



# **PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE**

**This copy is dated 21 SEPTEMBER 2011**

**PRINCE'S GRANT  
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**This Building Code is updated at regular intervals and you should ensure you are in possession of an up to date copy before you start designing.**

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## **Building Procedure at Prince's Grant**

Dear Homeowner

This summary outlines the procedure that a prospective homeowner is required to adhere to before commencing with the construction of a home at Prince's Grant. It also contains a few basic rules and suggestions. You can obtain further information by contacting the Estate Manager of the Homeowners' Association.

**Please note that the Building Code is continuously updated and it is therefore essential that you make sure that you are in possession of the latest copy before you commence your planning. Plans older than 12 months must be re-submitted to the PGBC for approval prior to Building.**

### **1. Building and Architectural Code**

The Building and Architectural Code (the Code) has been developed for the purposes of maintaining a degree of discipline and uniformity in the development of the Prince's Grant Estate. House designs are required to comply in every respect with the Code. Read it carefully as you will be required to sign an undertaking that you are aware of the contents and principles of the Code and the functions and authority of the Building Committee, before you commence designing your home. This undertaking also requires you to acknowledge your responsibility for ensuring that construction will not deviate from plans formally approved by the Homeowners' Association and the Local Authorities.

### **2. Architects / Designers**

In terms of the mandate given by the general homeowners at the Annual general meeting held on 24 September 2006, there shall be a maximum of 15 architects (see attached) accredited to design at Prince's Grant. Should any architect on the current list be removed, one of the probationary approved architects may at the discretion of the committee be selected to fill the vacancy. Architects will only be considered should the committee be of the opinion that their portfolio is of such quality that they will make a distinctive and positive contribution to the built environment at Prince's Grant, within the confines of the Prince's Grant Building Code. The accredited list will be reviewed annually in October and the selected architects will be required to pay an annual accreditation fee of R2500.00 Vat incl.on receipt of an invoice and letter of renewed accreditation from the HOA.

The probationary architect/designer in question must be approved by a Review Board, comprising the Chairman of the Building Committee and two directors from the Homeowners' Association. They shall make use of the services of a Consulting Architect approved by the Board. Upon the Review Board's initial acceptance, the architect/designer will be required to be "walked through the Code" on the estate by one of the architects on the Building Committee. It should be noted that the homeowner concerned will be required to pay all the costs of this process, which cost is based on the hourly rate of the consulting architect and must bear in mind the possibility that the architect/designer may not ultimately be approved. Subject to the successful completion of the first home designed by such Architects/designer, he/she will be considered for accreditation onto the panel of accredited architects.

### **3. The Building Committee**

The Building Committee consists of at least two architects appointed by the Board of directors, two nominees of the Board of directors and the CEO or his representative. The Committee meets on the third Thursday of each month and homeowners and their Architects/Designers are encouraged to attend the meetings at which their plans are being adjudicated. The Committee is responsible for approving all plans, ensuring that they meet with the technical elements of the Code, are practical and contribute to the architectural excellence that the Board and the homeowners are seeking to achieve at Prince's Grant. They have the power of approval, but operate on a consensus basis and may refer to the Chairman of the Homeowner's Association and the Board where necessary.

A minimum of two committee architects must be present at each adjudication and they may not adjudicate their own plans, though they may be present during this process.

The first submission of concept drawings attracts a prescribed fee as set by the Finance Committee annually. Plans submitted more than three times, including the concept drawings, attract an additional submission fee to the same value as the initial charge. These fees are levied to cover the costs of the process.

Plans must on all occasions be submitted 7 days in advance of the meeting, to the offices of the Homeowner's Association and must be marked for the attention of the Estate Manager. Re-submissions may on occasions be submitted directly to a committee architect, but only with the knowledge and approval of the Estate Manager.

Plans for the approval of amendments to previously submitted drawings, either during the construction period or at any time thereafter, may be submitted at any time and will be attended to at the first building committee meeting following submission. Every effort will be made to avoid any delay.

Plans relating to additions (defined as the area of the house being increased) or alterations must however, be received 7 days in advance of the Building Committee meeting. They will attract prescribed submission fee as set by the Finance Committee annually.

**Please note that all house alterations require the approval of the Building Committee and the Local Authority as per the National Building Regulations. Failure by a homeowner to adhere to this requirement may result in the Homeowner's Association refusing to agree to the transfer of the property in the event of a sale.**

#### 4. Procedure

The first step is to make contact with the Estate Manager in order to ensure that you are in possession of an up to date copy of the Code and to make arrangements to have your lot surveyed. This is necessary in order to establish the exact boundaries and levels and to identify all pegs. The surveying cost is for the account of the homeowner.

Thereafter, select your architect/designer and book an appointment for both of you to meet on site with the Estate Manager. The purpose of this meeting is to discuss the specifics of building lines and any restrictions or servitudes that may exist and to establish the position and availability of all services. Key tenets of the Code and matters pertaining to ground levels plus site discipline will also be reviewed. At this meeting, both you and the Architect will be required to sign a letter acknowledging that you will ensure that the building is completed according to the approved plans. Please note that it is possible to make certain changes to plans during the course of construction, but as previously stated, a formal procedure of approval exists for this and changes may not be made until the plans have been approved.

The first submission by the architect/designer of **drawings**, are then submitted to the Homeowners' Association. **These drawings** must show a footprint and elevations of any existing houses on adjacent sites. This is essential, as special care has to be taken in the case of party walls. As previously stated, both you and your architect are encouraged to attend at least the first submission meeting with the Building Committee.

Once approved, 5 copies of the submission working drawings are to be submitted to the offices of the Homeowners' Association for authorisation and stamping with the Prince's Grant stamp of approval. A letter will be provided by the Homeowners' office for submission of the plans by the architect to the Local Authority. One copy of the plans will be retained on file by the Homeowner's Association and four copies are required for submission to the Local Authority.

**Please note that in authorising your plans, the Homeowner's Association gives no undertaking that they comply with the National Building Regulations or those regulations imposed by any Local Authority. It is the responsibility of your architect to ensure that your plans comply with all regulations.**

## 5. **Building.**

You may go to tender immediately upon approval of your plans by the Building Committee and may contract with any builder of your choice, except one that has, for the Homeowners' good reason, been refused the right to build at Prince's Grant. The Homeowners' Association therefore reserves the right to approve your selection. Please consult with the Estate Manager in this regard.

Once you have selected your approved builder, you will be required to book an appointment for you and your architect and builder, to meet on site with the Estate Manager for the purpose of a site handover meeting. At this meeting your builder will be required to sign a "Contractors Obligation" and simultaneously lodge a deposit of R15000 with the Homeowners' Association before site clearing and construction may commence. The deposit may be used at the discretion of the HOA to restore any environmental damage that may occur during the building process. Similarly, you will also be required to lodge a deposit of R30000, which may be used, once again at the discretion of the Homeowners Association, for making good any deviations from the approved plans. All these deposits will be refunded in full, assuming no breach of contract has occurred, upon the satisfactory completion of the final clean up and upon the homeowner being issued with a certificate of occupation. The Finance Committee at its meeting held on the 20<sup>th</sup> March 2009 resolved that as from 01<sup>st</sup> April 2009, all building deposits held by the Homeowner's Association will accrue interest at a rate equal to 66.7% of the interest received by the Homeowner's Association. The remaining 33.3% of the interest will be kept by the Homeowner's Association for administration costs. Currently the interest paid on these deposits is 4% and at the present interest rate received; this will increase to 6.3%.

A registered professional person in the building industry e.g. Architect, Quantity Surveyor, Engineer or a Project Manager **must** be appointed to oversee the project to final completion. This individual is obliged to attend official bi-monthly site meetings and provide a copy of minutes of the site meetings to the PGHOA Estate Manager. Declarations of any non-compliances / variances of the approved plan must be brought to the attention of the Estate Manager and the Building Committee immediately, ensuring that the amendments are approved and a certificate on the surveyed levels be submitted.

In the event of approved plans being designed by a new architect, the homeowner is obliged to appoint the architect to administer and oversee the contract until the completion of the entire dwelling.

Deposits required prior to any alteration proceeding are:

Minor internal changes, no change to building size	-	R5 000
Increase in property size, up to 25 square metres	-	R10 000

All alterations greater than the above, deposits payable are the same as for new buildings.

It is recommended that in your architect's agreement, you include a clause stipulating that all the building processes be checked by an appropriate consultant, from the casting of the foundations to the completion of the house, with relevant certificates being issued. The architect and builder are to liaise with the Estate Manager and the Estate Civils Manager on the design and positioning of storm water soakaways.

Please note that the Homeowner's Association reserves the right to define the boundaries of natural bush clearance on your site in order to preserve both the principles contained in the Estate Landscaping Code and the natural environment. For your information, Prince's Grant has been declared "A site of Conservation Significance" by Kwa-Zulu Natal Wildlife.

## 6. **Some items of the Estate nature that need to be noted:**

The builder is required to liaise with the Estate Manager with regard to the area that has to be fenced off and must comply with the standard required for erecting shade cloth around the site. He also needs to agree the access route, unloading and storage areas and the positioning of the toilet and refuse removal bin. These arrangements and the erection of shade cloth must be complete before site clearing may begin.

Where it is necessary to use a neighbouring site for storage, the Estate Manager will make arrangements with the Owner concerned. Direct contact with the owner of an adjacent lot by the building party is not permitted. The builder is to liaise with the Estate Civils Manager re the supply of electricity and water to the site. Access procedures to the estate need to be agreed with the Estate Manager who will brief Security accordingly. The site will be inspected regularly to ensure that contractor obligations are being complied with.

An independent surveyor will be called by the Estate Manager to ensure that the levels of the first slab correspond with the plan. These levels will be rechecked at wall plate level prior to the installation of the roof. These levels must be signed off by the architect/homeowner as well as the Estate Manager and surveyor prior to continuation. The cost of the surveyor will be borne by the Homeowner. Should any level be incorrect, these are to be corrected at the cost of the Home Owner. The PGHOA may stop building work should the building not comply with the approved plan.

7. **Quality Control**

This is an extremely important element of the building process, particularly for those homeowner's who are not able to visit the site regularly. The Homeowners' Association recommends that the services of your architect/designer or a professional project manager be retained throughout the construction period.

8. **Occupation**

Occupation is only permitted after a Certificate of Completion has been issued by the Local Authority and an Occupation Certificate has been issued by the Homeowners' Association.

9. **Landscaping**

The objective of the landscaping code at Prince's Grant is to ensure that all gardens are designed and maintained in keeping with four basic environmental principles espoused for the estate. These are to :

- **Respect and preserve the heritage of our natural environment.**
- **Integrate the built environment into the natural landscape ensuring that it does not impose upon the latter.**
  
- **Ensure that all planting on private properties reflects the adjacent natural vegetation.**
- **Ensure that only indigenous vegetation is planted, preferably plant species that are natural to the area. This also applies to potted plants.**

All new homeowners are required to submit a landscape plan. To safeguard the interests of all homeowners and to entrench the four principles listed above, the following procedure for the design and creation of private gardens has been developed and must be strictly adhered to at all times.

9.1 The plan must be drawn to a scale of not more than 1:200 and is required to indicate the following:

- Building footprint
- Direction north
- Existing contours
- Proposed contour changes
- Stormwater disposal
- Any proposed hardscaping i.e. paths, retaining walls, benches etc. It should detail materials to be used.
- Detailed planting plan with:
  - Botanical plant names
  - Positions of plants
  - Eventual spread

- In mass planting areas, positions of individual plant species need not be shown but the number of plants per square metre should be annotated.

9.2 The above information on plan is necessary to enable the landscaping committee to adjudicate the design. Any application not conforming to the above will be rejected and the submission fee forfeited.

9.3 Upon approval of the plan by the Landscaping Committee, a quotation will be provided for the implementation of the design by the Prince's Grant Estate team.

There are two options open to homeowners when designing their gardens:

9.3.1 Design your own garden

There is a comprehensive booklet available from the offices of the Homeowners' Association entitled "The Prince's Grant Landscaping Guidelines". This booklet provides examples of drawings, basic guidelines and approved plant species. However, it should be noted that the requirements for submission and approval of plans remain as specified above.

9.3.2 Employ a professional landscape designer

The Estate Manager of the Homeowners' Association has the names of a number of approved designers. The onus is on the homeowner to contract independently with the designer of their choice, particularly with regard to their fees. Once again the submission and approval requirements are as specified above. Professional landscape designers are required to submit a portfolio of their work to the Landscaping Committee who will decide whether or not their work is of a high enough standard to have their names added to the list of approved designers.

Other points to note:

No work may commence until the estate team is in possession of an authorised plan and no deviations from plan are permitted without the approval of the Landscape Committee.

Homeowners may only change their garden designs with the approval of the Landscape Committee. Proposed changes will need to be supported with a revised plan and once again all work may only be undertaken by the estate team.

# **PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE**

## **PART A**

### **INTRODUCTION**

#### **1. STATEMENT OF INTENT**

Prince's Grant Golf Course and Country Estate situated on the Kwa-Zulu Natal North Coast is designed to be a "village community" built on timeless and traditional values of harmony and scale. The developer, Prince's Grant Holdings (Pty) Ltd and the Prince's Grant Homeowners' Association, are both committed to respecting the special ambience and significance represented by beach, lagoon, bush and contour and to ensure that the built and natural forms are integrated sympathetically into a whole and harmonious environment that supports the notions and spirit of "community".

