



Architectural Guidelines

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Table of Contents

A – HOUSING	10
1. SITE PLANNING	10
1.1 Site Coverage	10
1.2 Density	10
1.3 Floor Area Ratio (F.A.R.)	10
1.4 Setbacks	10
1.5 Golf Course and Parkland Site Front Buffer	11
1.6 Garage and Car Parking	11
1.7 Length of Wall	12
1.8 Building Height	12
1.9 Minimum House size	12
1.10 House Orientation	12
1.11 Topography	12
1.12 Private Open Spaces (POS)	12
1.13 Courtyards	12
1.14 Service Courts/Areas	12
1.15 Golf Cart Storage	13
1.16 Driveways and Crossovers	13
1.18 Retaining Walls and Batters.....	14
1.18.1 Retaining Walls.....	14
1.18.2 Batters.....	14
2. KEY SITES AND FOCAL POINTS	15
2.1 Corner Sites.....	15
2.2 T-Intersections.....	15
2.3 Golf/Park Frontage.....	15
3. ARCHITECTURAL DESIGN	16
3.1 Exterior Design.....	16
3.2 Roof	17
3.3 Verandahs, Balconies and Related Design Elements	17
3.4 Front Entrance/Doorway.....	17
3.5 View.....	17
3.6 Privacy.....	18
3.7 Burglar bars.....	18
4. BUILDING MATERIALS AND COLOURS	18
4.1 Colour.....	18
4.2 External Walls.....	18
4.3 Dominant Finish.....	18
4.4 Secondary Finish	19
4.5 Doors and Windows	19
4.6 Roof Construction and Colours.....	19
4.7 Gutters and Down Pipes.....	20
4.8 Sunshades.....	20
4.9 Chimneys	20
4.10 Staff Quarters	20
5. SUSTAINABILITY/ENERGY EFFICIENCY	21
5.1 Solar Access and Control.....	21
5.2 Cross Ventilation	21
5.3 Thermal Control	21
5.4 Water Recycling	21
5.5 Rainwater Tanks.....	21
5.6 Energy Conservation.....	21
6. EXTERNAL SERVICES	22
6.1 Air-Conditioning Units.....	22
6.2 Solar Hot Water systems	22
6.3 Hydraulic Services	23
6.3 Electrical Services	23
6.4 Gas and Water Metres	23
6.5 Garbage Bins	23
6.6 Television/Radio Antennae and Satellite Dishes	23
6.7 External Lighting.....	23

B – LANDSCAPE	24
ARC Approval.....	25
1. Landscape Control Zones	26
1.1 Golf Course or Park Front Facing Stands	26
1.2 Golf Course or Park Side Facing Stands	26
1.3 Ridge Control Zone	26
1.4 Streetscape Control Zone	27
1.5 General Landscape Zone	27
1.6 Landscape on Road Reserve	27
2. Preservation of Existing Trees	29
3. Plant Palette	29
C – CONSTRUCTION	32

Unique environment.

Unique heritage.

Unique design.

ARCHITECTURAL GUIDELINES (AG)

Created to enhance the unique character of Eye of Africa, the AG will help ensure that each house is designed and orientated to optimise the natural characteristics of its stand. The guidelines encompass aspects such as topography, views, orientation, access, privacy and location of services.

By encouraging higher quality building and landscape outcomes for the resident, the guidelines will protect and enhance the long-term value and appeal of the Eye of Africa.

The AG are to be interpreted in conjunction with and comply with Municipal and National Building Regulations (SABS 0400).

Intent

The purpose of these AG is to provide a consistent and coherent vision to housing and landscaping within Eye of Africa by establishing clear architectural standards for single dwelling houses and gardens.

Created to encourage quality residential development, these design principles and controls maintain the opportunities for diversity and variety within individual stands. Consistent boundary treatment and modulation of frontages and setbacks will provide a sense of unity throughout the community, balanced against a varied and interesting streetscape.

As a checklist of good design measures, this document will also assist you in maximising the liveability and amenity of your residential neighbourhood.

Vision

Eye of Africa draws on materials, textures and architectural forms unique to the Highveld.

The architectural vision incorporates the simple raw materials gleaned from the surrounding Highveld earth for traditional architecture and the fusion of home styles from both European and African settlement, **“Afropean”**, to create what will be an inspirational residential community.

The modern approach to Highveld design at the Eye of Africa reinterprets rustic unfinished and untreated surfaces. The focus is on mixing texture, surface and light to create modern and sophisticated ways of incorporating African texture and colour.

The design of homes should maximise the amenity and aesthetic appeal of the golf course and parks, and offer the opportunity to foster resort-style living spaces. Homes are envisaged as being naturally integrated with their surrounds, appearing almost as natural objects in the landscape. Homes should not impinge on the privacy of neighbours.

Homes should incorporate environmentally responsive design for the local climatic conditions, including generous shaded spaces and well designed eave overhangs. They should be constructed with a palette of materials used in traditional architecture such as plastered walls, stone and timber. Unobtrusive roof forms should be used.

At Eye of Africa, good design principles are promoted through environmentally sustainable homes that harmonise with their natural environment through their selection of colours and materials.

Homes should employ landscaping strategies in accordance with the AG, which reflect the open rural character of the Highveld and blend effortlessly with the golf course and parkland areas

Architectural Review Committee (ARC)

Eye of Africa's Architectural Review Committee (ARC) was formed so each resident can create the best home possible with the assistance and guidance of an informed and knowledgeable body.

To ensure that single dwelling houses at Eye of Africa meet the standards set out in the AG, a design review process has been established. The sales contract requires land purchasers to gain approval for any development via the ARC prior to any local council applications (DA).

Owners, building designers and builders will seek the approval of the ARC throughout the design process to discuss the best application of these standards for their site.

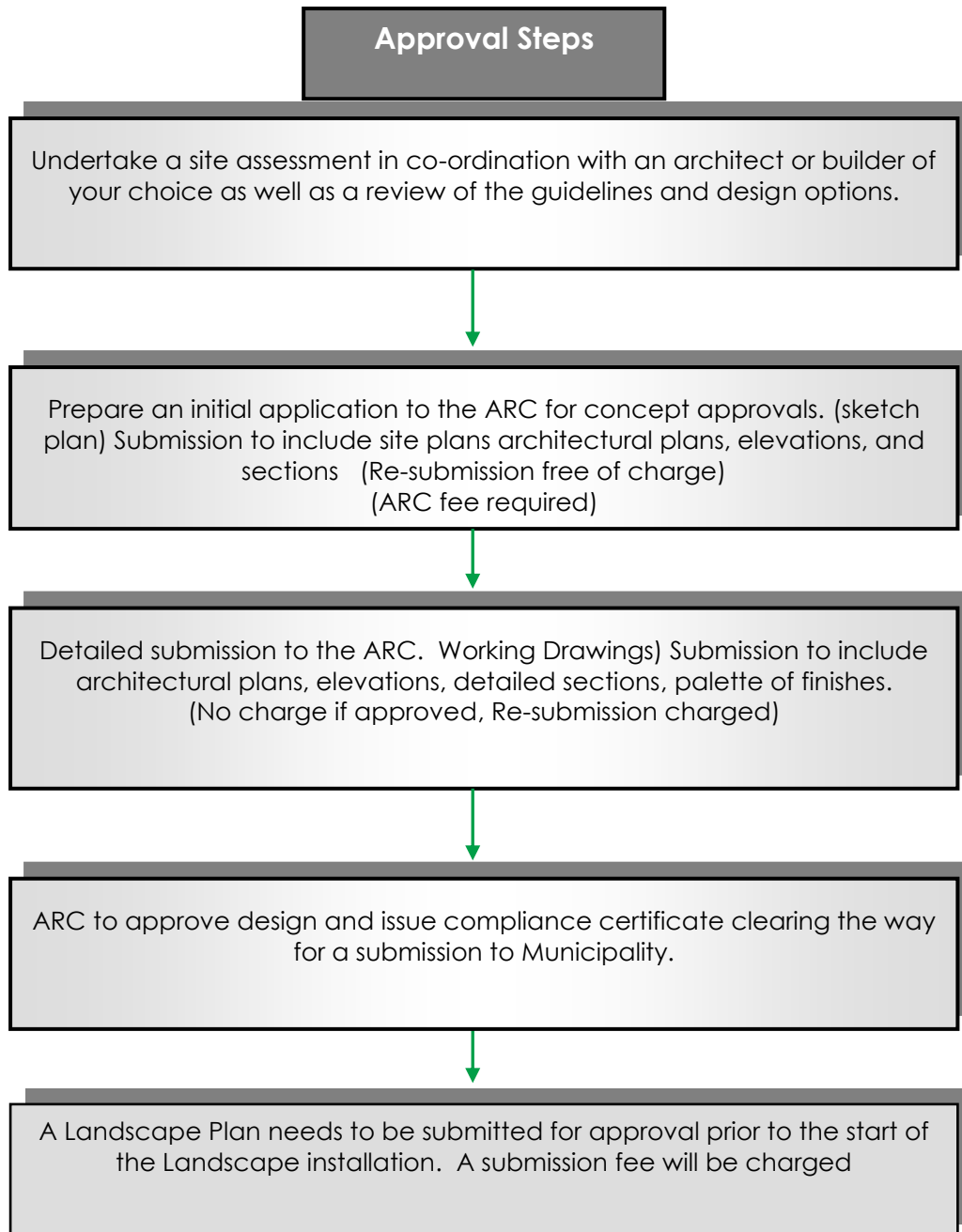
Any subsequent design changes and proposed variations to these approved plans must be referred to the ARC for consideration and approval before an application is lodged with Council. ARC approval will be given for design variations that achieve a better outcome than strict compliance with standards.

