predominant plan forms must have simple duo-pitched roofs with minimal junctions. A combination of gables and Dutch hips will be allowed. Where the roof span exceeds 7000mm Dutch hips should be used to avoid large gables. Complicated pitched roof junctions should be avoided wherever possible. Should roof junctions be unavoidable, the simplest interface should be sought. Flat concrete roofs may not form the predominant portion of the roof but should be used primarily as roof connecting elements and to roof secondary elements such as bay windows. Flat concrete roofs are to be limited to 15% of the total roof area. No dormer windows will be allowed.
- b) Roof pitch: Main roof strictly 35° with maximum overhang of 300mm. Verandah roofs at 5°.
- c) Roof finish: Saffintra Safflock 700 Colourplusk® Slate, or Saffintra Corrugated SAF610/762 Colourplusk® Slate.
- d) No parapet gables will be allowed.
- e) Gable fascias may be of the same material as roof at gable ends, or fibre cement bargeboards with minimum depth of 150mm painted to match the roof. Eaves fascias are compulsory and must be painted the same colour as the roof.
- f) Sheet metal gutters and downpipes with square profiles will be allowed but must to be painted to match the roof. Positioning of downpipes must be carefully considered and preferably screened by or integrated into other elements of the building.
- g) Louvres/Roof ventilators may be installed and can be either powder coated aluminium (Chromadek® Dark Dolphin or similar) or natural hardwood with dark mahogany stain.

- h) Verandas may be constructed in brick, painted timber or painted steel. Fluted or decorative precast columns will not be allowed. See fig. 4.
- i) Timber/steel construction must be used in a simple and elegant style. No ornate decorations like “broekie-lace” will be permitted.



Figure 7: Gable Examples

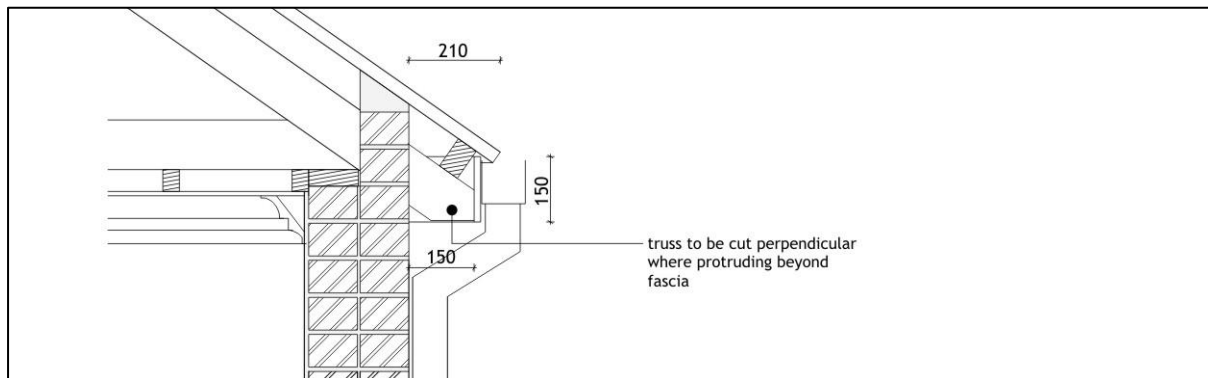


Figure 8: Eaves detail

6. CHIMNEYS

- a) Chimneys may be face brick or plastered, or a combination thereof. Chimneys to have plain end-caps. No chimney pots will be allowed.
- b) Chimneys should not exceed the ridge height by more than 1000mm.
- c) Square or round galvanised chimneys will not be permitted.

7. PERGOLAS

- a) Hardwood as well as synthetic wooden products will be allowed. In the case where synthetic wood is used to form any type of structure other than decking, the designer/owner should make sure that the application of the product will fall within the range it was designed for.

- b) Only square or rectangular wooden sections are permitted for the construction of the pergola. 2/3 of the structure should be open to the sky to qualify as a pergola. The top of the structure should be flat.
- c) Any shade covering must be fully retractable, positioned under the pergola and be visually unobtrusive.
- d) No polycarbonate translucent sheeting will be allowed as covering.