#### **2. POLICY**

With this in mind guidelines have been formulated to regulate development at Prince's Grant. The concerns addressed by this building code include the layout and design of streets, landscaping and planting, and the architecture.

#### **3. ARCHITECTURE**

The architectural language described by this code is influenced by regional traditions both tribal and colonialist.

The intention is to interpret these disparate vocabularies and integrate them into a single vernacular appropriate to the site, the region and the time.

Architectural character will derive as much from the pigmented and painted walls and small punctuated openings of Africa as it will from the tin roofs and wide verandas of Kwa-Zulu Natal's colonial past.

#### **4. THE TOWN**

4.1 *General:* Planting and design have been directed at the making of a functioning village of special charm and delight with its own identity and embodying village characteristics that will promote a viable and dynamic community at Prince's Grant.

4.2 *Landscape:* The aim is to develop the vegetation so that in time it will appear as if Prince's Grant and its golf course were carved from the virgin bush of the Kwa-Zulu Natal North Coast.

Planting will be an integral part of town, street, house and the golf course and will be professionally controlled and managed.

4.3 *Streets:* Like any traditional village Prince's Grant will derive much of its quality and character from the nature of its streets. Together with the Town Square they are intended to function as the "living rooms" of the town where people belong and interact.

Streets will be experienced as spaces. The faces of the houses will be the "walls" that define and proportion them and give them life and character. Street texture and furniture will be carefully selected and controlled as part of a vocabulary of street design.

4.4 *Paths:* Secondary routes for informal pedestrian movement and interaction offer options that play a role in sustaining a healthy community.

Provision has been made to allow the street pattern at Prince's Grant to be extended by the Homeowners' Association into a system of pathways for walking, jogging and cycling. The scale and character of the streets will further encourage informal and recreational activity in

the town.

- 4.5 *Focal points:* The identity and unity of a community are derived from shared symbols and ideas that provide a common focus or point of orientation. Prince's Grant has been conceived to properly function as a whole and viable community rather than as a collection of disparate and diverse fragments.

The functions and scale of the Town Centre The Lodge / Golf Clubhouse makes them appropriate as primary foci. Other activity zones and open space will provide secondary points of orientation and interaction.

- 4.6 *Activities:* Varied opportunities for interaction between and among all groups are essential for the natural functioning of a community. The Town will provide opportunities to develop places for sport and games, for entertainment, for play, for relaxation and for shopping.

**5. VARIANCE TO THE CODE ( Subject to consent of the Board)**

The code has been developed so as to encourage an architectural tradition and quality. All aspects of the code may be breached with the consent of the Prince's Grant Building Committee (PGBC) who may grant such consent on the basis of architectural merit. Any variance, which may be granted, shall be considered unique and shall not be seen as a precedent for the future.

**6. VALIDITY PERIOD OF BUILDING PLANS**

Any plan approved by the committee shall only be valid for a period of 12 months. Should an owner not commence with the construction of the building for which approval was granted within 12 months from the date of approvals of said plans, the owner shall be obliged to re-submit plans and shall be liable to pay the prescribed submission fee as applicable on a first submission.

## PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE

### PART B

#### PLANNING AND URBAN CONTROLS

##### 7. DEFINITIONS

- **COVERAGE:** Is the portion of a lot which may be covered by buildings excluding swimming pools and is expressed as a percentage of the lot area as defined. Thus twenty five percent "coverage" means that only one quarter of the respective lot may be covered by buildings. Provided that where a zone applies to only a portion of a lot then coverage shall be calculated in respect of an area of the relevant portion of such zone as if such area was a lot.
- **BUILDING:** Is any structure or erection of an immovable nature for whatever purposes used including any tank, swimming pool, mast, aerial and any wall, retaining wall or close-boarded fence more than two meters in height at any point, but excluding any open fence, post, steps, pier, ornamentation, patio, deck, recreation amenities or any temporary structure erected in connection with building operations. Any covered or open structure such as any patio, deck or other structure referred to above that is not at ground level and therefore creates a covered area below such structure will be deemed building.
- **PRIMARY SPACE:** Denotes the main habitable spaces of the dwelling, which are limited in width to a maximum of 5000mm internally.
- **SECONDARY SPACE:** Denotes the attached habitable/living spaces to the primary spaces that are roofed with lean-to sheeted roofing or pergolas. On exposed gable walls the junction between primary and secondary space should be articulated by means of a nominal change in plane.
- **HABITABLE SPACE:** Is as defined by the National Building Regulations.
- **LIVING SPACE:** Is a term used on the Estate to describe a verandah or open patio space which may or may not be under a pergola.

##### 8. STREET RESERVE

The width of the street reserve shall be 10 metres measured 5 metres on either side of the centre line of the constructed road.

##### 9. STREET EDGE

The buildings will define the street and function as the "walls" of the street space.

The street edge shall be made of continuous built form. Built form includes: steps and stairs; carports; defined courtyard and entrance courts; entrance gates and screens; and walls of a height of  $\pm 1.800$ ; and low garden/boundary walls as allowed in terms of the architectural code (i.e. walls of  $\pm 600$  mm).

##### 10. STREET BOUNDARY

10.1 The street boundary is a compulsory build-to line. Exceptions to this requirement shall be at the sole discretion of the PGBC.

10.2 The top of the surface bed level of garage floor/s for properties, on the lower side of the road, shall be set at approximately 150mm below the top of the street concrete kerb level opposite the centerline of the garage or garages.

- 10.3 Enclosed internal space shall occupy a minimum of 60% of the street boundary save on those lots which may be considered by the PGBC as to be allowed a special variance so as to grant to the people living on the higher side of the road improved views. Roofed areas, as in the case of carports and verandahs, shall be regarded as enclosed internal space. A boundary wall of a minimum height of 1.8m may, at the discretion of the PGBC, be regarded as enclosed internal space.
- 10.4 Each property shall have a minimum of one habitable space on the street boundary with a door or window overlooking the street. Such habitable space may be either on the ground or first floor. The habitable room at front of house, size must be a minimum of 9m<sup>2</sup> excluding stairs. Window and door to open onto the road. The street frontage must be a minimum of 3m. A verandah or covered porch shall be regarded as a portion of a habitable space with the condition that a door or window opens onto such verandah or covered porch from a habitable space. A bathroom is not considered to be habitable space.
- 10.5 A building element may, with the express permission of the PGBC, encroach over the street reserve to a maximum of 1,2 m but subject to the condition that it shall be not less than 2.1m above the street level.
- 10.6 If a house occupies less than 100% of the street boundary, then the balance of the street boundary shall be defined by a boundary wall or low garden wall built in accordance with clause 5 of the architectural code.
- 10.7 There shall be no openings in the built form along any street boundary of more than 2.6m wide. Openings for golf carts shall be a maximum of 1.6m, and all other openings a maximum of 1.2m wide and they must be gated.

A space or verandah of up to 4 metres, along the street boundary with a low wall, constitutes part of the habitable/living area on the street.

## **11. BUILDING LINES**

- 11.1 The Prince's Grant Building Committee (PGBC) may request the imposition of specific building lines where it is in the common interest of the residential and recreational amenities of the neighbourhood. This is especially so where an existing structure has been built against a common side boundary. The Designer of the new structure to be built on the adjoining property would be advised by the PGBC to keep clear of that particular boundary by a minimum of 1000, to avoid problems of undermining of existing foundations, lateral support insurance, and to avoid the finishing and waterproofing of abutting walls and roofs with differing profiles and heights.
- 11.2 Properties which immediately abutt the golf course shall be required to conform to prescribed building lines on the golf course boundaries. Owners are obliged to consult the PGBC to determine the extent of the reserve areas.
- 11.3 Provision to be made so as to allow timber houses to be set back from the side boundaries, but it must ensure that there is an engagement with the side boundary from the street level. This may be done by way of garden walls.
- 11.4 Properties which are affected by the building line are set out in Schedule of Building lines and Height Restriction on pages 13, 14 and 15 of the architectural code.

## **12. SIDE BOUNDARIES**

To reinforce the principle design notion of "making space" rather than "occupying space" and to avoid "left over" side space houses should in part physically attach to both corners on the street frontage. Exceptions to this requirement shall be at the sole discretion of the PGBC.

Houses should be built to a minimum of one side boundary, and one metre in from the other side boundary.

In the case where a new building is to be constructed between two existing buildings, which are both contiguous with their common side boundaries, the new building owner would be well advised to set back 1000 on both sides.

If building against a party wall, it is incumbent on the landowner to professionally record by means of adequate photographs the internal and external condition of the adjacent structure prior to commencing construction, so that, if called upon to do so, the landowner can clearly demonstrate any subsequent problems were not as a result of the new construction, which must be designed and approved by a qualified engineer.

Where side boundaries interface with public space or commonage that is not a walkway, they may interact with this space and boundary walls are not mandatory. In the case of it being a narrow walkway then they shall have the status of the street boundary.

Any structure or activity on a side boundary that is ruled by the PGBC to intrude directly on the space or privacy of a neighbour may be disallowed.

Where topography or other circumstances make it unavoidable, a departure from this requirement may be allowed by the PGBC.

### **13. ZONING**

Not more than one dwelling may be erected on any one residential lot zoned *residential one*. Refer to clauses 1.2.18 of the Town Planning Scheme defining a dwelling, this being: a dwelling unit means a self contained inter-leading group of rooms for a single family, including not more than one kitchen.

### **14. CONTEXT**

Buildings are required to relate or respond sensitively to their existing surroundings. They should acknowledge adjacent buildings and courtyard spaces, Lot topography and configuration, street space, adjacent public open space and, where applicable, their role as urban incidents in street vistas.

### **15. AREA AND COVERAGE**

15.1 The area of a dwelling shall be at the discretion of the owner save as may be required by any law or any special condition contained in any title deed of a lot and excepting where it is determined by the PGBDC to infringe on the amenity or rights or value of a neighbouring property.

15.2 The aggregate covered area of building on a single lot shall not exceed 50% of any lot area, save with the consent of the PGBC.

### **16. VIEWS**

Residential amenity at Prince's Grant includes the enjoyment of existing views. Although in law the preservation of a view is seldom capable of objective resolution, the ideal which Prince's Grant intends to apply is the ancient maxim: "So use your property that you injure no one else."

Any structure higher than a single storey relative to the street level and in line of view of another shall approximately parallel the line of view.

#### *Lateral views:*

Lateral views from any subdivision on the Estate are not guaranteed.

Certain existing dwellings currently enjoy, and have exploited, lateral views because adjoining sites have not yet been developed. Neither conditions of title nor the Building Code impose a 'downhill' building line that would prevent the developer of an adjoining property from designing his house to protrude beyond the frontage line of his neighbour's dwelling, and in so doing restrict, to a greater or lesser extent, the latter's coastal views.

n an effort to address this problem, new developers in appropriate cases will be asked at the initial site information meeting, to endeavour to respect the views enjoyed by the neighbour(s) by accepting a recommended (not obligatory) building line, the extent of which will vary from site to site.

## **17. HEIGHT**

17.1 Where *storey* is used in reference to height it shall not exceed 3 metres.

17.2 Roof space which exceeds 3 metres in height shall be regarded as a storey if it is situated on the lower side of the street.

17.3 *Lots on the higher side of a street:* Building on the street boundary shall be restricted to three storeys above street level.

Parts of a building not located on the street frontage shall be allowed three storeys above natural ground level measured at the lower edge of the building on the street boundary.

Properties on the high or upper side of Gingerbeer Road and Southward Ho Road may not exceed two storeys if the third storey facing a fairway will be more than one storey above the crest level of the fairways.

Lots on the higher side of the street may build up to 1 metre above street level measured at the centre of the road at the lowest corner of the road boundary.

17.4 *Lots on the lower side of a street:* Generally buildings on the street boundary shall be restricted to one storey above street level. A second storey above street level not exceeding 24 square metres in area and not more than 4 metres wide shall be allowed. Roofed verandas under 6 square metres in extent are excluded with the proviso that the verandas are open on three sides.

Buildings not on the street boundary shall be allowed two storeys above natural ground level measured at the lower edge of the primary space of the building and not secondary space which has a timber/light feel to it and where no part of the building is higher than a single storey relative to street level.

The centre point of any double garage access on Lots on the lower side of the street should be at 150mm below street level.

Retaining walls in the road reserve are not permitted.

17.5 The PGBC shall be entitled to allow a storey of more than 3 metres in overall height for exceptional reasons of architectural merit. The PGBC shall, however, always consider the view of neighbouring property owners when granting permission to build a storey of more than 3 metres.

Generally a storey height shall be limited to the height allowed in terms of clauses 10.1, 10.2 and 10.4. For instance if a property is entitled to a two storey building the maximum height shall be 6 metres which may be only one storey, as in the case of a double volume.

17.6 *The Village Centre:* Generally buildings designated to be part of the village centre shall not exceed three storeys measure above the paved level of street or square.

The PGBC retains the sole right to determine the appropriate height of any single building or group of buildings which form part of the composition of the village centre.