ARC Approval Process

To ensure that all of Eye of Africa housing and development meets the standards set down in this document, all homes including landscaping requires the approval of the ARC.

These Guidelines are **legally binding** as part of your agreement of sale and apply to new dwellings as well as to any improvements or additions that may be made in future.

They are subject to and do not override the Home Owners Association or Municipal and National Building Regulations.



The ARC has been established to help you and your architect work to the Guidelines. The ARC has the power to enforce these Guidelines.

Council will not grant approval to build at the Eye of Africa without unconditional ARC approval of your architectural and landscape design plans. Refer to your Home Owners Association for details of ARC membership. The ARC meets on a regular basis to discuss, approve or decline building and/or landscaping applications and may seek advice of consultant architects and consultant landscape architects outside the committee. An ARC representative will be available by appointment to you, your builder or architect, to discuss any matters raised during these meetings that affect you or your property.

To assist homeowners the ARC uses the checklist on the next 2 pages when assessing plans. Please note that the list does not include all items that are checked and plans may be disapproved for non compliance with items not on the list.

ARCHITECTURAL REVIEW

Stand Number	
Owners name	
Architect	

Date	
Reviewer	

Category	Estate Rules			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
SABS 0400							
500m2 Rule							
SACAP registration							
Architect designed							

Category	Town Planning			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
FAR 0.6							
Single Storey 50% coverage							
Double Storey 40% coverage							
Building Lines							
Building setbacks							
<i>front</i>							
<i>rear</i>							
<i>sides</i>							
<i>garage</i>							
Wall Length							
8.5 m Height restriction							
Exceeds 220m2							
2x Garage							
Min 1 Visitor Bay							
Max 2 visitor Bays							

Category	Spirit of place			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
Maximise site potential							
Not encroach on privacy							
Environmentally responsive							
Indoor-outdoor living							
Appropriate materials							
Unobtrusive form							
Least disturbance							
Not offending Skyline							
Use of site features							
Dematerialised form							
Entry approach							
Series of planes							
Independence of planes							
Thermal mass							
Layering							
Light and shadow							
Large patio							
Ventilation							
Use of natural materials							
Colour Palette							

Category	Architecture Form			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
Single storey GOM elevation							
Interesting street facade							
Concealed plumbing							
Plan form							

Ventilation							
Use of natural materials							
Colour Palette							

Category	Architecture Form			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
Single storey Golf elevation							
Interesting street facade							
Concealed plumbing							
Plan form							
Scale and proportion							
Privacy							
<i>Windows on upper level</i>							
External elements							
Verandahs							
Roof design							
Roof overhang							
Roof Pitch							
Style consistency							
Driveway width							

Category	Architecture Elements			Compliance			
Item	Not Indicated	Not applicable	Full	Satisfactory	Partial	Poor	None
Finishing schedule supplied							
Balustrades							
Burglar Bars							
Plinth							
Dominant wall finish							
Secondary wall finish							
Colour Palette							
Horizontal fenestration							
Doors							
No forbidden elements							
Ventilation							
Roof Material							
Roof Colour							
Eaves overhang							
Gutters and downpipes							
Garage doors							
Sunshading							
Rain water tank							
Chimney							
Fencing							
Yard walls							
Wall design							
Staff Quarters							
Pool							
Letterboxes							
Street Number							
Tv arial							
Temporary structures							
Signs							
Lighting							

A – Housing

1. SITE PLANNING

Houses within Eye of Africa are encouraged to foster a close relationship with their surrounding environment. Observe the principle of least disturbance by not tampering with the site profile more than necessary. When planning your site, space must be provided to allow natural elements to surround the building. This arrangement will encourage a streetscape that works in harmony with its environment and allows for view corridors between adjoining properties.

A strong indoor-outdoor relationship is an essential factor in the high quality of living promoted at Eye of Africa. Homes that embrace the outdoors are to be achieved by the layering of house and garden through the use of elements such as verandahs, pergolas and courtyards.

To maximise each stand, house design should respond to contours, existing vegetation, solar and light access and other environmental conditions.

Consider each site carefully in terms of both the view and the location of the house. The need for a special view can in some cases override the desire for a north orientation.

1.1 Site Coverage

Definition: Site coverage refers to the portion of the site covered by a building with an impervious roof. It excludes eaves up to 600mm wide, pergolas, gazebos or the like and paved landscape areas.

- ❑ Maximum 50% site coverage for single-storey stands.
- ❑ Maximum 40% site coverage for 2-storey stands.

Attics and Lofts are considered an additional storey. An Observatory **MUST** be limited to a maximum footprint of 40 square metres. Lofts **MUST** be limited to a maximum footprint of 50 square metres.

The maximum combined footprint of Observatories and Lofts must not exceed 60 square metres. Attics may be permitted over garages on sites with Golf course frontage and classified as single storey.

1.2 Density

A maximum of one dwelling per stand is permitted.

1.3 Floor Area Ratio (F.A.R.)

Definition: The ratio obtained by dividing the floor area of a building by the total area of the erf upon which the building is erected.

The F.A.R. is **0.6** Floor Area Ratio

Only basements which are spaces entirely submerged below the natural ground level may be excluded from the calculation of F.A.R.

A maximum of two parking spaces may be excluded from the calculation of F.A.R. (one double garage)

1.4 Setbacks

Definition: A specific distance from a site boundary, defining a building restriction area, where no building or structure may be erected.

1.4.1 Typical Stands

- ❑ Street frontage: minimum 6m.
- ❑ In cases where a stand has two street boundaries, the 6m building line applies to the shorter of the two boundaries.
- ❑ Corner stand secondary setback minimum 3m. On corner stand where vehicle access is on the secondary boundary, the minimum setback for a garage facing onto the street remain 6m regardless of the 3m secondary setback
- ❑ Side boundaries: set back of 2m which may be relaxed to a minimum of 1m and an aggregate of 4m from the side boundaries.
- ❑ Rear building line: minimum 3m.
- ❑ Except for the following conditions: On some stands a building line, set back 5m from a short boundary bordering parkland areas applies.
- ❑ Building lines may be relaxed to a minimum of 1m on the street frontage for the purposes of building an enclosed garage, provided that the doors to the garage do not face on to the street. There are however properties where the above mentioned rules do not apply, due to specific geometry or location close to sensitive ecological areas.
- ❑ Verandahs and pergolas must have a minimum setback of 5m on all public boundaries i.e. streets, parks, and golf course.
- ❑ The first storey must be setback a minimum 1m further from the street than the ground level.
- ❑ For irregular stands or stands with widths of less than 16m at the building alignment, the ARC has the discretion to allow lesser side setbacks if good design principles are proven within the design.

1.4.2 Side Boundary Setbacks

- ❑ The ground storey must have a minimum setback of 1 metre.
- ❑ The first storey must have a minimum setback of 2 metres.
- ❑ Note: Above ground structures such as pergolas or braai structures are not permitted within front or rear setback areas.

1.4.3 Golf course and parkland boundary setbacks

- ❑ The ground floor must have a minimum setback of 3 metres and the first storey has a minimum setback of 7 metres.

1.5 Golf Course and Parkland Site Front Buffer

- ❑ No vehicular access (including golf buggies) to the golf course is allowed through this buffer zone.

1.6 Garage and Car Parking

- ❑ Garages should enhance the appearance of the house, without dominating the streetscape.
- ❑ Garage setbacks have been designed to incorporate stacked visitor parking from the front boundary.
- ❑ Where facing the street, the garage is to be setback minimum 1m from the main façade of the house, or in the opinion of the Arc sufficiently articulated to create satisfactory visual interest.
- ❑ A swing-in garage may have a 1 metre setback approved on merit by ARC. The face of the garage wall addressing the street must be designed as a feature wall or contain a window or other feature to articulate the frontage.
- ❑ Side or rear walls of garages can be built to the side boundary as deemed appropriate by the ARC unless it is the secondary street frontage of corner sites where the minimum setback is 3m. Care must be taken to ensure gutters and rooves do not overhang your boundary.
- ❑ Maximum garage width is 7m per dwelling house.
- ❑ When integrated into the house, the garage width should not exceed 50% of the facade.
- ❑ It is encouraged that custom-designed doors include timber. The use of roller doors is not permitted.
- ❑ The site must have a minimum of 2 covered car parking spaces.
- ❑ There must be a minimum of 2 spaces for visitor parking, stacked in front of the covered parking and be contained wholly within the site and setbacks.