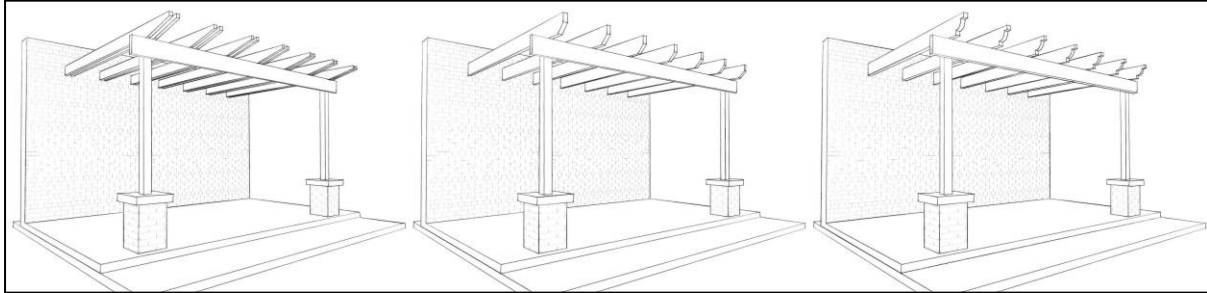


Figure 9: Examples of pergola structures that will be allowed

8. CARPORTS

- a) Single or double shade-net carports will be permitted, are to be approved by the estate architect and will be either:
 - i) Fully detached
 - ii) Attached to Garage
- b) Carports will match the roof of the garage and main house.
- c) Design of carports are to match existing sectional title carports.
- d) The supporting posts and roof of the carport will follow the same specifications as for verandahs/pergolas. See Fig. 4.

9. DRIVEWAYS & PAVING

- a) All driveways must be paved with: Technicrete 200 X 100 X 50mm Double Bond interlocking pavers: colour – Autumn. All paving bricks and the colour must be indicated on the drawings. No gravel or concrete driveways will be allowed.
- b) If a home owner wishes to have a walkway on the road-side of his/her property, the walkway may be only 1,5m wide is to be paved on the road-side verge.

10. DRAINAGE PIPES

- a) Sewer, waste and vent pipes are to be screened where possible and painted to match the building's colour scheme.

11. POOLS AND POOL PUMPS

- a) Swimming pool fences/gates will comply with National Building Regulations and according to guideline 8 "Boundary Walls, Fences and Screen Walls".
- b) Pool decks in natural timber will be allowed. Pool decks may not be higher than 500mm above Natural Ground Level.
- c) Pool filtration systems and pumps must be screened with either a natural stone wall or a masonry wall to match walls of main house. Siting will be subject to scrutiny by the Estate Architect or MHOA.

12. WATER HEATING

- a) Solar heated hot water systems may be used.

- b) Only remote tank and solar panels will be permitted i.e. combined tank and panels on roof not allowed.
- c) Solar panel installations will be subject to the approval of the Estate Architect or MHOA.
- d) Heat exchange pumps may be used but must not be visible from the street.

13. AIRCONDITIONING

- a) Air-conditioning condenser units to be installed where it will not have visual impact on the street facade. Window mounted units will not be permitted.

14. EXTERIOR LIGHTING

- a) The position and design of all external light fittings are to be considered in terms of subtlety and effectiveness. Only white and yellow lighting will be allowed. Cut-off type light fittings to be used on buildings which push light down and avoid any glare. No pole mounted exterior lighting will be allowed.

15. TELEVISION AERIALS AND SATELLITE DISHES

- a) Satellite dishes and T.V. aerials are allowed but must be inconspicuous. Position to be indicated on working drawings.
- b) No other aerials are allowed on the Estate.

16. SECURITY ELEMENTS

- a) Security elements to windows must be fitted to the inside. No exterior burglar proofing will be allowed.

17. CLOTHING LINES & REFUSE BINS

- a) Clothing lines and refuse bins must be screened by a 1,8m wall or concealed within a service court.
- b) Walls to be either face brick or plastered masonry to match main house.