17.7 The following lots are restricted to two storeys above street level: Lots 196, 197, 198, 199 Subs 1 – 6 and Sub 11.

## **18. MORPHOLOGY**

18.1 Primary space/function shall be a single volume in width with a double pitched roof. Internal dimension shall not exceed 5m in width and external wall thickness shall not exceed 270mm. External dimension of primary space shall not exceed 5,540m in width. In situations where a cavity wall is not used, the width of the building will be governed by the thickness of the external walling. (230mm for imperial module, or 190mm for maxi - brick module).

- 18.2 Secondary space/function shall be “lean-to” in form attached to primary structure.
- 18.3 The elemental composition of a building shall be a clearly articulated ratio of roofed, walled space, defined as “solid”, and roofed transparent space, defined as “void”.
- 18.4 “Solid” planes shall be predominantly masonry or clapboarding. Openings shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane.

**19. PARKING**

- 19.1 Every dwelling shall have a minimum of a single carport and one garage (or 2 garages). Any dwelling with four bedrooms shall provide at least 3 onsite parking facilities. Dwellings with 5 or a maximum of 6 bedrooms will be permitted provided that adequate parking facilities can be provided on site. Where the number of bedrooms exceed 6, the parkings shall be limited to the total number of bedrooms minus one. Size of garages to be 3m in width and 5.5m in depth.
- 19.2 A dwelling may have 3 openings on the street front for the parking of cars. These may consist of a maximum of 2 garages and one carport or variations thereof.
- 19.3 In the event of an owner wishing to have two enclosed garages facing onto the street, then the owner shall submit to the PGBC details of sketch drawings both of the elevation and the garage doors before consideration shall be given to such variance. In the case of sketch drawings for garage doors, the scale of such drawings shall be 1:20.
- 19.4 A carport may not be roofed and closed on three sides.  
  
Garages may be placed off the street but must form part of the main building.
- 19.5 Lot 371 – A single access, double length(tandem) garage may be constructed on the Southern boundary of the property (right up against the boundary with Lot 370) with a 3 meter allowance for access.
- 19.6 Lot 370 - A single access, double length(tandem) garage may be constructed on the Northern boundary of the property (right up against the boundary with Lot 371) with a 3 meter allowance for access.

**20. SOIL CONDITIONS – Geotechnical Survey**

- 20.1 All homeowners are required to appoint a registered professional engineer to conduct a geotechnical investigation of the sub-soil conditions in order to establish the bearing capacity of the soil.

**21. SWIMMING POOLS**

Plans for swimming pools shall be submitted to and be approved by the Building Committee prior to construction. The Architect submitting the plans for a new house in which a swimming pool is to be incorporated, or the homeowner in the case of an existing house, shall be obliged to ensure that National Building safety regulations applicable to swimming pools are complied with.

**Swimming Pool Fences:**

The homeowner shall erect or install a pool fence, or another safety device, that complies with the National Building Regulations and SABS 0400-1990 and 0134. In the event of an owner electing to install commercial swimming pool fencing, the colour of such fencing shall be as prescribed by the Prince's Grant Homeowners' Association and/or the Prince's Grant Building Committee. A complete specification of proposed pool fencing is to be included on the final submission drawings sent to the PGBC. Swimming pools within enclosed and/or contained courtyards shall be exempt from any safety device requirements.

**Swimming Pool Electrical Installations:**

Homeowners are obliged in terms of the National Building Regulations and SABS 0412-1 to employ the services of a registered electrician to install and issue a compliance certificate to the Kwa-Dukuza Municipality for all electrical installations relating to the pool.

## 22. VARIANCE TO THE CODE

The code has been developed so as to encourage an architectural tradition and quality. Any code variance which may be granted shall be considered unique and shall not be seen as establishing a precedent for the future.

### **SCHEDULE OF BUILDING LINES AND HEIGHT RESTRICTIONS**

<b>Lot no.</b>	<b>Frontage road</b>	<b>Building Line</b>	<b>Height restriction</b>
1-13 incl. <b>14-19</b>	Plantation Place	30m from road boundary	See PGBC addendum
20(rem)	Blink Bonnie Lane	Nil	See PGBC
20(sub's – 4	Blink Bonnie Lane	Nil	See PGBC
21- 35 incl.	Blink Bonnie Lane	Nil	See PGBC
36 (rem)	Blink Bonnie Lane	Nil	See PGBC
36 (1)	Blink Bonnie Lane	Nil	See PGBC
36 (2)	Blink Bonnie Lane	Nil	See PGBC
37-46 incl.	Blink Bonnie Lane	Nil	See PGBC
47-49 incl	Babu Bodasing	Nil	See PGBC
50 (1)	Babu Bodasing	5m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (2)	Babu Bodasing	10m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (3)	Babu Bodasing	15m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (4)	Babu Bodasing	20m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (5)	Babu Bodasing	15m in from south golf course boundary, , 1m on side boundaries, 3m from street boundary	See PGBC
50 (rem)	Babu Bodasing	15m in from south golf course boundary, 3m from street boundary	See PGBC
51-56 incl.	Babu Bodasing	3m from street boundary (see PGBC)	See PGBC
57(1)	Babu Bodasing	3m from street boundary (see PGBC)	See PGBC
57(rem)	Babu Bodasing	3m from street boundary (see PGBC)	See PGBC
58	Blink Bonnie Lane	Nil	See PGBC
59	Blink Bonnie Lane	Nil	See PGBC
60	Blink Bonnie Lane	30m from street boundary	See PGBC
61	Blink Bonnie Lane	25m from street boundary	See PGBC
62	Blink Bonnie Lane	28m from street boundary	See PGBC
63	Blink Bonnie Lane	Nil	See PGBC
64	Blink Bonnie Lane	30m from street boundary	See PGBC
65	Blink Bonnie Lane	30m from street boundary	See PGBC
66	Blink Bonnie Lane	30m from street boundary	See PGBC
67	Blink Bonnie Lane	30m from street boundary	See PGBC
68-73 incl.	Blink Bonnie Lane	Nil	See PGBC
74	Blink Bonnie Lane	42m from street boundary	See PGBC
75	Blink Bonnie Lane	40m from street boundary	See PGBC
76	Blink Bonnie Lane	38m from street boundary	See PGBC
77	Blink Bonnie Lane	36m from street boundary	See PGBC

78	Blink Bonnie Lane	34m from street boundary	See PGBC
79-83 incl.	Blink Bonnie Lane	32m from street boundary	See PGBC
84-87 incl.	Blink Bonnie Lane	Nil	See PGBC
88-96 incl.	Southward Ho	Nil	See PGBC
97-101 incl.	Southward Ho	Nil	See PGBC
102-104 incl.	Southward Ho	Nil	See PGBC
105(1)	Southward Ho	Nil	2-storeys above golf course
105(2)	Southward Ho	4m from NE golf course boundary	2-storeys above golf course
105(3)	Southward Ho	8m from NE golf course boundary	2-storeys above golf course
105(4)	Southward Ho	10m from NE golf course boundary	2-storeys above golf course
105(rem)	Southward Ho	Nil	2-storeys above golf course
<b>106(rem)</b>	Baboo Bodasing	Umdoni suites	
<b>107(rem)</b>	Baboo Bodasing		
<b>107(sub's 1-3)</b>	Baboo Bodasing		
<b>108</b>	Baboo Bodasing	The Lodge and Pro-Shop	
109(rem)	Southward Ho	5m from east golf course boundary	See PGBC
109(sub 1-2)	Southward Ho	5m from east golf course boundary	See PGBC
110-118 incl.	Southward Ho	10m from golf course boundary	See PGBC
119-126 incl.	Southward Ho	21m from golf course boundary	See PGBC
127	Southward Ho	10m from golf course boundary	See PGBC
128	Southward Ho	18m from golf course boundary	See PGBC
129	Southward Ho	26m from golf course boundary	See PGBC
130	Southward Ho	26m from golf course boundary	See PGBC
131	Southward Ho	26m from golf course boundary	See PGBC
132-136 incl.	Southward Ho	Nil	See PGBC
137(sub 1)	Southward Ho	Nil	2-storeys above natural ground
137(rem)	Southward Ho	Nil	2-storeys above natural ground
138(sub's 1-11)	Southward Ho	Nil	2-storeys above ground
139-141	Bobby Jones	Nil	See PGBC
142-144 incl.	Bobby Jones	Nil	2-storeys above golf course
145	Ginger Beer	5m from north corner to zero (south)	2-storeys above golf course
146	Ginger Beer	5m from west golf course	2-storeys above golf course
147-163 incl.	Ginger Beer	Nil	2-storeys above golf course
164 (1)	Ginger Beer	10m from west golf boundary	2-storeys above golf course
164 (2)	Ginger Beer	8m from west golf boundary	2-storeys above golf course
164 (rem)	Ginger Beer	6m from west golf boundary	2-storeys above golf course
165	Ginger Beer	Nil	See PGBC
166	Ginger Beer	Nil	See PGBC
167-172 incl.	Ginger Beer	Nil	See PGBC
173-179 incl.	Ginger Beer	30m from street boundary	See PGBC
180	Ginger Beer	Nil	See PGBC
181-184 incl.	Ginger Beer	18m from golf course boundary	See PGBC
185-188 incl.	Ginger Beer	Nil	See PGBC
189	Ginger Beer	5m from golf course boundary	See PGBC
190	Ginger Beer	5m from golf course boundary	See PGBC
191-192 incl.	Short street	Nil. Access restricted to off Short Street only.	See PGBC
193-195 incl.	Short street	Nil	See PGBC
196-198	R.O.W.	1.5m from street boundary	See footnote 2 below
199 (sub's 2, 3 and 5)	Postage stamp	Nil	See footnote 2 below
199 (sub's 1, 4 and 6)	Postage stamp	Nil	See footnote 3 below
199 (sub 7)	Postage stamp	Nil	See footnote 4 below
199 (sub's 8, 9 and 10)	Postage stamp	Nil	See footnote 5 below
199 (sub 11)	Postage stamp	Nil	2-storeys above golf course
<b>199 (sub 12)</b>	<b>Common property</b>		
199 (sub13-18)	R.O.W.	Nil	See PGBC

200	Postage stamp	Nil	See PGBC
201-209 incl.	Postage stamp	30m from street boundary	See PGBC
210-212 incl.	Postage stamp	Nil	See PGBC
213	Tappie Toerie	Nil	See PGBC
214	Tappie Toerie	12m from south golf course boundary	See PGBC
215	Babu Bodasing	Nil	See PGBC
<b>216</b>	The Town Centre		
217	Heathery Lane	5m from golf course boundary, only	2-storeys above golf course
218-220 incl.	Heathery Lane	5m from golf course boundary	2-storeys above golf course
221-236 incl.	Heathery Lane	Nil	2-storeys above golf course
237-263 incl.	Heathery Lane	22m from street boundary (advisory)	See PGBC
264-265 incl.	Heathery Lane	Nil	See PGBC
266-292 incl.	Sandhills road	Nil	See PGBC
293 (sub's1-6)	Sandhills road	8m vegetation servitude from road	See PGBC
293 (sub's7-8)	Sandhills road	Nil	See PGBC
294-307 incl.	Sandhills road	<b>See footnote no.1</b>	See PGBC
308-323 incl.	Sandhills road	<b>See footnote no.1</b>	See PGBC addendum
324	Tappie Toerrie	Sub-divided	See lots 416-427
<b>325-333</b>	Golf Course		
341-361 incl.	Blink Bonnie	Nil	See PGBC
362-366 incl.	Blink Bonnie	24m from street boundary	See PGBC
367	Blink Bonnie	30m from street boundary	See PGBC
368	Blink Bonnie	32m from street boundary	See PGBC
369	Blink Bonnie	32m from street boundary	See PGBC
370	Blink Bonnie	34m from street boundary	See PGBC
371	Blink Bonnie	36m from street boundary	See PGBC
372-381 incl.	Blink Bonnie	Nil	2-storeys above NGL
382-384	See lot 106		
<b>385-392</b>			
393-398 incl.	R.O.W.	Nil	2-storeys above NGL
399	R.O.W.	Nil	2-storeys above NGL
400	R.O.W.	Nil	2-storeys above NGL
<b>401-402</b>			
403	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
404	R.O.W.	22m from east boundary centre )Advisory)	2-storeys above NGL
405	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
406	R.O.W.	22m from east boundary centre (Advisory)	2-storeys above NGL
407	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
412-426 incl.	Tappie Toerie	See addendum to PGBC (Advisory)	See PGBC
424	Tappie Toerie	2m from NW golf course boundary (Advisory)	See PGBC
425	Tappie Toerie	4m from NW golf course boundary (Advisory)	See PGBC
426	Tappie Toerie	6m from NW golf course boundary (Advisory)	See PGBC

#### General note:

“4m from the golf course boundary” shall mean that building of covered area shall be set back 4m from the property boundary facing or abutting the golf course. The same shall apply to all other references i.e. “road”, “street”, “servitude”, etc.

#### Footnote 1

There shall be a general **7m** setback from the seaward boundary on these properties to ensure that the natural vegetation is not disturbed. This setback may be adjusted by the PGBC to suit individual site specifics. Owners would need to consult with the PGHOA Estate Manager, **prior to the design process**, to establish the exact setback on their site(s).