1.7 Length of Wall

- ❑ To avoid the appearance of long featureless walls, a wall surface must not be more than 8m long without a minimum 500 mm change in the vertical plane or a substantial change of texture of that wall for visual relief.

1.8 Building Height

- ❑ Single storey developments are encouraged. A 2-storey height limitation is imposed above natural ground level.
- ❑ Maximum height for 2-storey dwellings is 8.5m from natural ground level to ridge or apex of a roof.
- ❑ This is not applicable to chimneys.

1.9 Minimum House size

- ❑ A minimum house size of 220m² is prescribed. This area excludes garages and covered terraces.

1.10 House Orientation

- ❑ Living areas and private open space should receive a minimum of three hours of direct sunlight per day during the winter months.
- ❑ The number of windows on the western façade should be kept to a minimum or provisions should be made for external sun shading devices.
- ❑ To capture winter sun, the number of windows to north-facing rooms should be maximised.
- ❑ Doorways, windows and breezeways should be located to encourage cross ventilation.

1.11 Topography

- ❑ Houses should be designed to ideally respond to their site and minimise disturbance on the existing landscape.
- ❑ No earthworks shall be undertaken whereby excavation exceeds 500mm or fill exceeds 500mm from the existing surface level of the property without written ARC and Council approval.

1.12 Private Open Spaces (POS)

- ❑ Minimum requirement for POS is 80m² (for up to 3-bedroom dwellings) and 100m² (for 4+ bedroom dwellings).
- ❑ POS includes all areas behind the front building line with a minimum width of 2.5m with one part of the POS area capable of containing a rectangle of 4m x 6m, which is directly accessible from living areas.
- ❑ POS should receive a minimum three hours of direct sunlight per day during the winter months.
- ❑ When fronting a park or golf course, it is recommended that POS be elevated 500-1000mm above ground.
- ❑ Any elevated decks or outdoor living spaces overlooking neighbouring stands must incorporate privacy measures such as screen planting, louvres or screens.
- ❑ All screens are to be designed as an integral component of the house design.

1.13 Courtyards

- ❑ A courtyard helps to modulate the form of the house and lets additional sunlight into the interior of the house.

1.14 Service Courts/Areas

- ❑ Provision of open area for services (such as air-conditioning units, rainwater tank, clothes drying area) should be hidden from external view.
- ❑ It is recommended that screening plants/elements be provided to conceal these areas.
- ❑ Allocation of an area of minimum 8.5m² is recommended for clothes drying.
- ❑ Service courts should be easily accessible from the laundry.

1.15 Golf Cart Storage

- ❑ Cart storage is to be complementary to the main house design.
- ❑ It is recommended that cart storage be integrated into the garage.

1.16 Driveways and Crossovers

- ❑ Materials for the construction of driveways and walkways visible from the street will be specified to control the streetscape zone and to ensure similarity and continuity.
- ❑ The palette of driveway and walkway materials are the following:
 - Natural clay paving bricks of approximately 220 x 110mm in size and 50mm in thickness and in 3 colour option.
 - Stone chip gravel of approximately 10 to 13mm in size and in 3 colour options. Gravel is not to be used on slopes exceeding a 5% fall. Gravel may only be used on private property within 1m from the site boundary.
 - Concrete cobbles of approximately 100 x 100mm in size and 50mm in thickness and in 2 colour options.
 - Bricks and cobbles may not be used in combination but gravel may be used in combination with either bricks or cobbles as an edge strip or frame.
- ❑ Base preparation and compaction for driveways are to be specified by an engineer.
- ❑ Driveway material should complement the house and streetscape.
- ❑ Driveways must be completed prior to taking up occupancy.
- ❑ Only one driveway is permitted for each site. Relaxation may be granted at the discretion of the ARC to permit 2 drive ways of a maximum width of 3m each at the road kerb and at the boundary
- ❑ To soften the appearance of driveways, minimum 900mm planting strips between driveways and side boundaries are required and must be planted prior to taking up occupancy.
- ❑ Driveways over the nature strip are to comply with the material standards adopted for Eye of Africa.
- ❑ Crossovers should be restricted to a minimum and not exceed 6m in width at the kerb and 6m at the site boundary.
- ❑ Crossover position is to be co-ordinated with the street tree planting plan, streetlights and services.
- ❑ Crossover driveways are to be perpendicular to the kerb line.
- ❑ Where a walkway in the road reserve exists it may not be removed and is to be incorporated in the driveway paving.
- ❑ A 110mm sleeve is to be installed under the driveway in the road reserve 1m from the site boundary for future services.
- ❑ Refer to Section B – Landscape, for acceptable driveway finishes.

1.17 Boundary Walls & Fences

In order to create an open and integrated environment, the use of boundary fences is restricted to the following:

- ❑ No fences or walls are allowed within 6m from the site boundary facing onto a street, in order to encourage the use of the front elevation of a house as part of the security line.
- ❑ Boundary walls on the 6m street line, as described above, may not exceed a height of 1800 mm and may not cover more than 50% of the street elevation and may be transparent or solid.
- ❑ Design and materials are to be in accordance with the drawings in Annexure A.
- ❑ A compulsory transparent steel/ aluminium fence of 1200mm in height along any site boundary facing onto the golf course will be constructed in order to control the transition between private space and open space.
- ❑ The golf course fence should have a 3m return on two sides. Design and materials are to be in accordance with the drawings in Annexure A.
- ❑ Stands facing communal parkland are required to construct a 1200mm transparent fence similar to the golf course fence, on any site boundary directly facing the open space. Design and materials are to be in accordance with the drawings in Annexure A.
- ❑ Side boundary walls and fences other than specified above may not exceed 1800m in height and may be solid or transparent for the purposes of screening and privacy. The materials thereof are to be in accordance with the Architectural Guidelines or to match the house in which case approved drawings are required.

- All fences visible from public spaces are to be screened by plant beds, of no less than 1m in width and 1m in height.
- A boundary wall or fence between the side boundary and the rear of a garage entered from the side (swing in) may be approved if set back a minimum of 1m from the front street face of the garage
- Due to the positioning of certain stands relaxation has been granted. Please see the affected stands in Annexure B.

1.18 Retaining Walls and Batters

While sloping sites present opportunities for lifestyle advantages, any excavation must ensure there is no detrimental impact on adjacent properties.

1.18.1 Retaining Walls

- All retaining walls over 1000mm must be contained within the building footprint.
- Retaining walls must be constructed in either natural stone or treated timber sleepers (minimum 250mm wide sleeper).
- Retaining walls matching the finishes of the house may be approved on merit .at the discretion of the ARC
- All retaining walls must have a minimum 1.5m of separation between them.
- To ensure appropriate screening between retaining walls is achieved all space in front of and between the retaining walls must incorporate suitable landscaping solutions.

1.18.2 Batters

- No excavation is to take place closer than 1m to a front boundary.
- Excavations or batters cannot be more than 1m in height.
- The maximum slope allowed for the batters will be 1 in 3.
- Batters can be built to a shared residential side or rear boundary only in a fill scenario.
- All batters must incorporate suitable garden beds/landscaping solutions including trees and shrubs.
- Turf will only be allowed on batters with a 1 in 4 gradient or less.

The ARC will encourage and assist with coordination of discussion with neighbours of common boundaries to assist with ensuring mutually beneficial and aesthetically pleasing solutions are achieved.

2. KEY SITES AND FOCAL POINTS

The design of houses on corner sites, intersections and golf/park frontage requires special consideration to address all frontages. These key sites create an opportunity for signature buildings, which enhance the visual experience throughout the development.

2.1 Corner Sites

- ❑ Corner houses should address both street frontages to achieve a high quality streetscape.
- ❑ Car access should be located on the secondary street where possible.

2.2 T-Intersections

- ❑ Houses must consider their visual impact from all sides of the street and must present as a feature at the intersection.
- ❑ The garage should not be located at the end of the T-intersection and must be offset to one side.

2.3 Golf/Park Frontage

- ❑ Consideration should be given to golf/park view corridors from the street.
- ❑ House design must address street and golf/park frontages.
- ❑ Upper levels facing golf/park are to be set back further to reduce the scale of the building and create opportunities for large verandahs.