18. BOUNDARY WALLS, FENCES & SCREEN WALLS

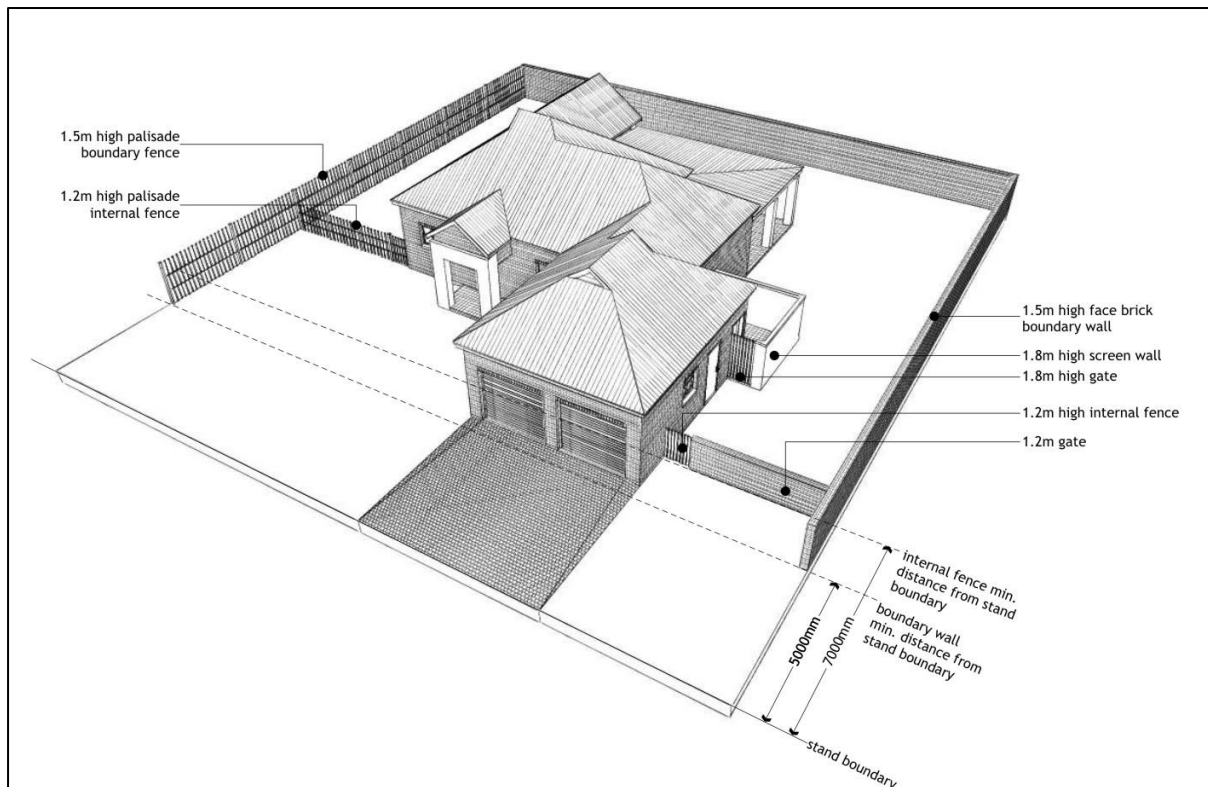


Figure 10: Fences & Boundary Walls

- a) In order to create an open street scape no solid boundary walls to the street will be allowed. The front and back part of the garden may be divided by a face brick or palisade fence not higher than 1,8m and no closer than 7m to the street boundary.
- b) Boundary walls running between properties may be erected, and must be of the same face brick as the superstructure or palisade fencing and may be no higher than 1.5m. In cases where the buyer requires a higher boundary wall (max 1.8m) for privacy purposes this request will be considered by the MHOA or Estate Architect.
- c) The boundary walls may only run up to 5m from the street boundary. Palisade fencing may only be painted dark green or dark grey. When painted grey, it has to match the roof colour.
- d) Screen walls should be utilised to hide kitchen yards, outside wc entrances and other unsightly areas. They are to be finished in the prescribed face brick/colours and are not to exceed 1,8m height above ground level, except in special circumstances with the prior approval of the Estate Architect. The maximum area that these walls may enclose is 20m².
- e) Street elevations of garden fencing and boundary walls must be included with the house plans for approval.
- f) No precast concrete walls, concrete palisade fences, wire-fences or razor-barb will be allowed.
- g) Corner stands may have a boundary wall on only one of the two corner boundaries.