#### Footnote 2

Two (2) storeys above natural ground level at road level with a maximum component of a 3<sup>rd</sup> storey not exceeding 50% of the lot's road frontage. All roofs perpendicular to the main view line shall be hipped. Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level.

**Footnote 3**

Two (2) storeys above natural ground level at road level with a maximum component of a 3<sup>rd</sup> storey not exceeding 30% of the lot's road frontage. All roofs perpendicular to the main view line shall be hipped. Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level.

**Footnote 4**

Two (2) storeys above natural ground level at road level with a maximum component of a 3<sup>rd</sup> storey not exceeding 50% of the lot's Short street road frontage. All roofs perpendicular to the main view line shall be hipped. Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level. Access to this lot will be restricted to off Short street only.

**Footnote 5**

These lots to be dealt with as conventional "below the road" properties and therefore the current height restrictions as referred to in the PGBC would apply.

**23. SPECIAL CONDITIONS APPLICABLE TO LOTS 412 TO 426, EXCLUDING LOT 420****1 Building Lines**

- 1.1 There shall be a 3m "no building" line on the NE boundary of erven 417, 418, 419, 420, 423, 424 and 425.
- 1.2 There shall be no compulsory "build to" lines on any boundary save that the right-of-way boundary must be defined by a low garden wall where houses are not built on the road boundary.
- 1.3 The NE boundaries of erven 416 and 426 shall be defined by a low wall or a wall approved by the Building Committee.
- 1.4 There shall be only one opening of more than 1m on the road boundary which shall be not more than 3m.

**2. Garages**

- 2.1 Garages must be set back from the street boundary by at least 4m.

**3. Height**

- 3.1 Houses may be two storeys and a third storey not exceeding 30 sq m.
- 3.2 Lot 420 is excluded from the above rule as this development was granted a 10sqm deck in lieu of the third storey. This is be registered a title deed condition.

**4. Morphology**

- 4.1 The owners of erven 416 to 426 are required to use hip roofs and/or secondary roofs where possible so as to allow views of the lagoon and sea.

**5. Access**

- 5.1 The right-of-way access is in favour of the owners of erven 412 to 426 inclusive and in the case of other homeowners is restricted to pedestrian access to the beach.

**24. SPECIAL CONDITIONS APPLICABLE TO LOTS 341 TO 381**

1. *Special conditions pertaining to Lots 335 subs 1 to 10:* Build - to lines, as in the Code Part "B" clause 9.1 need not be adhered to. Low garden wall must be put in to define the street edge.

2. *Special conditions pertaining to Blink Bonnie medium density:* Lots 341 and 347 to 358 inclusive must adhere to the street building line (Part “B” clause 9.1.) and must build a low garden wall on the cart path boundary to define the cart path.

Lots 342 to 346 and 359 to 381 inclusive need not adhere to Part “B” clause 9.1 of the building code, with the proviso that a low wall be built to define the cart path.

3. Garages will be permitted with the approval of the PGBC. Garages must be set back at least 5m from the street boundary and must be workable.

## **25. SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF SMALL HOMES**

### **A. Objectives**

To make provision for and accommodate smaller homes on the Estate whilst acknowledging the Building Code.

To integrate the built form into the general street-scape

To allow flexibility within the Building Code and to accommodate smaller budgets

To take cognisance of adjacent properties

To create / provide for external living areas

To promote interaction between properties and street spaces

### **B. Guidelines**

#### **1. Area Restrictions**

Maximum enclosed gross area shall be restricted to **200 m<sup>2</sup>**. The following areas shall be excluded from the calculation.

Covered Verandas, Decks & Patio's

Carports

Covered walkways

Courtyard spaces

Yard spaces

Garages would be restricted to a maximum of two (2). May be one (1) garage and one (1) carport. Golf cart parking to be included in overall area calculation, except if housed by means of a carport-type structure.

#### **2. Street boundary**

The general conditions as contained in the PGBC shall apply except for the need to build habitable space off the street boundary. The following would apply:

##### **2.1 Street boundary walls**

All boundary walls shall be constructed to comply with the general guidelines as contained within the PGBC with specific reference to materials, finishes, detail and colour. All walls shall have copings on both sides of an approved design. The use of plinths and piers would be strongly encouraged to articulate the wall surfaces. Maximum height of walls on street boundary to be restricted to 1.2m (except around entrance gates) above the mean level of the road boundary.

##### **2.2 Openings into street boundary walls**

All openings for pedestrian access and motor cars to comply with the general conditions as contained within the PGBC. Pedestrian openings shall be gated and all gate designs to be approved by PGBC.

Each property may include one or more additional openings (of a vertical proportion) onto the street provided that such openings are screened by means of a lattice or grille. The design and materials used for such lattices and / or screens shall be subject to approval from the PGBC. The following materials would be permitted:

**Painted or stained timber**  
**Wrought iron**  
**Painted metalwork**

The above openings to lead off enclosed internal courtyards off the street boundary and should facilitate interaction between street spaces and courtyard spaces without unduly compromising the privacy of the courtyard spaces.

### **3. Courtyards**

Each property shall have an inter-active courtyard space off the street boundary linking the street space with internal habitable space via the point of entry. The courtyard shall lead off internal enclosed habitable / living space of the main dwelling and shall be designed in such a way as to provide for and create external living space rather than left-over space. Courtyards shall occupy a minimum of 45% of the street frontage (inclusive of point-of-entry). All courtyards to be enclosed with walls as described in item 2.1 above. The maximum ratio for courtyards shall be 1:2 (frontage: depth). The depth shall be measured to the edge of habitable space or the verandah off the courtyard space.

### **4. Landscaping**

#### **4.1 Road Verge**

Careful attention to be paid to the overall landscaping of the road verge and landscaping should take cognisance of boundary walls, pedestrian access and parking requirements. Proposed landscaping would be subject to approval from the PGBC and Landscaping Guidelines.

#### **4.2 Courtyards**

All courtyards shall be landscaped and such landscaping would be subject to approval from the PGBC and Landscaping Guidelines. Special attention to be paid to the selection of materials for trafficable areas.

### **5. General**

The overall aesthetic of the street elevation to be carefully considered and would be subject to approval from the PGBC. Special attention to be paid to detail items such as the design of garage doors, entrance gates, boundary walls etc., all subject to approvals by the PGBC.

## **26. SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF PROPERTIES IN SANDHILLS ROAD LOT No.'s 306 to 323**

### **A. Objectives**

To create Architectural guidelines for the treatment of raised plinths at the lower end of the properties.

### **B. Guidelines**

#### **1. Height parameters**

Overall building heights would be restricted to the conditions as contained in the PGBC. Heights will be measured from natural ground level at the lower edge of the primary space at the lower end of the property. Storey heights not to exceed the maximum permissible height of 3 metres

measured from finished floor to finished floor, or from finished floor eaves / wall plate height.

**2. Roof pitch and Building width**

Minimum and maximum permissible roof pitch(es) to remain as contained in the PGBC. Overall maximum width of primary spaces to remain as contained in the PGBC.

**3. Aesthetics**

**3.1 Raised plinth at lower end of property**

The primary and secondary spaces at the lower end of the property to incorporate a plinth and such plinth shall be clearly articulated especially in the case of a property sharing a side boundary with common space such as a walkway or recreational space.

The following materials shall be permitted:

Raised plastered brickwork (this may be painted in a different colour to the balance of the walls)

Natural stone (may be flush with general wall surfaces)

Reconstructed stone cladding (may be flush with general wall surfaces)

Generally the raised plinth would be confined and/or restricted to the primary space. Secondary spaces, with specific reference to verandas, decks and patio's, should preferably have a light-weight feel around it. Solid plinths for secondary space plinths must be set back from the primary space plinth and that the difference in plane is clearly articulated.

**27. SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF PROPERTIES ALONG BABU BODASING AVENUE FACING THE 6<sup>TH</sup> FAIRWAY – LOTS 50 (Rem) to 57 (Rem)**

**A. Objective**

To create a precinct of different density to the rest of the estate acknowledging that no development will take place on the opposite side of the street.

**B. Guidelines**

There shall be a 3000 building line set back off the street boundary. The street boundary itself shall be defined by a low boundary wall linking to the neighbouring wall and extending for the entire length of the properties in this vicinity. The design of the wall will be common for all properties and it will comply with the requirements for boundary walls as defined in the Code.

Openings onto the street shall comply with those defined in the code and shall be gated. Gate designs are subject to the approval of the Building Committee.

For building lines refer to the schedule for building lines and height restrictions on pages 12, 13 and 14.

**28. SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF PROPERTIES ALONG REDAN ROAD (SUBS 11, 12 and 13 of 333)**

**A. Objective**

To create a precinct of different density to the rest of the estate acknowledging that;

1. Only three properties exist in this precinct midway along an existing road,
2. No development is planned to take place on the opposite side of the street,
3. The properties occupy a prominent position on top of the highest ridge overlooking the estate, and control of the scale of development along the skyline is therefore important.
4. The properties are of more generous width than is typical elsewhere on the estate,
5. The verge is of a more generous width than is typical elsewhere on the estate.

## **B. Building Lines**

1. No buildings or parts of buildings will be permitted within 2 metres of the north and south boundaries of each lot.
2. No buildings or parts of buildings, walls or retaining walls will be permitted within 5 metres of the east boundary of each lot.
3. Buildings will be required to attach to the west boundary of each lot as per Clause B9 and B10 of the building code, except that the level of garage floors for these properties shall be set at a maximum of 0,8 metres above the top of the street concrete kerb level.

## **C. Height of Buildings**

1. Storey height will be as defined in Clause B16 in the building code. The intent of the following rules is to concentrate two storey development in the centre area of each lot.
2. Buildings on the west boundary shall be restricted to one storey above natural ground level. A second storey above natural ground level shall be allowed provided it is not wider than the central 13m of the lot's west boundary.
3. Buildings on the east portion of the lot shall be restricted to one storey above natural ground level. A second storey above natural ground level shall be allowed provided it is not wider than the central 13m of the lot's east boundary.
4. All other buildings on these properties shall be restricted to one storey above natural ground level.

## **D. Boundary Walls**

1. Boundary walls are not mandatory, but shall only be permitted along the north, south and west boundaries but may not exceed 2m in height and may not extend further eastward than any part of the building on the property closest to such wall. Boundary walls must end by terminating into the side of such buildings. No boundary walls will be permitted along the east boundary.

*Apart from the above, all other aspects of the building code shall apply to the development of these lots.*

## **29. SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF PROPERTIES ON LOTS 382 / 383 / 384**

1. All clauses as ordinarily applied to other properties, including height restrictions, shall apply to developments of these properties.
2. A 10m building line from the boundaries facing the 6<sup>th</sup> fairway shall apply wherein no building work shall occur.
3. As far as possible, roofs are to be orientated with the ridge line approximately parallel with the side boundaries and axis of view westward up the 6<sup>th</sup> fairway.

*Apart from the above, all other aspects of the building code shall apply to the development of these lots.*

## **PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE**

### **PART C**

#### **ARCHITECTURAL CODE**

##### **28. GENERAL**

- All building plans must be submitted to the Prince's Grant Building Committee (PGBC) for approval on the Part E application for approval form which is to be lodged by the architect certifying conformity to this code.
- Methods, materials and forms prescribed herein are standard and all others are prohibited, except with special consent.
- PGBC retains the right to adjust this code from time to time.
- The position of the house on the property may be determined in accordance with the Planning and Urban Controls and in particular with reference to clauses 3, 4 and 5 of Part B. PGBC does, however, have the discretion to determine the position of a house on a lot.
- When submitting designs between houses already constructed, the plans must show the intended house footprint in relation to its neighbours together with related levels on elevation. This is to ensure minimum impact on the neighbouring dwellings.
- PGBC retains the right to demand proof of lateral support insurance cover in appropriate circumstances.

##### **29. EXTERNAL BUILDING WALLS**

1 **Materials:** The following are permitted –

- plastered clay or concrete brick masonry.
- fibrous cement wood clapboard, 100 mm – 150 mm. External clapboard shall be painted an approved colour.
- Clap boarding is not permitted on side boundary elevations unless set back a min of 1000 off the boundary.
- Stone masonry, horizon red face bricks or Fireside satin for selected elements (e.g. gable facades, chimneys, surrounds to openings, pillars and external works such as retaining walls). In the case of face bricks, joints shall be flush and light in colour and in the case of stone masonry, the finish shall be subject to the approval of PGBC.

2 **Configuration:**

- The elemental composition of a building shall be a clearly articulated ratio of roofed wall space defined as "solid" and roofed transparent space defined as "void".
- Openings in "solid" walls shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane. Openings shall be square or of vertical proportions of not less than 1:1,5 and not more than 1:3.
- "Voids" which shall be walls entirely glazed or shuttered planes to express the light transparency of the "open shed".

3 **General:**

- *Plinths* are not mandatory. They shall be a minor proportion of a single storey and shall be of the same material as the wall and may project from it. It may be defined by a change in colour.
- *Openings* shall have a flat lintel head unless otherwise approved by the PGBC. Arches and vaults shall be limited to emphasising specific incidents or functions, e.g. breezeways, entries. Openings may be embellished with architrave surrounds.
- expressed in changes of material, plane or colour. Windowsills, other than plain, may be formed in pigmented or painted plaster or of an otherwise approved design. A layer or layers of quarry tiles may be used as a windowsill.
- *Patterns* on external walls shall be restrained. They shall derive from colonial and indigenous traditions to enhance and enrich the “vernacular” character of the town. Inappropriate decoration as pastiche or style shall not be permitted.