3. ARCHITECTURAL DESIGN

The architectural design controls are designed to allow a variety of different housing styles and characters within Eye of Africa, which complement rather than compete with each other. The controls aim to establish a harmonious visual appeal through all houses.

To ensure Eye of Africa remains a high quality neighbourhood, we need to control the building form, external building materials, colours and other related finishes. The overall style of the home must be in keeping with Eye of Africa's Vision, as described in the Eye of Africa Vision section of these Guidelines.

The desired outcome is for homes to demonstrate simple application of traditional Highveld building forms and materials such as timber, stone and iron. They use a low-scale, staggered building form for visual interest and to maximise the energy efficiency and qualities of the site and its views. Building design, roof form, detailing, and materials visible from streets, public areas and adjoining sites should be complementary to the character and form of neighbouring dwellings.

Each residence will be inspired by a well-proportioned, classic contemporary style that is heavily expressed at the lower level and rises to a lighter upper storey. Modulated façades will break up the scale of the walls, which are to include differentiation in colour and materials to create a visually interesting built form. Careful attention should also be given to the design of the rear and side façades. A defined palette of colours and materials will establish and reinforce the unique Eye of Africa character.

Horizontal fenestrations, overhanging eaves, stone and unadorned brick and textured plaster finishes, external woodwork and long fascias emphasizing linear horizontality of the house, provide an appropriate contextual response to the natural environment. Avoid large vertical elements.

Flowing indoor-outdoor relationships are to be encouraged through each overall house design. Homes will address the potential for views to the golf course, over parks and to the surrounding bushland afforded by their terrain. It should be recognised that the Highveld can be extremely cold in winter and home design should consider building mass and insulation to cope with the climate. Recommendation for inclusion of fireplace in well insulated spaces of the home that can be made warm and cosy.

Include a large covered patio. This is your most important 'room' in the house and allows for a dining area, a seating area and a place to braai. The Highveld has a wonderful light intensity. Create interplays of light and shade by manipulating the placing of ventilation openings. A soft prevailing evening breeze up from the valley will cool the house naturally if cross ventilation is ensured for every room.

3.1 Exterior Design

- ❑ Plan forms consisting of rectangular shapes are allowed. Organic, triangular or circular plans shapes are permitted in the form of secondary elements provided these do not dominate the rectangular plan form of the bulk of the building
- ❑ External walls are to be enlivened by shadows cast by eaves, balconies, canopies, windows and other elements which add visual interest.
- ❑ Verandahs, porches, balconies and bay windows create a unique character both for individual houses and the overall streetscape.
- ❑ Combination of masonry walls with light additive elements.
- ❑ A variety of setbacks, materials and textures provide a break to the vertical emphasis.
- ❑ Balustrades should be simple in style, elegant and without decoration or ornamentation; details are subject to approval by the ARC.
- ❑ Shade nets and canopies are not permitted.
- ❑ External blinds or shading devices are permitted, provided they do not have scallops and consist of fabric of a single approved colour. These elements are subject to approval.
- ❑ Other external fittings, such as security measures are permitted where they are not visually obtrusive or are integral to the architectural design of the dwelling, and it must be noted on your plans for ARC approval.

3.2 Roof

3.2.1 Roof Types

- ❑ Modulated roof forms help to create a visually interesting streetscape.
- ❑ A variety of roof types are permitted: hip, gable, skillion or flat roof.
- ❑ In order to maximise views from all properties, low mono pitched, floating roofs are allowed.
- ❑ Roofs should preferably be pitched in the direction of the sloping ground and compliment the site profile but the design of the house will be taken into consideration.
- ❑ Flat concrete roofs with parapets are allowed, provided these are used to cover small links between buildings.
- ❑ All roofs are to comply with height restrictions.

3.2.2 Eaves overhang

- ❑ All roofs including flat roofs must have a minimum depth of eaves of 600mm with 800mm highly recommended, unless otherwise shown that good design principles and aesthetics have been addressed.
- ❑ All gable roofs must have a minimum overhang of 450mm
- ❑ The roof should be designed so that the solar panels are concealed from the main frontages.

3.2.3 Roof pitch

- ❑ The maximum roof pitch is 26° for all roofs excluding natural timber shingles, broslay or natural slate tiles, where the manufacturer's minimum lowest pitch will be approved.
- ❑ The minimum roof pitch is 10°, however if a cranked sloping pitched roof is included within a design, the minimum pitch of the flatter section may be 5°.
- ❑ Roof form elements of a lower pitch including flat and curved roofs, where complementary to the dwelling design and streetscape, will be assessed on their particular merit. The ARC will only approve these on merit in exceptional cases.
- ❑ Other shading devices or structures for windows or doors that represent responsive climatic solutions to design or are derived from traditional detail, will be assessed on their merit and must use colours and materials as stated for roof construction.

3.3 Verandahs, Balconies and Related Design Elements

- ❑ Verandahs, balconies and pergolas should be designed to define the transition between indoors and outdoors.
- ❑ The main verandah should be located adjacent to POS on the ground floor.
- ❑ The main verandah should act as a functional sitting area and therefore requires a minimum depth of 2m.
- ❑ At golf/park frontage, upper storey setback is encouraged to allow for a spacious balcony.
- ❑ Balconies/verandahs can be masonry or light-weight structures.

3.4 Front Entrance/Doorway

- ❑ The front entrance should be clearly visible or its location readily recognisable from the street.
- ❑ The front entrance should be treated as a special feature of the house and be in proportion to the residential scale.
- ❑ Stained timber panel entrance doors are encouraged.
- ❑ Excessive glass entrance volumes and inappropriate forms will not be permitted

3.5 View

- ❑ It is recommended that living areas have access to views and POS.

3.6 Privacy

- ❑ No window shall be permitted in a wall closer than 3m to the boundary unless measures to ensure the complete privacy of neighbours are provided. Privacy measures can be architectural elements, which contribute to the character of the house.
- ❑ No windows closer than 8m to the boundary will be permitted to look directly towards the neighbours without a suitable privacy screen
- ❑ Suitable privacy screening measures are compulsory to all living areas, verandahs and balconies and all windows where there is an opportunity of overlooking adjacent properties

3.7 Burglar bars

- ❑ Burglar bars must be simple without ornamentation and consist of horizontal elements as far as possible.
- ❑ Externally fitted burglar bars are not permitted. All burglar bars to be approved by the ARC.

3.8 Signage

All exterior signage must be submitted prior to erection. Approval will be entirely at the discretion of the ARC.

4. BUILDING MATERIALS AND COLOURS

Eye of Africa encourages houses to be designed to blend with the surrounding environment. Live in harmony with the surrounding natural environment through your selection of colours and materials. A carefully balanced combination of warm natural materials such as stone and timber, with the creative use of materials such as glass, aluminium and steel should be used to reflect the mix of traditional and modern architectural forms.

4.1 Colour

The palette (included in illustrated Architectural Guidelines) is indicative of the hues and textures of the surrounding natural environment. Other colour accents or feature materials may be approved by the ARC based on their individual merit and ability to achieve diversity and interest in the built form. ARC must be provided with an A4 size sample of external colour finishes for approval.

4.2 External Walls

- ❑ It is suggested that walls are generally divided into two zones:
 - 1. The bulk of the wall, which is the dominant surface.
 - 2. The base of the wall, which is the secondary surface.
- ❑ Walls are to be designed not to meet the ground directly. To achieve this, a set back or a plinth must be incorporated. Horizontal elements spanning along the length of the base of a wall can also be used to achieve the above.
- ❑ Plinths may consist of stone or face brick or if plastered they must be painted a different colour to that of the dominant wall surface. Walls must be plain without decorative mouldings, quoins or rustication, and finished in a colour chosen from the prescribed colour palette. It is suggested that walls should have a base, in the form of a plinth, where possible.

4.3 Dominant Finish

- ❑ Stock brick finished in textured plaster and paint, selected from the approved colour palette.
- ❑ Stock brick finished with textured pigmented plaster, selected from the approved product and colour palette.
- ❑ Stock brick bagged and painted to the approved colour range.
- ❑ Textures may vary from relatively smooth scratch plasters to combed and other heavily textured surfaces.