19. PATIOS

- a) Awnings on patio openings are not permitted.
- b) Sectional Title: maximum of 2 sides can be closed with an aluminium framed window, but, not the front side. Alterations to patio openings are to be approved by the Estate Architect.
- c) Full Title: all sides may be closed with aluminium stack folding doors except for,
- d) Marlothii type Full Title units: only one side can be closed with an aluminium framed window – in the case where there is only one side open, only stack folding doors may be used to close this opening.



SECTION C

APPROVAL OF BUILDING PLANS

The directors of the Macadamia Home Owners Association may appoint a committee or an individual to act as Estate Architect to whom they have delegated the authority to approve building plans for new houses or alterations to existing houses within the Estate.

In the case where the Estate Architect is not appointed to do the design, the owner will be required to submit the building plans to the Estate Architect. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document and shall be accompanied by the applicable plan scrutiny fee of R3 000.00 (Three Thousand Rand) (V.A.T. included) payable directly to the Estate Architect.

The following will be required at plan submission:

1. All plans are to be designed by professional architects or senior architectural technologists registered with the South African Council for the Architectural Profession and must be approved by the Estate Architect.
2. Preliminary approval will take place at sketch plan stage. Two sets of drawings must be submitted. One copy to be retained by the Macadamia Home Owners Association for its records and the other returned with stamped approval together with any comments to the owner. Sketch Plans should include the following information:
 - a. Site plan (scale 1:200) indicating:
 - i. True North
 - ii. Permissible coverage & actual coverage
 - iii. Area Calculation
 - iv. Position of driveway and hard landscaping surfaces
 - v. Distance of house from building and boundary lines
 - vi. Position of fences and boundary walls
 - vii. Services positioned in the sidewalk (sewer, electricity, position of street lamps and mini-sub).
 - b. Floor plan with internal and external dimensions (scale 1:100)
 - c. Basic roof plan
 - d. All elevations: Street elevations MUST be in colour (scale 1:100)
 - e. TWO sections
 - f. Describe all finishes on abovementioned drawings in detail. A lack of information on the drawings will cause a delay in the approval process.
 - g. Any deflection from the prescribed detailing, colour or other standard stipulations as explained in section A and B, must be mentioned and are subject to approval by the project control architects.
3. Should the sketch plans be approved working drawings may commence. Should the sketch plans not be approved, the revisions required by the Estate Architect must be made and drawings resubmitted. Should the second submission still not conform to the rules, and a third round of scrutiny be required a penalty scrutiny fee of R 1,710.00 (Vat incl.) will be levied.
4. Two sets of working drawings may only be submitted after the sketch plans have been approved. If approved the one set of working drawings will be signed and stamped by the Estate Architect and can then be submitted by the architect/owner to the municipality for

municipal approval. The other set will remain with the MHOA for record purposes. The Local Authority will not approve any drawings without the necessary stamps or signatures of the Estate Architect.

5. Allow two weeks for Aesthetic approval of each stage (sketch plan and working drawings respectively).
6. Any plans which deflect from the presented theme will not be approved.
7. Once plans have been approved, stamped and signed by the Estate Architect, the building plans may be submitted to the Local Authority for consideration. On receipt of the Local Authority's approval, the owner may proceed with the construction of the building in accordance with the building bylaws, standard Building Regulations and the approved building plans, and MHOA architectural guidelines.

Please note: The Estate Architects will only perform aesthetic approval and will oversee that height restrictions are adhered to during sketch plans phase. No technical or structural approvals will be done.

It is the responsibility of the Architect/Technologist/Draughtsman to ensure that the client understands the rules laid out in this document and that the rules are adhered to.

The Aloes Lifestyle Estate, Polokwane

www.thealoes.co.za

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