### 30. WINDOWS, EXTERNAL DOORS AND SHUTTERS

1. **Materials:** The following are permitted:

#### *Windows*

- painted wood
- dark bronze powder coated aluminium
- white powder coated aluminium
- charcoal powder coated aluminium windows
- white PVC of a type approved by the PGBC
- paint colour for windows to be generally white. Fixed sub-frames may be painted in accordance with the Prince's Grant colour chart.
- Approved profile is a corrugated Victorian roof profile

#### *External Doors*

- timber with partial glazing.
- aluminium powder coated external sliding doors of a dark approved colour.
- all doors and door trims shall be painted in an approved colour.
- door frames may be stained or varnished in natural wood colour.

#### *Shutters*

- timber.
- powder coated aluminium.
- shutters to be painted in accordance with the Prince's Grant colour chart.

2. **Configurations:** Only the following are permitted:

#### *Windows*

- individual openings which are square or of a vertical proportion of not less than 1:1,5 and not more than 1:3.
- awning type windows of horizontal proportions may be used as clerestories
- inward and outward opening casements, vertical and horizontal sliding sashes and awning type windows.
- The width of the separation between two windows should be at least 100mm
- projecting windows and bow and bay windows of an approved design.
- *glazing* – decorative designs such as lattice, medallion and fan type windows shall be allowed, subject to the approval of the PGBC. Stained, etched or sandblasted glass is permitted. Reflective mirror-type vinyl, glare and heat reducing films, or laminated reflective type glazing is not permitted. Non-reflective film will be permitted subject to PGBC approval.
- any sub-division of a window shall be square or of a vertical proportion
- any sub-division of a window shall be symmetrical above the centre-axis
- windows may be attached to the sides of doors provided that the proportions of the sub-divisions meet the requirements as referred to above and that the windows extend all the way down to floor level. Door frame and window material to be the same.

#### *External Doors*

- fully or partially glazed doors.
- fielded panel doors.
- diagonal, vertical and horizontal slatted or battened doors.
- side hung or pivot doors.
- sliding or sliding/folding doors.
- garage doors shall be sensitive to the requirements and character of the "street". Garage doors shall be timber or fibreglass, timber and partial glazing or perforated "grilles" which are preferred to solid doors. Grilles may be made of a material approved by the PGBC.
- Garage doors to be a maximum of 2,5 metres wide and only single garage doors allowed even in the case of people having 2 garages.
- openings in "solid" planes shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane.
- Colour of garage doors: this will be considered individually for approval by the PGBC, provided that there are other elements in the house such as windows, gutters or roofs that are of the same colour.

#### *Shutters*

- all shutters must be working shutters.

### **31. ROOFS, GUTTERS AND DOWNPIPES**

#### *Roofs*

Primary space/function shall be a single volume in width with a double-pitched roof. It shall be no greater than 5 metres wide measured internally.

1. **Materials:** The following are permitted:  
**Specifiers are advised that the treatment and decoration of unprotected external timber surfaces including window and door frames is extremely important. Even hardwoods other than Balau are inclined to rot in the prevailing climate.**

#### *Roofs*

- galvanised metal sheeting to an approved profile.
- aluminium sheeting to an approved profile.
- corrugated fibrous cement to an approved profile used in conjunction with sheet aluminium ridge and hip cappings.

#### *Colour*

- Colours are confined to a range of grey from a light grey through to charcoal grey. Colour finishes may be powder coated or painted with a good quality paint.

#### *Gutters*

- only pre-painted aluminium gutters may be used.

#### *Downpipes*

- aluminium or PVC square or round profiles. All downpipes to discharge above ground over a gully or equal.

### **2. Configuration**

#### *Roofs*

- roofs shall be pitched to conform to the tradition of Prince's Grant. Vaults and flat concrete roofs are not permitted unless specifically agreed to by the PGBC.
- ends of roofs may be closed gable, open gable (exposed trusses), hipped or hipped-gable.

- curved roof sheets may be used to roof verandahs and secondary side spaces.

#### *Pitch*

- in the case of primary roofs the minimum pitch shall be 30° and the maximum pitch shall be 45°.
- in the case of secondary roofs the minimum pitch shall be 10° and the maximum pitch shall be 22,5°.

#### *Eaves*

- eaves shall be tightly clipped with the plane of the external wall.
- with the express approval of the PGBC, overhangs shall be allowed, where such overhangs are allowed, they will be restricted to a maximum of 300mm. The owner shall, when submitting plans, apply for express consent for such overhangs.
- eaves left open shall be detailed and such details shall be submitted to and approved by the PGBC.

#### *Gutters*

- gutters shall be mounted on top of external walls or copings or close fixed against external walls.
- gutters shall be OG profile or square profile

### **3. General:**

The following are permitted:

#### *Roofs*

- skylights and ventstacks which must be concealed and must be approved by the PGBC.
- skylights are to be flat and flush with the roof line and the size must be approved by the PGBC in the case where they are visible.
- solar panels should lie flat on the roof and must be approved by the PGBC.

#### *Gutters*

- gutters may not discharge onto neighbouring properties but may encroach into the street, golf course, common property or public areas but not into private properties.

#### *Downpipes*

- the use of downpipes is not compulsory. Where downpipes are used, they shall be carefully considered to integrate with the overall design.
- downpipes may not discharge onto a neighbouring property.
- All storm water must be

#### *Stormwater*

- all storm water must be dealt with to the satisfaction of the PGBC.
- Provision must be made for stormwater to be collected at the top of a lot and dispersed at ground level on the lower side of the building or plot with an approved spreader in order to avoid erosion.
- Stormwater may not be discharged side ways onto a neighbouring plot or open area.
- Attention and consideration must be given to lateral slope along the street edge, to avoid passing water onto the neighbour's property.
- In the case of properties on the lower side of a road, a stormwater channel, covered with a suitable 'grid', should extend along the full frontage of the property. This channel will collect water and disperse it to the lower part of the property.
- In the case of properties on the upper side of the road, stormwater is to be collected and deposited onto the road. Where this occurs, the drain/pipe discharge area

must be suitably covered so as to permit pedestrian traffic and parking on the verge.

## 32. GUIDELINES FOR LOFT ROOMS

### Intent:

These guidelines have been commissioned by the PGBC in an attempt to clarify the ambiguity pertaining to the introduction and implementation of loft room spaces. The intention is to minimise the possible negative effect it may have on general roofscapes and to control the configuration of the external aspects associated with loft rooms.

### Definition:

Loft rooms will occur “within the confines of the external roof envelope as permitted and defined elsewhere in the building code” i.e., utilising the internal volume above wall plate height but below the ridge of the primary roof. The designated use of these spaces will be at the discretion of the homeowner provided that the requirements of the National Building Regulations have been met in terms of ventilation, structural support and fire safety. Specific details for compliance with the National Building Regulations fall outside the scope of these guidelines. The rules and regulations pertaining to the height of buildings will remain unaltered and the guidelines for loft rooms would need to be read in conjunction with height restrictions and permissible roof pitch.

### Morphology and Configuration:

1. External openings from a loft room shall be controlled and expressed in a manner which compliments the use of loft spaces and roofscapes in general. Punctuations through the “external roof envelope” shall be limited to a maximum of one third of the roof elevation of the principle volume measured along the line of the eaves but will not in any case exceed 5m in overall or combined width and shall be expressed as a dormer window or a gable-end window. Individual dormer window elements shall not exceed 3,6m in total width.
2. The ridge height of dormer windows or gable-end windows shall be noticeably lower than the ridge height of the primary roof. The composition and pitch of the various components of dormer windows and/or gable-end windows shall match that of other roof elements of the proposal.
3. Placement of dormer windows and/or gable-end windows shall be carefully composed to take cognisance of architectural elements and openings occurring below the eaves line. No dormer structure shall be less than 1,5m from the primary roof gable end.
4. Openings in gable-end walls shall be arranged and composed to mitigate any obvious reference to a three storey building.
5. Only one balcony accessible from the loft space shall be permitted and no element of such balcony shall exceed 1m in width measured from the face of the external wall at the eaves line, nor shall it exceed the overall length of any associated dormer element.
6. No balcony shall be permitted unless positioned directly over and designed to form part of a lean-to roof over an external, unenclosed secondary space directly below.
7. The side walls of any dormer shall be constructed and clad with material compatible with light weight construction methods. Glazing of these sidewalls is not permitted.
8. Access to loft spaces shall be from within the interior of the building and no external access will be permissible.

### Specific Exclusions:

1. Horizontal windows
2. External stair access
3. Extended decks & patios beyond that described above.
4. External light fittings
5. Exposed plumbing
6. The use of face brickwork, or plastered brickwork to enclose the lateral sides of a dormer

- window. ( see 9. above)
7. The use of any building material not in keeping with the roofing material fitted to the primary roof(s)

### **33. VERANDAHS, BALCONIES & PERGOLAS**

#### **1 Verandas & Balconies:**

##### 1.1 Definition

###### *Verandahs*

A verandah for the purpose of the Prince's Grant architectural code is defined as an unenclosed "lean-to" space attached to an enclosed habitable space and covered with approved roofing material supported on timber posts which shall be 100mm x 100mm or alternatively a minimum of 76mm x 150mm or masonry pillars of a minimum of 450 mm square.

###### Roofs

- shall comply with the building code.

###### *Balustrades*

- The following are permitted:
- timber which shall be painted or stained with an approved colour – white is recommended.
- White PVC
- White powder coated aluminium or bronze anodized
- Balustrade designs must be approved. Stained pine is not allowed as balustrading.
- horizontal ("ranch style") rails are not permitted.

###### *Floors*

- May be timber or concrete

##### 1.2 General

- Every residence shall have a minimum of one verandah that shall not be less than 2.4 metres long.
- It is preferable that each structure has a "lean-to" verandah or access way.
- It is desirable, where possible, for a verandah space (or covered patio or pergola) to have direct contact with the street.
- Balconies may encroach into the street subject to them being a minimum height of 2.1metres above the street level. (Balconies encroaching into the street are encouraged).

#### **2. Pergolas:**

##### 2.1 Materials: the following are permitted:

- Wrought or unwrought timber supports. (See note re. timber: above)
- Plastered masonry piers for pergola supports of a minimum of 450 mm x 450mm.
- Timber surfaces shall be painted or stained with an approved colour or clear sealed.
- Masonry finishes shall be painted with an approved colour, the colour of which shall be approved by the PGBC.
- Precast concrete columns may be used with the express written consent of the PGBC. When consent is applied for, details on a scale not greater than 1: 20 shall be submitted.
- Aluminium pergolas are allowed subject to the slats on the pergola being installed horizontally, the profile to be square and the colour must match other elements in the house such as the windows and doors.

##### 2.2 Configuration:

- Designs and details of all pergolas shall be submitted to the PGBC for approval.

### **34. GARDEN / BOUNDARY WALLS/COPINGS**

#### **1. Materials:**

- garden and boundary walls shall be clay or concrete brick masonry, plastered in accordance with the provisions of section 1 above and for special walls, horizon red face brick or stone masonry may be used selectively subject to the approval of the PGBC.

#### **2. Configuration:**

- all free standing boundary or courtyard walls shall have a coping on both sides of the wall
- copings shall be painted plaster or of an otherwise approved design.
- copings shall be designed to overhang the plane of the wall in such a manner as to form a drip.
- plinths are not mandatory on boundary walls but if included shall be a minor proportion of the wall and shall be in the same material as the wall.
- boundary walls, on the street edge, if enclosing courtyards or used to define internal space as defined in part "B" of this code, shall be a minimum height of 1.8 metres.
- garden walls shall be between 450mm and 750 mm high and a minimum width of 330 mm. Details of proposed garden walls shall be submitted to the PGBC for approval prior to construction of such wall.

#### **3. General:**

Walls enclosing gardens are not allowed, except when completing courtyards, enclosing kitchen yards or creating privacy zones for swimming pools or entertainment areas. If it is felt necessary or desirable by the PGBC, walls enclosing such areas shall be mandatory.

### **35. GATES AND SCREENS**

#### *Material*

- timber or an approved metal are permitted.

#### *Finish*

- approved paint or stains or sealers shall be used on all surfaces.

#### *Colour*

- applied finishes shall comply with the approved range of colours for Prince's Grant.

#### *Pattern*

- designs shall be subject to approval by the PGBC.

### **36. AWNINGS**

- The use and the design and material of awnings shall be subject to approval.

### **37. PAVING**

The following are permitted –

- Clay bricks or pigmented pavers.
- Quarry tiles.
- Pigmented concrete screed.
- Concrete cobble (refer V&A Waterfront).
- Square cut slate or other natural stone.
- Stone pebble in concrete screed.
- Loose aggregate.
- Timber sleepers.

- Timber decking.
- Wood and bark chips.

The following are not permitted -

- Concrete bricks or unpigmented pavers.
- Unpigmented concrete screed.
- Glazed ceramic tiles.