- ❑ In certain instances at the discretion of the ARC ,off shutter concrete may be permitted in combination with other secondary finishes where the design is considered to be of particular merit

4.4 Secondary Finish

- ❑ Any one of the above dominant finishes may be used in combination with approved natural granite, cut sandstone or slate, provided the stone does not predominate.
- ❑ It is recommended that stone is used to accentuate an architectural element, against a subdued background.
- ❑ The dominant finish may also be used in combination with approved face brick, provided the face brick does not predominate. A ratio not greater than 1- facebrick / stone to 4 – plaster is applicable.
- ❑ Natural Timber or Nutec fibre cement clapboard painted in approved colour may also be used as a secondary finish.
- ❑ Example: A 4m high wall has a running length of 12m. The secondary finish may be 3m of running length and 9m can be plastered.
- ❑ It is intended that the secondary finish is used to accentuate an architectural element, against a subdued background. Only one type of secondary finish is permitted per residence. Scattered patches of secondary finishes are not allowed.
- ❑ The use of different materials in an 80/20 composition is preferred over the use of any one material for walls.
- ❑ Secondary finish wall construction may include:
 - rendered masonry - painted or pre-coloured render
 - galvanised iron
 - timber
 - steel
 - natural stone cladding
 - rammed earth
 - exterior ply sheeting in clear satin
- ❑ Wall colours should reflect the Highveld environment:
 - earthy tones
 - neutral colours
 - natural finishes
 - patina effect

4.5 Doors and Windows

- ❑ All doors must be consistent with the window style. Ornate fittings, reflective mirror glass, ornate sandblasted glass and decorative carved timber doors are not permitted.
- ❑ The majority of windows must have horizontal proportions and consist of rectangular shapes. Windows with vertical proportion may however be used, provided they are incorporated in a linear element, or used in series, resulting in a linear effect. Window finish and style should be consistent within a single residence
- ❑ Doorframes should be finished in the prescribed trim colour for the architectural style, or in the case of timber frames, natural (varnish) finish is allowed.
- ❑ The following items are not permitted:
 - Circular windows, triangular windows or rectangular windows turned at an angle (elevation)and cottage pane windows
 - Reflective mirror glass, coloured glass and ornate sandblasted glass is not permitted.

4.6 Roof Construction and Colours

- ❑ Roof forms will be evaluated by the ARC based on their compatibility with the architecture of the building and their visual impact on the streetscape.
- ❑ Flat roofs must have waterproofing of an approved colour or have a pebble or stone gravel layer. Green roofs may be approved in particular cases at the discretion of the ARC

- The material of pitched roofs used MUST be:
 - metal roof sheeting on timber or steel substructure
 - Colorbond pre-painted galvanised steel sheeting ('S'-rib) Colours: Birch grey, Off White, Beige.
 - Chromadek pre-painted galvanised steel sheeting.
 - Colours: Dove grey, Frost White, Lime White.
 - galvanised iron
 - copper tray roofing (natural), not zincalume
 - battened zinc tray
 - flat profile modern rustic, modern designer, or shingle concrete tiles
 - slate
 - brosely tiles
 - asphalt slate or shingle composite sheet
- Clear or white translucent polycarbonate sheeting may be used on top of pergolas, but only will be permitted if concealed by a fascia on the sides and ends.

4.7 Gutters and Down Pipes

- Gutters and down pipes are to be finished to match the dwelling or to provide appropriate colour accents.

4.8 Sunshades

- Sunshades are to be in keeping with the style of the home using:
 - galvanised iron
 - natural finish timber battens.
 - powdercoated aluminium louvers in approved colours and style

4.9 Chimneys

- Chimneys are permitted, provided they are complementary to the architectural style of the house.
- Chimneys should be simple, rectangular and without decoration. Height restrictions are not applicable to chimneys.

4.10 Staff Quarters

Staff quarters must form part of the design of the main house and may not be a separate structure.

5. SUSTAINABILITY/ENERGY EFFICIENCY

Houses at Eye of Africa are designed to be environmentally sustainable and able to respond to their natural environment. By addressing the local climate and the unique site characteristics and by applying simple design and building techniques, each home will be naturally comfortable to live in as well as less expensive to run.

5.1 Solar Access and Control

- ❑ Living areas and POS should receive a minimum of three hours direct sunlight during the winter months.
- ❑ The number of windows to the West is to be minimised or appropriate screening devices installed.
- ❑ To capture winter sun, north-facing rooms are to have a maximum number of windows.
- ❑ To protect the building from excessive direct sunlight, it is recommended to incorporate natural and artificial elements such as:
 - deciduous plantings
 - eaves
 - awnings
 - canopies
 - sun screens
 - double-glazing on the windows

5.2 Cross Ventilation

- ❑ Appropriately placed windows, doorways and breezeways should be utilised in order to maximise cross ventilation.
- ❑ Potential draughts can be reduced through the dwelling by way of appropriate construction techniques, incorporating vapour seals and flashings.
- ❑ Louvres are recommended as they encourage ventilation while maximising privacy.

5.3 Thermal Control

- ❑ All homes are to have appropriate wall and roof insulation.

5.4 Water Recycling

- ❑ Recycling of grey water from shower and laundry for garden use is encouraged.
- ❑ Water recycling is essential through the use of rainwater tanks.

5.5 Rainwater Tanks

- ❑ Space is to be provided in the service area for tanks, or they may be located below ground.
- ❑ Where above ground, rainwater tanks are to be located discreetly/screened.
- ❑ If you want to include an above ground rainwater tank, it must be in a pre-painted finish of medium to dark grey and be screened from public and Golf course view.

5.6 Energy Conservation

- ❑ For best energy conservation it is recommended that houses use:
 - Low wattage, halogen or fluorescent light fittings.
 - Gas-operated hotplates and ovens.
 - Gas-boosted solar hot water heaters.
 - Energy-rated electric appliances and alternate water heating methods.

5.7 The following energy efficiency checklist applies to all dwellings. It is mandatory to achieve 26 or greater point score to meet the minimum standard of energy efficiency to enable approval of the plans

EYE OF AFRICA

Energy efficiency matrix ARCHITECTURAL REVIEW

Stand Number		Date	
Owners name		Reviewer	
Architect			

Category	Energy efficiency			Compliance				
	Item	Max score	Actual Score	Not Indicated	Full	Satisfactory	Poor	None
Building Orientation	6							
Use of skylights	2							
Roof overhangs > 600	4							
Window Hoods	2							
Other External sun controls	1							
Shade trees	4							
Protection to west windows	2							
Insulation to roof	6							
Insulation to Walls	3							
Cross ventilation	5							
Roof ventilation	5							
Hot Water System	4							
Photovoltaic Cells	1							
Irrigation Monitoring	1							
Flow restricted plumbing	2							
Rainwater collection	1							
Other								
Total score (26 minimum)	49	0						

6. EXTERNAL SERVICES

External services are to be located out of view, especially from the main frontages (street or golf/park frontage). Where appropriate, they are to be located in an enclosure, integrated with the design of the house.

6.1 Air-Conditioning Units

- External units are to be screened from the street and golf/park frontage.
- Acoustic treatment is to be provided where necessary.
- No roof-mounted systems are permitted.

6.2 Solar Hot Water systems

- No Solar hot water systems may be visible. Where solar hot water systems are in use, the panels are permitted to be flush with the roof pitch or located in an appropriately screened manner. Storage tanks should never be visible, being remotely located and concealed from view.

6.3 Hydraulic Services

- ❑ External plumbing is prohibited.

6.3 Electrical Services

- ❑ Power supply is to be underground.
- ❑ Electrical metre board is to be recessed into the wall and not visible from the main façade (street or golf/park frontage).
- ❑ Electrical services are to comply with the supply authority's requirements.

6.4 Gas and Water Metres

- ❑ Incorporate metres in service cupboard so they are not visible from the main frontage, or locate them within landscaped area.
- ❑ Metres must comply with the supply authority's requirements.

6.5 Garbage Bins

- ❑ Ensure design of services is not visually obtrusive and ensure location is easily accessible.
- ❑ It is recommended that garbage bins be placed behind a screened enclosure.

6.6 Television/Radio Antennae and Satellite Dishes

- ❑ Approval for any external antennae or satellite dishes is required from the ARC in writing. This also applies to erecting any television, radio aerials or communication receivers.

6.7 External Lighting

- ❑ No floodlights are permitted.
- ❑ External lighting is not permitted to shine into neighbouring properties or the street and should either shine down or be of the hooded eyelid type.
- ❑ Flood light type security lighting will not be permitted.

B – Landscape

The Eye of Africa site has a stunning natural environment characterized by typical South African rocky Highveld grassland. The community has been expertly masterplanned to complement and enhance the existing landscape. The vegetation consists mainly of grass with few and widely dispersed trees.

The vegetation is dominated by indigenous grasses such as *Loudetia Simplex* (common russet grass), *Themeda Triandra* (red grass) and *Trachypogon Spicatus* (giant spear grass), as well as indigenous trees such as *Acacia Caffra* (common hook thorn) and *Rhus Leptodictya* (Karee).

General Landscape Guidelines

With three different environmental zones listed below residents can choose their preferred landscape and at the same time enjoy the beautiful wide-open spaces of this unique site.

- ❑ The lower grassland area with invasion of Pine and Blue Gum species.
- ❑ The middle grassland area of almost pristine Highveld with scattered trees.
- ❑ The high laying area of pristine Highveld.

The site enjoys 82% of sunshine days, an average summer rainfall of 713mm, with moderate North to North-West winds, average day temperatures of 25°C and moderate frost in winter.

By adhering to the AG, residents will create a stunning landscape that harmonises with the environment, while also making a meaningful contribution to the Eye of Africa community.

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on the natural Highveld landscape, open space and style that will be unique to the Eye of Africa. It will also create sensitivity and harmony between the residential erven, the open space system, and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a natural and stylish character to the estate.

ARC Approval

A Landscaping Design Plans with the specified required information must be submitted for approved by the ARC before landscaping takes place. A Landscaping Submission fee as per the Estate Fees Schedule will apply.

Landscape Plan Checklist

It is recommended that your landscape architect uses this as a checklist for minimum requirements and ensure prompt approval.

Does the landscape design provide adequate privacy between neighbours and from public open spaces?	Yes	No
Is the design appropriate to the site and of a standard that complies with the Eye of Africa vision?	Yes	No
Does the landscape design fully consider the prevailing environmental conditions such as solar access, prevailing winds and winter frosts?	Yes	No
Is there adequate provision of usable outdoor spaces?	Yes	No
Has the plan been designed to protect and enhance views while reinforcing significant vistas?	Yes	No
Has site drainage been properly designed to minimise water logging and to promote vigorous plant growth?	Yes	No
Does the plan use a broad pallet of nominated species in a way that is appropriate to the character of each zone and in context with the surrounding landscape of each zone?	Yes	No
Has the appropriate fencing been used for each zone?	Yes	No
Have appropriate materials been used for Driveways, retaining walls and Outdoor structures?	Yes	No
Have large trees been sited away from buildings and services	Yes	No
Have Ancillary structures been designed appropriately?	Yes	No

1. Landscape Control Zones

Areas of landscape control will apply to all stands along the golf course, public open space and natural ridges with the objective to integrate with the surrounding open space.

The purpose of the areas of landscape control is therefore to ensure a harmonious and sensitive response between the house gardens and the surrounding open space and to minimise any possible negative visual impacts. It will furthermore ensure an "open" and "flowing" landscape system with soft edges whilst at the same time it will allow for strategic privacy.

1.1 Golf Course or Park Front Facing Stands

The edges of the golf course bordering residential erven will be landscaped by means of rough lawn areas or natural grass and plant beds with native grasses and grass-like species as well as tree clusters in order to define and soften the edges. This landscape theme should flow seamlessly, without definite lines or edges into the private gardens on the adjacent stands.

- ❑ A 7m wide transition zone along the front boundary line facing the golf course or parkland will be the area of landscape control.
- ❑ No buildings or structures are allowed within the first 3m of this zone. Structures for entertainment such as timber decks, pools, paving and patios will be allowed in the following 4m of this zone.
- ❑ The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa Plant Palette.
- ❑ No formal or classical garden design, ornaments or features will be allowed.
- ❑ No turf will be allowed in the first 3m zone.
- ❑ No retaining walls within the first 1.5m from the boundary line will be allowed. Retaining walls should be curved in shape.
- ❑ The planting design will be limited to the use of maximum 7 shrub/groundcover species and 3 tree species to encourage simplicity in design.

1.2 Golf Course or Park Side Facing Stands

Appropriate landscape design on private property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

- ❑ A 3m wide transition zone along the side boundary line facing golf course or communal open space will be the area of landscape control.
- ❑ No buildings or covered structures will be allowed in this zone, other than the compulsory 1200mm high transparent fence along the side boundary (refer to Annexure A – Boundary Walls).
- ❑ The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa plant pallet and integrated with the park landscape.
- ❑ No formal or classical garden design, ornaments or features will be allowed.
- ❑ A zero garage building line will be permitted in this zone.

1.3 Ridge Control Zone

- ❑ A landscape control zone of minimum 3m wide from the boundary line (although a wider zone is encouraged), will be applicable to all the stands immediately adjoining the natural ridges, wherein the natural landscape will be protected.
- ❑ No trees or natural vegetation are to be removed.
- ❑ No structures, elements or features, domestic or manicured gardens, or turf are to be constructed in this zone.
- ❑ Only natural landscapes consisting of endemic species that will restore and enhance the Highveld eco-system will be allowed.

The creative use of stone and timber is encouraged to create a sensitive threshold between the footprint and the natural landscape.

1.4 Streetscape Control Zone

Appropriate landscape design on private property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- ❑ A 7m wide transition zone along the boundary line facing the street will be the area of landscape control.
- ❑ Normal buildings lines will apply to this zone.
- ❑ The landscape design in this zone must comply with the principles of the natural landscape design approach and planting must comply with the Eye of Africa Plant Palette.
- ❑ No formal or classical garden design, ornaments or features will be allowed.
- ❑ A maximum of 30% of the stand width along the boundary line facing the street, may be turf.
- ❑ The planting design will be limited to the use of maximum 5 shrub/groundcover species and 2 tree species to encourage simplicity in design.

1.5 General Landscape Zone

The portion of a stand not covered by the Golf, Park, Ridge or Street Landscape Control Zones (as described in item 1.1 to 1.4), will be the General Landscape Zone. This zone deals with the immediate surrounds of a house and the entertainment area. Sufficient flexibility will be allowed for individual expression in the exterior spaces.

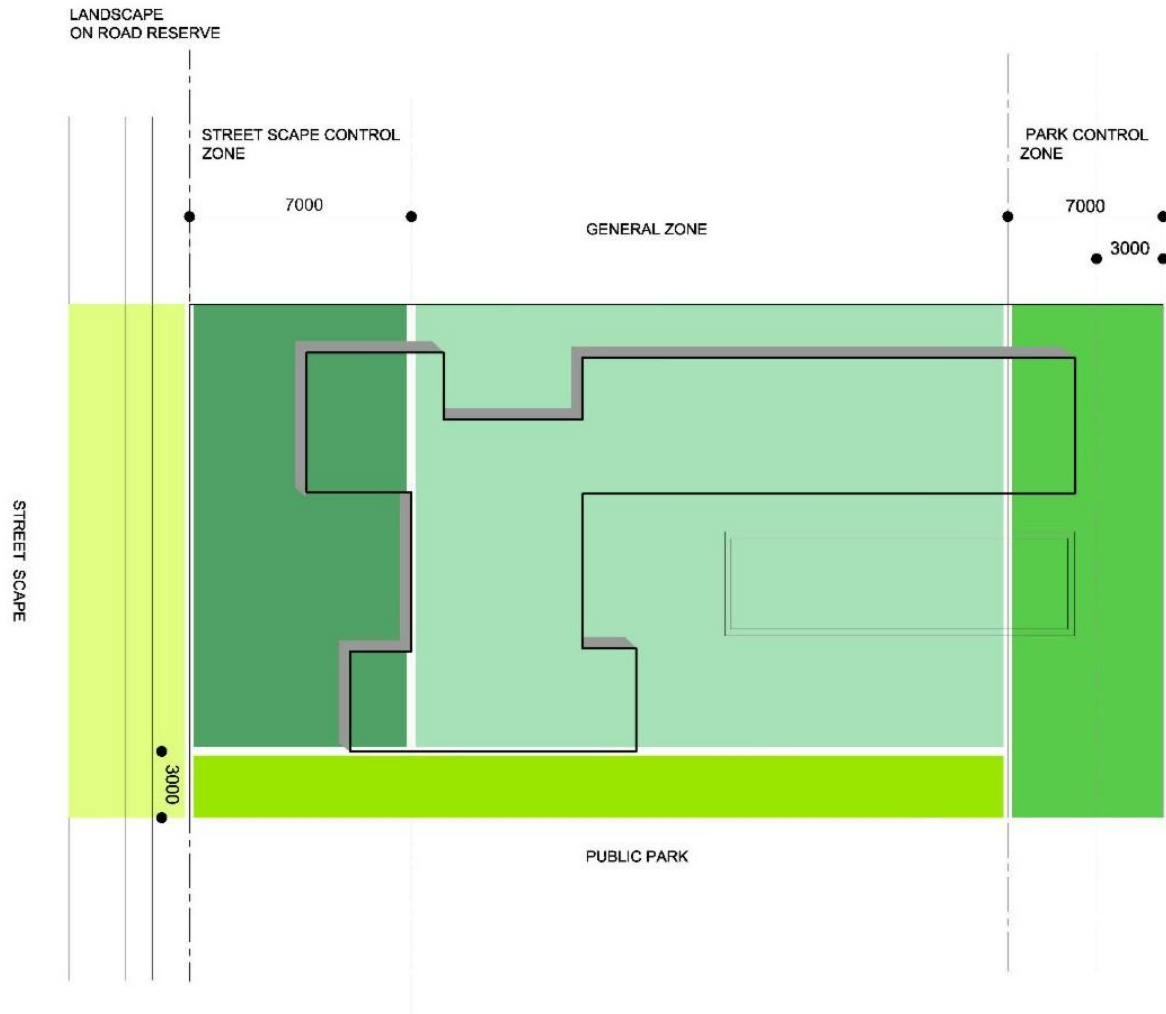
- ❑ The General Landscape Zone should adequately address the following:
 - Provide adequate privacy and screening.
 - Improve environmental conditions.
 - Create outdoor living spaces that complement internal living spaces
 - A greater variety of plant material and design styles will be allowed to cater for individual taste, although the use of native species and plants from the Plant Palette is encouraged.
 - The design should not be in conflict with the Eye of Africa landscape.
 - No invasive species are to be used.
 - Tropical planting may only be used if not visible from public spaces.