### **38. YARDS**

- Enclosed paved yards for drying and for handling of refuse shall be provided.
- As far as is reasonably possible, such yards shall not be overlooked by the golf course or neighbours (see para 39 below)

### **39. PLUMBING**

There is a need to consult with our water engineers on certain drainage issues.

- All pipes shall be concealed or ducted.
- The bulk of the drainage installation must be contained within a duct.

### **40. AERIALS**

The position and design of television and other aerials shall be subject to the approval of the PGBC.

### **41. REFUSE**

In keeping with international trends and as a cost effective measure, Prince's Grant is progressively introducing a refuse recycling system. To accommodate this system an enclosed screeded or paved area shall be provided in each house for the handling of refuse. This enclosure should accommodate two standard size black refuse bins and three 500mm x 500mm crates for recycling glass, aluminium and tin cans and plastic. Broken down cardboard boxes and paper are to be placed next to the bins. The enclosure to be accessible from the street and preferably to be designed into the facade of the house.

Refuse shall be deposited into black refuse bags and recyclable material into crates, for collection from the designated refuse area.

### **42. AIR CONDITIONING**

- No air conditioning units, compressors, grilles or ducts shall be visible from any street or public place or neighbouring property. Initial positions to be shown on plans submitted for approval.
- Ceiling fans are recommended in lieu of air conditioning.

### **43. SIGNAGE**

- Every house on the estate must have sign displayed on the outside of the house.
- All house names and numbers shall be regarded as part of the architectural design and shall be subject to the approval of the PGBC, restricted to a maximum size of 600mm x 400mm.

### **44. EXTERNAL LIGHTING**

- All external lighting to be limited to 40watts maximum and to radiate vertically upwards or downwards only

- No day/night switches will be permitted
- Lights must be switched off in unoccupied houses
- A sample of the light fitting to be brought to the Prince's Grant Estate Manager for approval prior to installation.

**45. LANDSCAPING**

- All planting and plant material will be controlled by the appointed landscape consultant. Owners shall be entitled to develop their own gardens, but shall submit a plan for approval to the Homeowners' Association and only plants approved by the landscape consultant may be used.  
Property owners will be permitted to surface their street reserve space, subject to the approval of the PGBC.

**46. COLOURS/EXTERIOR COATINGS**

- Only colours included in the PGBC colour code may be used.
- Colours White, Wedgewood Blue, Garnet and Victoria Red, may only be used on minor proportions of a building and may not be the dominant colour of a building.
- Umhlotaan Green may only be used by the Homeowners' Association and may not be used on any of the buildings on individual subdivisions.

The exterior colours that can be used at Prince's Grant were specifically developed for the Estate by Plascon Paints South Africa in consultation with the Developer and the architectural panel. These colours are intended to engender an African ambience on the Estate. Homeowners are however not required to purchase exclusively from Plascon but may purchase matching colours from other paint suppliers.

**47. WATER SUPPLY**

The water pressure on the Estate varies throughout, and is below 1 bar in some areas. Houses being built in such areas will need to be equipped with some form of in-line pressure booster system. This aspect should be borne in mind when houses are being designed and constructed. Positioning of the water meter is to be on the roadside, ensuring accessibility for taking readings and making repairs if necessary.

**48. SEWAGE DISPOSAL**

All prefabricated septic tanks to be SABS approved. For all other septic tanks, an engineer's certificate, certifying the functionality and design, has to be submitted to the PGHOA and has to be signed off by the Estate manager prior to backfill. Soakaways are provided on the Estate for the overflow from septic tanks. Septic tanks must be located within natural ground levels.

**49. SERVICES**

All necessary manholes or access points for telephone, water and electrical connections to houses are to be installed during construction and must be heavy duty with a minimum thickness of 115mm and 176kg. Liaison with various service providers is recommended. A sketch of a suitable manhole cover is available from the HOA offices on request. Location of the manhole is preferred on the boundary of properties.

Telephones. The installation of a telephone manhole is mandatory irrespective of whether or not the homeowner intends installing one. The manhole to be constructed has to accommodate a heavy-duty cast iron manhole cover.

**50. ELECTRICITY**

The electrical boxes at Prince's Grant are designed for single-phase power supply and are fitted with one circuit breaker per Lot. Where a homeowner requires three phase power

supply, three circuit breakers are necessary and a separate electrical box is required, the cost of which will be for the account of the homeowner in question. Contact the Kwa-Dukuza Electrical authorities to make the necessary arrangements and bring the matter to the attention of the Estate Civils Overseer. All new developments are to provide for 2 x 110mm PVC pipe to be laid at exactly 1000mm from the roadside approximately 500mm below finished ground level for future cabling. The ends of these pipes must be blocked to prevent sand from entering.

## **51. GENERATORS**

### **1. Generators**

- 1.1 Any installation of a generator (gas, diesel, petrol or any other power source) must be submitted for approval to the Prince's Grant Building Committee.
- 1.2 Petrol and diesel generators are required to be silent with a maximum noise level of 60 decibels over 5 meters.
- 1.3 Petrol and diesel generators must be housed in an enclosed, well ventilated area where it will not be visible from the road, golf course and/or any neighbours.
- 1.4 In the event of an additional enclosure being required to house such a facility, such enclosure must comply with the Prince's Grant Building Code and must be approved by the Prince's Grant Building Committee.
- 1.5 Gas generators are silent and can therefore be free standing as long as they are not visible from the road, golf course and/or neighbours. Covers similar to those currently used for air-conditioning units will be acceptable in the event of a gas generator being installed.
- 1.6 Battery back-up systems are preferable although they have limitations in terms of power output. These systems must be placed in the respective units, garage and / or storeroom.

All alternative power supply systems and installations must comply with local, provincial and national legislative regulations and prior to commissioning; a certificate of compliance by a certified electrician must be submitted and signed off by the Estate Manager.

### **2. Alternative Power Supplies (Wind, Sun, etc.)**

- 2.1 Any alternative power supply system must be submitted for approval to the Building Committee with detailed information of:
  - 2.1.1 the size of the system
  - 2.1.2 visual impact that it will have from other areas on the estate
  - 2.1.3 safety for residents and neighbours
  - 2.1.4 power converter systems

## **PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE**

### **PART D**

#### **CONSTRUCTION PROCEDURES AND STANDARDS**

##### **1. CONSTRUCTION PERIOD**

- 1.1 Construction of any house once commenced shall be completed within 13 months save with the consent of the PGBC. The duration of any improvements or alterations shall be determined at plan submission stage.
- 1.2 Any improvements or construction not completed with the thirteen month period shall be considered to be a nuisance and the Homeowners' Association shall be entitled to remove such nuisance or repair or complete the job at the cost of the owner.

##### **2. CONSTRUCTION SIGNS**

The builder shall erect a construction sign in the form approved by the PGBC. The sign shall accommodate the builder's name, engineer's name, the architect's name, lot number and, if approved by the owner, the owner's name. No other signs of sub-contractors, suppliers or financing companies may be erected on the site.

##### **3. EROSION CONTROL**

The area to be used for construction and storage of material must be fenced off prior to the site being cleaned. Temporary construction entrances, silt fences, straw bales and other erosion control methods must be installed immediately upon the site being cleared. All erosion control measures must be undertaken in collaboration with the landscape consultant with a view to minimizing erosion damage.

##### **4. LITTER CONTROL**

All construction sites must control litter and wind blown litter by the following methods:

- 4.1 The installation of a fence along the entire perimeter of the site;
- 4.2 The site must be cleared of litter and building scraps particularly on Friday afternoons. The Estate Manager or his deputy may call upon the contractors to clear the site at any stage, if in their opinion, the site is untidy.
- 4.3 No rubble of any description may be dumped anywhere on the Estate by building contractors. If there is any uncertainty on the disposal of rubble, contractors must consult on the matter with the Estate Manager or Estate Overseer.
- 4.4 Burning or burying of litter, rubbish or building material on site is prohibited.

##### **5. WORK HOURS**

Unless otherwise approved by the PGBC, construction works shall be limited to the time between 07h00 and 18h00 Monday to Fridays. The day before a public holiday and the day before a long weekend, construction works shall be limited to the time between 07h00 and 14h00. No construction will be allowed on Saturdays and Sundays save with the special consent of the Estate Manager of the Homeowners' Association or his deputy, the Estate Manager.

##### **6. BEHAVIOUR**

- 6.1 All construction workers are expected to behave in a workman-like manner. Behaviour shall not disturb other residents or activities at Prince's Grant. The Estate Manager or his deputy, as representatives of the Homeowners' Association, reserve the right to control behaviour and noise generated by construction workers and ban disruptive or disrespectful workers from

- Prince's Grant.
- 6.2 No workers may leave the building site at any time save in the exercise of their duties.
- 6.3 Workers must be transported to and from their work sites.
- 6.4 No recruiting of labour is permitted on site, or at the entrance to the Estate. Labour is not permitted to wait unsupervised outside the entrance gate to the Estate.
- 7. ACCESS TO PRINCE'S GRANT**
- 7.1 All construction traffic must enter the main gate and construction vehicles shall be limited to a maximum weight which shall be determined by the Homeowners' Association from time to time. A loading area in the proximity to Prince's Grant shall be given to the contractors for the storing of all heavy materials.
- 7.2 Care shall be taken when transporting materials to the site and any drivers not exercising due care shall be banned from access to the site.
- 7.3 Contractors and their labour, upon entering or exiting the Estate, are required to comply with the procedures laid down by the Estate Manager with respect to identification, vehicle and body searching.
- 8. PARKING**
- Construction vehicles shall not be parked in any area other than on the building site or on the streetway bordering the site. Vehicles shall be parked with due consideration for users of the streets.
- 9. STORING OF CONSTRUCTION MATERIAL**
- All construction material shall be stacked neatly behind the building line.
- 10. TOILET FACILITIES**
- The contractor must provide adequate portable toilet facilities, the colour of said facilities to be either blue or green, and rubbish bins for construction workers during the construction period. The location of such facilities must, wherever possible, be put in a position so as to minimize the effect on the users of the estate.
- 11. FINAL CLEAN UP**
- At the end of the construction period, the builder shall restore all streetways, ditches, drainage ways, including fine grading and seeding, assure positive drainage with no standing water, clean the entire site of all construction debris and remove all temporary fencing facilities, equipment and unused material.
- 12. NON-COMPLIANCE WITH REGULATIONS**
- Compliance with the construction procedures is obligatory. If the site is at any time unsatisfactory in the opinion of the Estate Manager or his deputy or the Homeowners' Association they shall be entitled to implement one or more of the following actions in an effort to correct any such failures, namely:
- Notify the site supervisor;
  - Notify the contractor;
  - Close down construction access to the site temporarily until the offending breaches have been complied with;
- Undertake to correct the builder's failure to adhere to the building plan by rectifying the problem at the cost of the builder and if necessary take legal action on behalf of the Homeowners' Association.

PART E APPLICATION FOR APPROVAL TO BUILDING COMMITTEE

PRINCE'S GRANT HOME OWNERS ASSOCIATION  
SUBMISSION FORM FOR BUILDING COMMITTEE PLAN APPROVAL:

1<sup>ST</sup> SUBMISSION

**This section to be filled in by ARCHITECT / AUTHOR OF PLANS**

**Property & Development Particulars:**                      **LOT NO.:** \_\_\_\_\_

Details required		PG Use Only
Lot No. & Street Name:		
Architect / Author of Plans:		
Contact No. of Architect / Author of Plans:		
Owners:		
Contact No. of Owner:		
Description of Submission:		
Adjacent site details (i.e. developed or vacant)	1	
	2	
Opposite site details (i.e. developed or vacant)	1	
	2	
	3	
Have Fees been paid to PGHOA?	Yes / No	

Building Code Compliance:

Planning & Urban Controls:			PG Use Only
Building Lines:	Front:		
	Back:		
	Sides:		
Zoning (clause B12):			
Areas:	Site:		
	Cover:		
	Total Building Area:		
Height Restrictions:			
No of Bedrooms:			
No of Parking Bays provided:			
Drying Yard & Bin Areas provided?	Yes / No		
Contours indicated on plan?	Yes / No		

We the undersigned hereby undertake to accept:

1. That the Building Committee's decision is final & that the dwelling to be constructed at the above address will be built strictly in accordance with the APPROVED PLANS.
2. That the details provided on this form are correct. Incorrect information that has been knowingly provided could result in the PGHOA's recognition of the Architect being withdrawn.
3. In the event of any deviations that may arise during the course of construction, AMENDED PLANS will be submitted for approval prior to executing the change on site.
4. Any deviations built without approval may attract penalties or further action by PGHOA.
5. AS BUILT PLANS will be submitted prior to the issuing of an Occupation Certificate by the Prince's Grant Home Owner's Association.
6. Approval by PGHOA in no way implies that Local Authority approval will be granted.

Signed at Prince's Grant on .....