1.6 Landscape on Road Reserve

Landscaping of the road reserve in front of a stand will be the responsibility of the homeowner in terms of installation, watering and maintenance.

- ❑ Street trees provided by the developer must be protected and maintained and may not be transplanted (if needed for driveway placing) without permission.
- ❑ Street trees may be supplemented but not without approval.
- ❑ Only turf will be allowed as a dominant landscape finish in the road reserve area. Shrub and groundcover planting will be allowed but only in the portion between the walkway and the stand boundary if a walkway is provided otherwise planting will be restricted to 1.5m from the stand boundary. Such planting must comply with the planting and design requirements for the Streetscape Control Zone.
- ❑ No paving other than the driveway may be constructed on the road reserve.
- ❑ The area is to be properly maintained and irrigated.

Landscape Control Zones



2. Preservation of Existing Trees

- ❑ All existing trees are to be indicated on the Landscape Plan.
- ❑ No trees are to be removed without prior assessment and approval by the ARC.
- ❑ An area consisting of the house footprint area, including pool and patio area, plus an additional area of maximum 1m wide outside the footprint will be considered to be the building envelope. Any tree outside this area should be preserved provided that safety is not compromised.
- ❑ Safety, lifespan and stability of existing trees are also to be assessed in determining the building envelope and preservation of trees.

3. Plant Palette

The character of the Eye of Africa constitutes not only in the sloping Highveld grassland but also in the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfil a crucial role in the harmonious integration of the various precincts and open spaces, typical of the Eye of Africa. For this reason the use of plant species on private property will be controlled as follows:

- ❑ The establishment of an indigenous and as far as possible an endemic Highveld plant community is encouraged.
- ❑ Only indigenous species from the Eye of Africa Plant Palette may be used in areas of landscape control. Other indigenous species in landscape control areas may only be used with special permission.
- ❑ Landscape control zones on private stands, refer to the first 7m facing any street; the first 7m facing the golf course or parkland; and the first 3m facing any communal open space.
- ❑ Exotic species will generally not be permitted in landscape control areas. Appropriate exotic species may only be used with special permission in landscape control areas where existing pine or blue gum trees might necessitate the use of foreign species.
- ❑ The general landscape zone (areas other than the landscape control areas) is to be planted as far as possible with indigenous species.
- ❑ Invasive species will not be permitted.
- ❑ Palm trees, cycads, ferns, or any large leafed species with a tropical character will not be allowed in landscape control areas or any area visible from public space. The use hereof is discouraged throughout the Eye of Africa.
- ❑ **ALL LAWNS TO BE CYNODON ONLY. KIKUYU NOT ALLOWED**

EYE OF AFRICA: PLANT PALLETTE

	Botanical name	Common name	Approximate height
Trees	Acacia karroo	Sweet Thorn	±15m
	Acacia sieberiana var. woodii	Paper Bark	±12m
	Celtis africana	White Stinkwood	±10m
	Combretum erythrophyllum	River Bush Willow	±10m
	Combretum krausii	Forest Bush Willow	±8m
	Cussonia paniculata	Highveld Cabbage Tree	±3.5m
	Dais cotinifolia	Pompon Tree	±6m
	Dombeya rotundifolia	Common Wild Pear	±8m
	Erythrina lysistemon	Common Coral Tree	±10m
	Euclea crispa		±
	Kiggelaria africana	Wild Peach	±8m
	Olea europaeae subsp. africana	Wild Olive	±10m
	Peltophorum africanum	Weeping Wattle	±8m
	Podocarpus henkellii	Henkel's Yellow Wood	±20m
	Rhus lancea	Karee	±8m
	Rhus pyroides	Common Wild Currant	±1m x 6m
	Shrubs	Barleria greenii	Wild Bush Petunia
Bauhinia galpinii		Pride of De Kaap	±3m
Buddleja saligna		False Olive	±4m x 3m
Buddleja salviifolia		Sagewood	±3m x 8m
Carissa macrocarpa "Green carpet"		Dwarf Natal Plum	±30cm x 60cm
Coleonema pulchellum		Klip Buchu	±1.5m x 1m
Dovyalis caffra		Mothlono	±4m x 4m
Elegia capensis		Fonteinriet	±1m x 60cm
Eriocephalus africanus		Wild Rosemary	±75cm
Freylinia tropica		Blue Honeybell bush	±1.5m x 1m
Grewia occidentalis		Cross-berry	±2m x 6m
Hypericum revolutum		Curry Bush	±3m
Leonotis leonurus		Wild Dagga	±2m
Rhamnus prinoides		Dogwood	±2m x 6m
Groundcovers	Agapanthus "Nana Blue"	Miniature Blue	±25cm
	Agapanthus "Nana White"	Miniature White	±25cm
	Anthericum saundersiae	Weeping anthericum	±60cm x 30cm
	Arctotis "Hybrid Orange"	African Daisy	±30cm x 30cm
	Barleria obtuse	Bush Violet	±30cm x 50cm
	Barleria obtuse "Pink"	Bush Violet	±30cm x 50cm
	Bulbine frutescens "Yellow"	Stalked Bulbine	±30cm
	Crocasmia aurea	Valentine's Flower	±
	Diascia integerrima "Pink"	Twinspur	±30cm x 30cm
	Diascia integerrima "White"		±
	Dietes bicolor	Yellow Wild Iris	±60cm x 40cm
	Dietes grandiflora	Wild Iris	±60cm x 40cm
	Felicia amelloides	Kingfisher Daisy	±60cm x 30cm
	Gazania hybrids	Treasure Flower	±30cm x 30cm
	Gerbera jamesonii	Barberton Daisy	±1.5m
	Juncus effuses	-	±1m
	Kniphofia linearifolia	Hot Poker	±
	Scabiosa Africana		±
	Tulbaghia violacea	Wild Garlic	±40cm x 30cm
	Watsonia pillansii		±1m

Climbers	Gloriosa superba	Flame Lily	±2m
	Jasminum multipartitum	Wilde Ster Jasmyn	±1.2m x 80cm
	Jasminum stenolobum	Wild Jasmine	±7m
	Rhoicissus tridentate		±
Ornamental grasses	Anthericum saundersiae	-	±30cm – 35cm
	Chondropetalum tectorum	Thatch Reed	±1m x 1.5m
	Cymbopogon plurinoides		±
	Digitaria eriantha		±
	Eragrostis capensis	Heart-seed Love Grass	±200-900mm
	Eragrostis lehmanii	Lehmann's Love Grass	±200-600mm
	Juncus effuses	-	±1m
	Panicum maximum	Guinea Grass	±600-2000mm
	Sporobolus fimbriatus	Dropseed Grass	±300–1500mm
	Mischatus sinensis		±
Vettivaria zenoides		±	
Succulents	Aloe arborescens	Krantz Aloe	±3m
	Aloe greatheadii var. davyana		±
	Aloe marlothii	Mountain Aloe	±2 – 5m
	Aloe ferox	Bitter Aloe	±2 – 3m
Lawn Evergreen lawn	Cynodon dactylon	Kweek	NO KIKUYU
	All Seasons Evergreen	Evergreen	ALLOWED

C – Construction

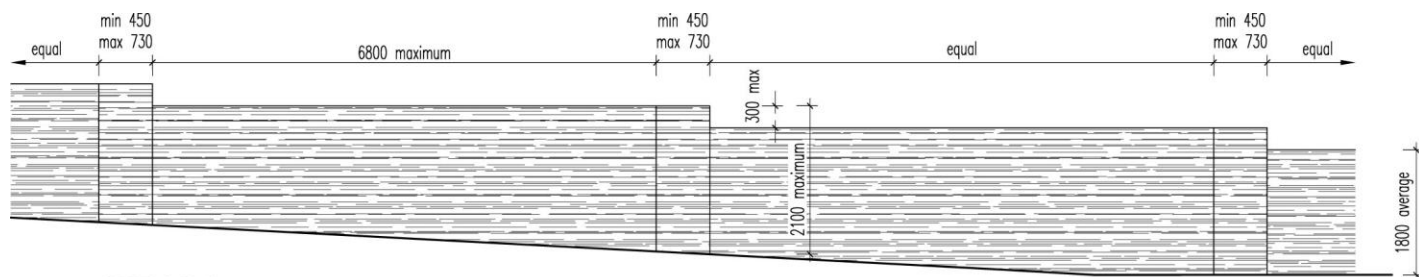
The beautifully landscaped parks and gardens, considered community facilities, architectural integrity and quality infrastructure, create the distinctive character of Eye of Africa.