Home Owner \_\_\_\_\_ Architect \_\_\_\_\_

For the Prince's Grant Home Owner's Association \_\_\_\_\_

This section to be filled in by ARCHITECT / AUTHOR OF PLANS

Aspect	Clause		PG✓
Contour Plan provided on Site Plan?	B17	Y / N	
Do Ground Lines on elevations accurately reflect Contours?	B17	Y / N	
Street Level / Verge relationship indicated?	B9 B10	Y / N	
Corner Beacon Levels provided?	B10 B11	Y / N	
Site Plans & Elevations of neighbouring & opposite buildings provided?		Y / N	
No. of Parking Bays provided i.r.o. no. of bedrooms?	B19		
Storm water Control?	C31		
Sewer / Drainage System acceptable?	C48	Y/N	
Fat trap provided?		Y/N	
Plan for Swimming Pool provided?	B21	Y / N	
Soakaway for swimming pool backwash		Y / N	
Fencing to Swimming Pool provided?	B21	Y / N	

**Building Code Compliance:**

Aspect	Clause		PG✓
Are you aware of any aspects of the proposed development/building that might Be in contravention of the Prince's Grant Building Code?		Y/N	
<b>Aesthetics:</b>			
Architecture: character & language adhered to?	A3	Y / N	
Principle Volume adhered to?	B7	Y / N	
Secondary space adhered to?	B7	Y / N	
Street Edge adhered to?	B9	Y / N	
Habitable Room / Connection with street if required?	B10	Y / N	
Building Lines adhered to?	B11	Y / N	
Does street frontage attach with Side Boundaries?	B12		
Context adhered to?	B14	Y / N	
Floor Area & Coverage adhered to?	B15	Y / N	
Privacy / Views i.r.o neighbours compromised?	B16	Y / N	
Height of house & verandahs above NGL adhered to?	B17	Y / N	
Interactive Space / Courtyard to street? (homes under 200m <sup>2</sup> )	B25	Y / N	
External Walls adhered to?	C29	Y / N	
Window proportions correct? Schedule attached?	C30	Y / N	
Roof Pitch acceptable?	C31	Y / N	
Lean to Roof design, pitch & location acceptable?	C31	Y / N	
Verandahs, Balustrade design & materials comply?	C33	Y / N	
Awning, Pergola & Sun Control compliance?	C33 C36	Y / N	
Garden / Boundary Walls, Gates, Screen walls, Copings & Trellis compliance?	C34	Y / N	
Is Paving adhered to?	C37	Y / N	
Drying Yard provided?	C38	Y / N	
Do TV Aerial/ Satellite Dish comply?	C40	Y / N	
Access to Bin Area for refuse removal?	C41	Y / N	
Does location & housing of Air-Conditioning comply?	C42	Y / N	
Access to Property for Garden Maintenance?	B12	Y / N	
External Lighting adhered to? Schedule attached?	C44	Y / N	
Service sleeves provided?	C50	Y / N	

**Building Committee Recommendation / Comments:**


PRINCE'S GRANT HOME OWNERS ASSOCIATION  
AMENDED PLAN SUBMISSION FORM FOR BUILDING COMMITTEE PLAN APPROVAL:

**AMENDED PLANS APPROVED / REFERRED**

**This section to be filled in by ARCHITECT / AUTHOR OF PLANS**

Property & Development Particulars:                      LOT NO.: \_\_\_\_\_

Details required		PG Use Only
Lot No. & Street Name:		
Architect / Author of Plans:		
Contact No. of Architect / Author of Plans:		
Owners:		
Contact No. of Owner:		
Adjacent site details (i.e. developed or vacant)	1	
	2	
Opposite site details (i.e. developed or vacant)	1	
	2	
	3	
Have Fees been paid to PGHOA?	Yes / No	

**Building Code Compliance:**

Planning & Urban Controls:	PG Use Only
Building Lines:	
Front:	
Back:	
Sides:	
Zoning (clause B12):	
Height Restrictions:	
Areas:	
Site:	
Approved Coverage:	
Proposed Coverage:	
Approved Floor Area	
Proposed Floor Area	

We the undersigned hereby undertake to accept:

1. That the Building Committee's decision is final & that the dwelling to be constructed at the above address will be built strictly in accordance with the APPROVED PLANS.
2. That the details provided on this form are correct. Incorrect information that has been knowingly provided could result in the PGHOA's recognition of the Architect being withdrawn.
3. The PGHOA have the authority to instruct any builder to demolish any unapproved deviations irrespective of the extent or degree of completeness of such work.
4. Any deviations built without approval may attract penalties or further action by PGHOA.
5. AS BUILT PLANS will be submitted prior to the issuing of an Occupation Certificate by the Prince's Grant Home Owner's Association.
6. Approval by PGHOA in no way implies that Local Authority approval will be granted.

Signed at Prince's Grant on .....

Home Owner \_\_\_\_\_ Architect \_\_\_\_\_

For the Prince's Grant Home Owner's Association \_\_\_\_\_

This section to be filled in by ARCHITECT / AUTHOR OF PLANS

Requirements for submission	Clause		PG✓
Original drawings for affected area attached?		Y / N	
Proposed drawings for affected area attached?		Y / N	
Corner Beacon Levels provided?	B9 B10	Y / N	
Do Ground Lines on elevations accurately reflect Contours?	B11	Y / N	
Site Plans & Elevations of neighbouring & opposite buildings provided?		Y / N	
Do the proposed changes affect the following?			
Room designations / usage?		Y / N	
Parking requirements?	B19	Y / N	
Sewer / Drainage requirements?	C48	Y / N	
Ground levels?		Y / N	
Height of building out of ground?	B17	Y / N	
Increased Coverage?	B17	Y / N	
Increased Floor Area?	B17	Y / N	
Are changes only internal?		Y / N	
Do changes affect approved elevations?		Y / N	
Do changes contravene any NBR or LA by-law or Fire Regulations?		Y / N	
Will changes affect the maintenance activities of the home or access to Bin Areas?	C41	Y / N	
Do changes affect the privacy of neighbours?	B16	Y / N	
Do changes affect the neighbours' views?	B16	Y / N	
Do changes affect any neighbours' access to parking?		Y / N	

Building Code Compliance:

Aspect	Clause		PG✓
Aesthetics:			
Architecture: character & language adhered to?	A3	Y / N	
Principle Volume adhered to?	B7	Y / N	
Secondary space adhered to?	B7	Y / N	
Street Edge adhered to?	B7	Y / N	
Building Lines adhered to?	B11	Y / N	
Context adhered to?	B14	Y / N	
Height above NGL adhered to?	B17	Y / N	
Interactive Space / Courtyard to street? (homes under 200m <sup>2</sup> )	B25	Y / N	
Window proportions correct?	C30	Y / N	
Roof Pitch acceptable?	C31	Y / N	
Lean to Roof design, pitch & location acceptable?	C31	Y / N	
Verandahs, Balustrade design & materials comply?	C33	Y / N	
Awning, Pergola & Sun Control compliance?	C33 C36	Y / N	
Garden / Boundary Walls, Gates, Screen walls, Copings & Trellis compliance?	C34	Y / N	
Is Paving adhered to?	C37	Y / N	
Does location & housing of Air-Conditioning comply?	C41	Y / N	
Is professional supervision necessary?		Y / N	
Is insurance necessary?		Y / N	



PART F  
PRINCE'S GRANT HOME OWNERS ASSOCIATION  
SITE HAND OVER FORM FOR COMMENCEMENT OF CONSTRUCTION:

This section to be filled in by **CONTRACTOR**

Property & Development Particulars:                      LOT NO.: \_\_\_\_\_

Details required		PG✓
Lot No. & Street Name:		
Architect / Author of Plans:		
Contact No. of Architect / Author of Plans:		
Owners:		
Contact No. of Owner:		
Contractor:		
Contact No. of Contractor:		
Date of Plan Approval:		
Contractor in possession of copy of original PGHOA & KDM approved plans or letter from KDM authorising construction work?		
Completion date for alterations		

Check List of Requirements for Site Hand Over:

Name of Designated Registered Responsible Person for this Project: Tel No.:			
Details required	PG Action	Contractor Action	PG✓
Certificate/proof of registered professional on project.		•	
Contractor's NHBRC Reg.		•	
Development NHBRC Reg.		•	
Beacon Certificate		•	
Proof of Insurance		•	
a) Works Risk		•	
b) Lateral Support		•	
c) Public Liability		•	
Builder's Deposit to PG paid	•	•	
Owner's Deposit to PG paid	•	•	
Builder's Obligation Agreement signed		•	
Datum level determined	•	•	
Neighbour's permission for use of site obtained	•		
Septic tank certificate & approval (C45 of B/C)	•	•	
Building lines determined	•	•	
Contractors Board erected		•	
Position of:			
Shade cloth determined	•	•	
Materials store determined	•	•	
Refuse store determined	•	•	
Site toilet determined	•	•	
Access to site determined	•	•	
Water meter determined	•	•	
Telephone manhole determined	•	•	
Electricity supply determined	•	•	

Completion Clearance Certificate:

Items required	PG Action	Contractor Action	PG✓
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	Landscaping Design approved by Landscaping Committee	Y/N	•	
	Instant turf + flower beds demarcated incl.verge		•	
	Stormwater disposal complete		•	
	Driveway		•	
	"As built plans"		•	
	Local Authority's Occupation Certificate	•		
	Report by architect/homeowner on the building contractor's performance		•	
	Signage indicating Erf Nr		•	
	Service sleeves as per plan		•	
	External lighting compliant		•	
	External paint colour		•	
	Contractors Evaluation Form		•	

**PRINCE'S GRANT HOME OWNERS ASSOCIATION  
SITE HAND OVER FORM FOR COMMENCEMENT OF CONSTRUCTION:**

This section to be filled in by CONTRACTOR & OWNER, OR ARCHITECT ON OWNER'S BEHALF

**Property & Development Particulars: LOT NO.:** \_\_\_\_\_

We the undersigned hereby undertake that the dwelling to be constructed at the above address will be built & used strictly in accordance with the APPROVED PLANS, and agree to the following:

1. Any deviations from the approved plans that may be requested or deemed necessary shall be applied for using form SUB 2.
2. Approval of such deviations shall be required from the Building Committee before such deviations are effected on site.
3. The PGHOA have the authority to instruct any builder to demolish any unapproved deviations irrespective of the extent or degree of completeness of such work.
4. The PGHOA have the authority to instruct any builder to cease building operations due to breach of any aspect of this agreement.
5. The PGHOA shall have the authority to impose an appropriate weekly fine on all parties to this agreement at the sole discretion of the PGHOA by way of penalty until unapproved deviations have been corrected to the satisfaction of the General Manager / PGHOA.
6. At any stage the PGHOA shall have the right to request minor changes to the built development regardless of whether the elements of the development requiring changes have been previously approved or not.
7. AS BUILT PLANS are to be submitted for approval to the Prince's Grant Building Committee before an Occupation Certificate is issued. Non-compliance with the Building Committee's requirements for approval of these plans could result in the suspension of services to the property.
8. A LANDSCAPING DESIGN PROPOSAL is to be submitted for approval to the Prince's Grant Landscaping Committee before an Occupation Certificate is issued.

Signed at Prince's Grant on .....

Home Owner \_\_\_\_\_

Contractor \_\_\_\_\_

Owner's Agent for this project (Registered Architect, Engineer or Project Manager) \_\_\_\_\_

For the Prince's Grant Home Owner's Association \_\_\_\_\_

**PRINCE'S GRANT HOMEOWNERS ASSOCIATION  
AGREEMENT  
CONTRACTOR'S OBLIGATIONS**

**1. PARTIES**

- 1.1 Prince's Grant Homeowners' Association No 94/00721/08  
"the PGHOA"
- 1.2 .....  
.....  
.....  
"the Contractor"

**2. RECORDAL**

- 2.1 The contractor has been contracted by the homeowner to carry out building work on the homeowner's property on the Prince's Grant Estate. The contractor is obligated to abide by the relevant Regulations and Acts governing the building process including, but not limited to the following:
  - 2.1.1 National Building Regulations and Building Standards Act
  - 2.1.2 Occupational Health and Safety Act
- 2.2 The Contractor has accepted his mandate subject to the obligations in favour of the PGHOA as set out in this agreement.

**3. RELATIONSHIP**

- 3.1 The Contractor at all times remains an independent contractor. PGHOA and the contractor record that no employment and/or agency contract or relationship is intended to be established by virtue of them contracting in accordance with the terms of this agreement. The contractor and/or its agents or employees shall at no time be deemed to be agents or employees of the PGHOA
- 3.2 The contractor shall have no authority to bind the PGHOA in any way whatsoever. The PGHOA shall not be liable for any acts or omissions of the contractor or of the contractor's agents, employees or representatives. At all times, the contractor is contracted by and/or remains an agent of the homeowner.

The Contractor shall carry out the mandate to undertake building construction work on the property controlled by the PGHOA namely, Prince's Grant Golf Club & Country Estate "the Estate" as follows:

**3.1. Construction Period**

- 3.1.1. Construction of any house once commenced shall be completed within 13 months save with the consent in writing of the PGHOA. The duration of any improvements or alterations shall be determined at plan submission stage.
- 3.1.2. Any construction work not completed within the said 13 month period or improvements not completed within the stipulated period shall be deemed to be a nuisance and the PGHOA shall be entitled to remove such nuisance or complete the work at the cost of the owner.

**3.2. Construction Signs**

The Contractor **shall** erect a construction sign in the form approved by the PGHOA. The sign shall accommodate the builder's name, **engineer's name**, the architect's name, lot number, site handover date and, if approved by the owner, the owner's name. No other signs of

contractors, sub-contractors, suppliers, financing companies or any other party may be erected on the site.

The construction sign must be no greater than 1,250m in height and 1,050m in width. The background colour will be white with a maximum of two other colours allowed including the printing.

### **3.3. Erosion Control**

The Contractor shall install temporary construction entrances, silt fences, straw bales and other erosion control methods immediately upon the building site being cleared. All erosion control measures must be undertaken in collaboration with the landscape consultant so as to ensure erosion is avoided.

### **3.4. Litter Control**

The Contractor shall control litter and wind blown litter by the following methods:

- 3.4.1. Ensure that no building works commence until the shade cloth boundary fencing is erected, by the contractor appointed by the PGHOA, to the satisfaction of the Estate Manager.
- 3.4.2. Clearing the site of litter and building scraps particularly on Friday afternoons. The Estate Manager of the PGHOA or his deputy may require the Contractor to clear the site at any stage if, in their opinion, the site is untidy.
- 3.4.3. Placement of litter bins on site.
- 3.4.4. Burning or burying of litter, rubbish or building material on site is prohibited.

### **3.5. Work Hours**

Unless otherwise approved by the PGHOA, construction work shall be limited to the time between 07h00 and 18h00, Mondays to Fridays. The day before a public holiday and the day before a long weekend, construction work shall be limited to the time between 07h00 to 14h00. No construction will be allowed on Saturdays or Sundays.

### **3.6. Behaviour**

- 3.6.1. All construction workers are expected to behave in a workmanlike manner. Behaviour shall not disturb other residents or activities on the Estate. The PGHOA Estate Manager or his deputy shall have the right to control behaviour and noise generated by construction workers and to ban disruptive or disrespectful workers from the Estate.

The Contractor is also responsible for the behaviour of sub-contractors on the site and for ensuring they are properly supervised.

- 3.6.2. No workers may leave the building site at any time save in the exercise of their duties.
- 3.6.3. In the case of construction on more than one site, movement of personnel between sites is restricted to vehicles i.e. no pedestrian traffic.
- 3.6.4. No worker employed by the Contractor shall be entitled to be on the site other than during the hours provided in clause 3.5 unless the prior written consent of the PGHOA Estate Manager or his deputy, is given.

### **3.7 Access to the Estate**

- 3.7.1 All construction traffic must enter the main gate. Delivery vehicles shall be limited to a maximum axle load of 6 tons and Readymix concrete vehicles to a load comprising a maximum of 4 cubes of concrete. The Contractor will ensure that delivery vehicles use the roads with due care. Should any of the road edgings, Telkom and electricity manholes, sewer rodding eyes, or any other services on the property be damaged by the said vehicles, the Contractor shall be responsible for repairing such damage at the Contractor's own cost.

Should a vehicle exceed the maximum axle load of 6 tons, then it will be required to discharge the delivery at a loading area in the proximity of the main gate designated by the PGHOA Estate Manager or his deputy. The Contractor will then be required to remove the delivered construction material in part loads to the building site immediately.

- 3.7.2 Care shall be taken when transporting materials to the site and the Estate speed restriction of 40 kph must be adhered to. Failure to take due care or to adhere to the speed restriction may result in a driver being banned from access to the Estate and the construction site.
- 3.7.3 All contractors and their labour, upon entering or exiting the Estate, are required to comply with the procedures laid down by the Estate Manager with respect to identification, vehicle and body searching. A copy of these procedures is attached to this document. The contractor will be levied the sum of R100, 00 for every contractor access card lost by him or his labour.
- 3.7.4 The contractor is to notify the Homeowners office of the names of all sub-contractors working on site, with their dates of commencement and completion.

### **3.8 Parking**

Construction vehicles shall not be parked in any area other than on the building site or on the streetway bordering the site. Vehicles shall be parked with due consideration for users of the streets.

### **3.9 Storing of Construction Material**

All construction material will be stacked neatly behind the building line at the site.

### **3.10. Toilet Facilities**

The Contractor must provide adequate portable toilet facilities, the colour of said facilities to be green only, and rubbish bins for construction workers during the construction period. The location of such facilities must be placed so as to minimise offence to the owners of units on the property.

### **3.11 Final Clean Up**

At the conclusion of the construction work, the Contractor shall restore all streetways, ditches, drainage ways, including fine grading and seeding, assure positive drainage with no standing water, clean the entire site of all construction debris and remove all temporary fencing facilities, equipment and unused materials.

### **3.12 Insurance**

The Contractor shall take out at its own expense public liability assurance in such amount as may be required by Prince's Grant for any claim for damages arising from the acts or omissions of it or its employees or agents. The Contractor hereby indemnifies Prince's Grant against payment of any such claim for damages.

### **3.13. Exterior Coatings**

The Contractor acknowledges the requirement to comply fully with the Prince's Grant Architectural and Building Code with regard to exterior coatings and colours.

## **4. Breach**

In the event of the Contractor being in breach of any obligations under this agreement, then the PGHOA shall be entitled to one or more of the following remedies:

- 4.1. Give written notification to the Contractor to remedy the breach within 24 hours;
- 4.2. Close the Contractor's access to the site until the breaches have been remedied; or
- 4.3. Insist on rectification of the breach at the cost of the Contractor.
- 4.4. Breaches of these obligations may be referred to the Homeowner's Disciplinary Committee, if considered necessary by the Estate Manager.

**5. Deposit**

The Contractor is obliged to place a deposit of R15 000 with the PGHOA, as security for any breach of this contract. This deposit will be refunded in full, assuming no breach of contract has occurred, upon the satisfactory completion of the final clean-up and upon the homeowner being issued with a Certificate of Occupation.

Adjoining property owners are to be consulted by the Building Committee prior to the release of contractors and owners deposits, to ensure that any damage to adjoining properties has been satisfactorily repaired. Adjoining owners will therefore be required to sign a clearance certificate prior to release of the deposits. In the event that an adjoining owner unreasonably withholds signature of the certificate, the Building Committee will have discretionary powers.

This deposit will attract a monthly interest rate equivalent to that earned by the Prince's Grant Homeowners' Association on their 32 day call account.

**6. General**

**6.1. Contractor's Evaluation Form**

Please note that this form is to be completed by homeowners and/or architects after the completion of this project. This information will then be updated on the website.

**6.2. Non-waiver**

No indulgence, which any party may give to the other party in terms of this agreement, shall constitute a waiver by the former of any of its rights under this agreement.

**6.3. Variation**

No agreement varying, adding to, deleting from or cancelling this agreement, and no waiver of any right under this agreement, shall be effective unless reduced to writing and signed by or on behalf of the parties.

Signed at Prince's Grant on .....

As witness:

\_\_\_\_\_

\_\_\_\_\_  
for PRINCE'S GRANT  
HOMEOWNERS' ASSOCIATION

Signed at Prince's Grant on .....

As witness:

\_\_\_\_\_

\_\_\_\_\_  
for the CONTRACTOR

## COLOUR CHART

WHITE
CAMEL
SHAKA GREY
HENRY COOPER GREEN
VICTORIA RED
LIGHT HONEY
TUGELA GOLD
PAPYRUS
SOMBRERO
PEBBLE BEACH
PICASO

GOLF GREEN
PRINCE'S GOLD
ACACIA GREEN
ZULU GREEN
FEVER TREE IVORY
GARNET
WEDGEWOOD BLUE
GUADELOUPE
COBBLER BEIGE
MAYAN STONE
ROTHCO

### Colours/Exterior Coatings

- Only colours included in the PGCC colour code may be used.
- Colours White, Wedgewood Blue, Garnet and Victoria Red, may only be used on minor proportions eg. window reveals, feature columns etc. of a building and may not be the dominant colour of a building.
- Umhlotaan Green may only be used by the Homeowners' Association and may not be used on any of the buildings on individual subdivisions.
- The use of colour oxide in plaster is not permitted.

The exterior colours that can be used at Prince's Grant were specifically developed for the Estate by Plascon Paints South Africa in consultation with the Developer and the architectural panel. These colours are intended to engender an African ambience on the Estate. Homeowners are however not required to purchase exclusively from Plascon but may purchase matching colours from other paint suppliers.

### Roof Colours

Colours are confined to a range of gray from a light off-white through to charcoal gray. Colour finishes may be powder coated or painted with good quality paint.

## “ANNEXURE A”

### **TO ALL HOMEOWNERS/ CONTRACTORS/ SERVICE PROVIDERS/ VISITORS/ LODGE**

Further to our notice dated 4 September 2007 to all contractors at Prince's Grant, we wish to hereby give notice of a more comprehensive set of procedures that will be followed in future at the Prince's Grant gate.

The purpose for these additional measures is two fold:

1. We wish to know who is on the estate at any given time during the day and night; and
2. We wish to know the background of those people working on the estate at any given time.

To achieve the above goals we, in consultation with our security service provider, have drawn up a number of categories of people entering and exiting Prince's Grant on a daily basis. These categories are:

1. *Contractors and their workers for whom Prince's Grant is their principal place of employment.*
2. *Contract workers who do specific contract work and is in most cases are sub- contracting for other contractors. These would include: roofing specialists, tiling specialists, providers of kitchen units, plumbers, carpenters, etc.*
3. *Casual workers who are employed by a contractor or sub- contractor or any other person at Prince's Grant who enter the estate to do some casual work on a particular site. Casual workers will be classified as people working at Prince's Grant for less than 5 days per month.*
4. *Domestic Workers – these are self explanatory*
5. *Prince's Grant Staff and well as staff from our security and garden service providers and the Prince's Grant Lodge.*
6. *Deliveries and visitors to specific homes at Prince's Grant*
7. *Golfers and visitors to the lodge*

Each of the above categories will be dealt with as follows:

#### **1. CONTRACTORS**

- a) All contractors and their workers will be issued with a permanent access card, which card will include a picture of the individual and will have to be swiped at an access control point to register electronically that, the bearer of the card is in the estate or has left the estate.
- b) All contractors and contract workers will complete a detailed background information form which will include the taking of finger prints as well as a copy of their identity documents. This information will be supplied to our security company who will do a comprehensive background check on each person to establish whether any individual has a prior criminal record. The cost of the above access cards will be R100-00 each.
- c) All contract workers will wear specific clothing indicating the company they are working for.

#### **2. SUB-CONTRACTORS (those who do specific jobs such as roofing, tiling, etc. on the estate)**

- a) All people who will work for a specific period only at Prince's Grant, could obtain a temporary monthly access card for themselves and their employees which card will be at a cost of R20-00 each. The card will have similar information as that of a permanent access card and we will also do a background check on these people and their personnel.
- b) All sub- contractors, as they enter the estate, will be issued with a coloured "bib" which they will wear whilst working at a specific place and which "bib" will be returned as they leave the estate.

### 3. CASUAL WORKERS

- a) Any contractor who wishes to contract casual workers including the Homeowners' Association and the Lodge will be issued with the required number of "casual worker disks" which will be issued in the morning and returned on exiting the estate.
- b) All casual workers will be issued with a coloured "bib" to be worn at all times whilst on the estate.

### 4. DOMESTIC SERVANTS

All domestic servants will have to replace their existing cards with electronically activated cards similar to these of the contractors and a full background information check will be done on all domestic workers as well.

Domestic workers will be issued with a coloured bib to be worn whilst walking on the estate. They do not have to wear this attire while working but as soon as they walk from their respective homes to the gate or *vice versa* they will have to have a bib on to indicate that they are working on the estate as a domestic worker.

### 5. STAFF OF THE HOA, OUR SERVICE PROVIDERS AS WELL AS THE LODGE STAFF

- a) All permanent staff will be issued with an access card that will be swiped on access and egress of the estate and will wear an identifiable uniform.
- b) All casual staff who is employed on a casual basis will be issued with a coloured bib that will be worn at all times during the time that they work on the estate. All casual staff will be issued with a "casual card" to ensure that we record when they have entered or left the estate.

### 6. DELIVERIES AND VISITORS TO INDIVIDUAL HOMEOWNERS

This category of persons will be required to sign in on access and sign out when they leave the estate. Any delivery must have a confirmed destination. The procedure in this regard would be that should a homeowner expect a delivery such homeowner will inform the gate that the delivery is to be expected and the address at which the delivery must be made. In the event of no confirmation being received by the gate, the security personnel at the gate will attempt once only to contact the respective homeowner and/ or destination and confirm the delivery. In the event of no confirmation being possible, such delivery and/ or visitor will not be permitted to access Prince's Grant.

### 7. GOLFERS

- a) Golfers and visitors to the Lodge will be signed in when entering the estate and sign out when exiting.

- b) The security will ensure that these people only get to the parking area behind the Lodge.
- 8. OTHER ISSUES**

There will be a lost card fee of R100-00 that will apply in respect of every access card lost or stolen.

We appreciate that the above measures will cause some irritation and frustration during the process of being implemented and beyond. We request all contractors to co-operate with our offices during this period and we will undertake to ensure the service is provided as smoothly as possible.

The complexity of efficient security on an estate like Prince's Grant demands a vigilant and comprehensive approach and the above measure is one of many that will be implemented in the months to come to ensure our security remains uncompromised.

We thank you for your co-operation in this regard.