When building your new home, the integrity of Eye of Africa can be preserved and further enhanced by following the AG. Regular maintenance and upkeep, during and after the construction process, protects the site's prestigious nature and cultivates a sense of community.

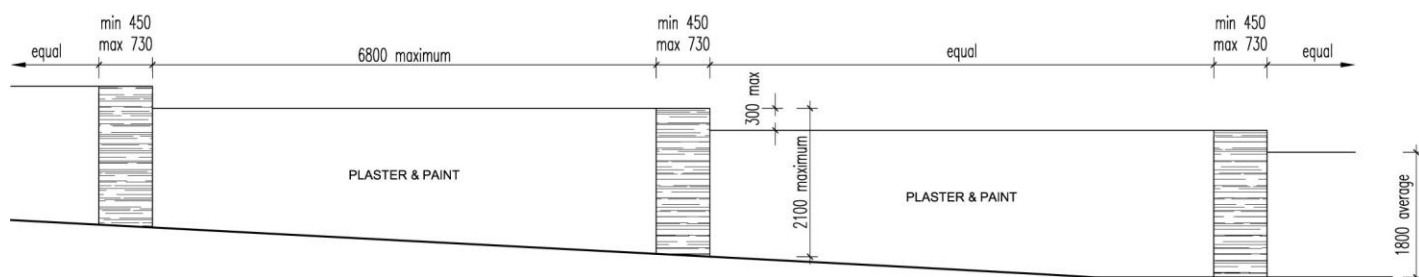
No one wants to live in a permanent construction zone. The first few years of any residential estate development can be disruptive for all concerned – residents and builders alike. As residents of a premier golf estate we also have to consider members of the golf course and their guests.

To maintain as high a quality of life as possible during this development phase, we request that all owners and their builders follow the minimum requirements described in the "Builders Code of Conduct" and the "Estate Rules".

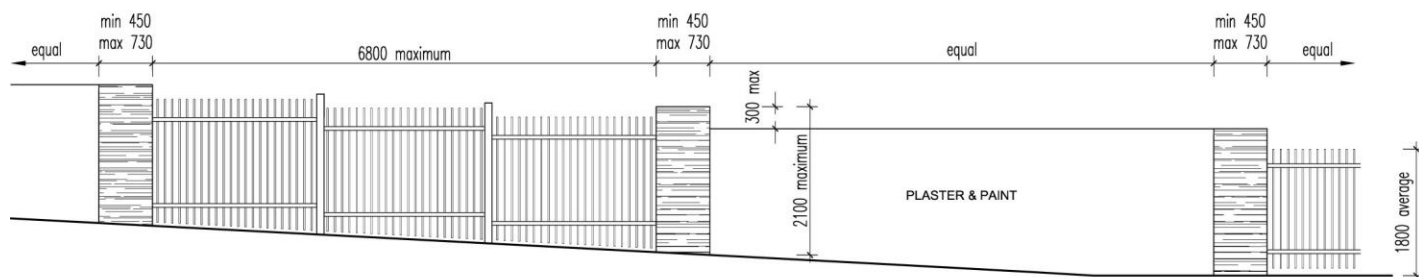
Annexure A – Boundary Walls



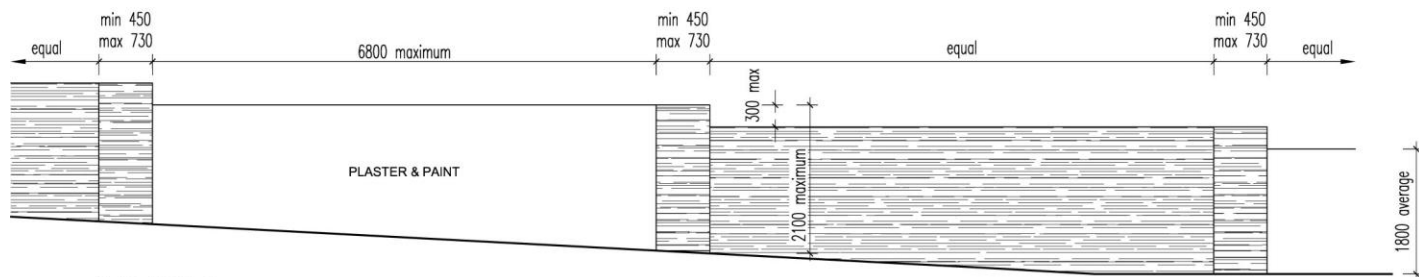
OPTION 1 - NATURAL STONE AS PER THE ESTATE BOUNDARY



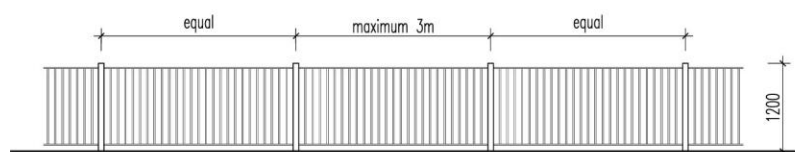
OPTION 2 - PLASTERED & PAINTED WITH NATURAL STONE PIERS



OPTION 3 - COMBINATION PLASTERED & PAINT INCLUDING TRANSPARENT FENCING



OPTION 4 - PLASTERED & PAINTED WITH NATURAL STONE



COMPULSORY TRANSPARENT FENCE TO GOLF COURSE

PLASTERED & PAINTED WALLS:

CEMCRETE CEMWASH,
COLOUR: CLARENS. ALTERNATIVE COLOURS:
CEMWASH SANDSTONE OR WHEAT

TRANSPARENT FENCING:

BLACK OR CHARCOAL FENCING OR SIMPLE SQUARE VERTICALS IN A REGULAR PATTERN, WITH A MAXIMUM OF TWO HORIZONTAL RAILS. VERTICALS TO BE A MAXIMUM OF 30mm SQUARE SECTIONS AT CENTRES NOT LESS THAN 100mm. MAIN POSTS MAXIMUM OF 150mm SQUARE. MINOR DEVIATIONS OF THIS FENCE TYPE MAY BE APPROVED ON SUBMISSION OF DETAILED DRAWINGS OR IMAGES SUBJECT ENTIRELY TO DISCRETION OF THE ARC.

Annexure B – Boundary Wall Relaxations

Annexure B - Boundary Wall Relaxations			
<u>1.8m high</u>	<u>50% - 1.8m high</u>	<u>50% - 1.2m high transparent</u>	<u>Ridge Property Relaxation</u>
<u>ERF</u>	<u>ERF</u>	<u>ERF</u>	<u>ERF</u>
1294	1300	1375	1498
1295	1301	1376	1499
1296	1302	1377	1500
1297	1309	1378	1501
1298	1310	1379	1502
1299	1311	1380	1503
1317	1312	1381	1504
1318	1313	1382	1505
1319	1314	1514	1506
1320	1315	1515	1507
1321	1316	1516	1508
1322	1327	1517	1509
1323	1328	1866	1510
1324	1329	1867	1518
1325	1330	1868	1959
1326	1331	1869	1968
1341	1332	1870	1969
1346	1333	1871	1970
1347	1334	1872	1971
1356	1335	1873	1972
1357	1336	1904	1973
1358	1337	1905	
1359	1338	1906	
1360	1339	2025	
1361	1340	2584	
1362	1356	2585	
1363	1368		
1364	1369		
1365	1370		
1366	1371		
1367	1372		
1468	1373		
1469	1388		
1470	1389		
1471	1390		
1527	1391		
1528	1392		

Annexure B - Boundary Wall Relaxations

<u>1.8m high</u>	<u>50% - 1.8m high</u>	<u>50% - 1.2m high transparent</u>	<u>Ridge Property Relaxation</u>
<p align="center"><u>ERF</u></p> <p>1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1761 1769 1775 1778 1786 1787 1793 1840 1845 1865 1874 1875 1904 1906 2570</p>	<p align="center"><u>ERF</u></p> <p>1393 1394 1395 1492 1493 1494 1495 1496 1497 1498 1511 1512 1513 1773 1774 1775 1776 1777 1808 1809 1816 1845 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1874 1892 1907 1920 1948 2031 2035 2574</p>	<p align="center"><u>ERF</u></p>	<p align="center"><u>ERF</u></p>