



ARCHITECTURAL STANDARDS AND TOWN PLANNING CONTROLS

FOR ALL PHASES OF THE ST FRANCIS LINKS GOLF ESTATE

ANNEXURE C TO THE SALE AGREEMENT– MAY 2024

St Francis Links Homeowners Association NPC

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St Francis Links Golf Estate Design Review (SFLDRC)

1. INTRODUCTION

This document must be read in conjunction with but not limited to, the following Policy and Guideline Documents:

- **Pre-site Handover Criteria**
- **Client Obligation and Procedures for Building**
- **Plan Approval Application** (including the check list) and required submission documentation including surveyor beacon certificate and contour plan which shall include contours, benchmark, street furniture, manholes, etc., all trees to be identified, trunk locations to be sized and positions plotted.
- **SFL Environmental Policy**
- **Environmental Guidelines** (Addendum A to the Environmental Policy)
- **SFL Tips for Conserving Water and Electricity** (Addendum B to Environmental Policy)
- **Land Design Protocol**
- **SSEG Regulation**

Copies of these and other documents are available at the offices of the St Francis Links Homeowners Association NPC (SFLHOA) offices or via electronic means upon request. For an outline of the SFLHOA building levies payable, please contact the SFLHOA.

This document is specific to all phases of the St Francis Links Estate and outlines procedural, planning and aesthetic considerations. Each homeowner is strongly encouraged to peruse this document as it forms part of the agreement of sale and is contractually binding.¹

Apart from those items specifically excluded in the document, all submissions will be considered on merit and approval will be at the absolute discretion of the St Francis Links Aesthetics Committee (SFLAC) and the St Francis Links Homeowners Association NPC (SFLHOA) Board of Directors (where necessary).

It is to be noted that whilst a proposal may comply with the Architectural and Town Planning Controls as set out in this document, it too must capture the intended Architectural 'ethos' of the Estate. The SFLHOA reserves the right to defer submissions that it and the SFLDRC deems to have failed in this respect.

At a minimum, the Designer is required to perform a site visit and to consider the following important points in producing an initial site analysis diagram for submission to the SFLHOA:

- Orientation and views
- Prevailing Winds
- Soils
- Topography
- Stormwater and Drainage
- Services of a Municipal Nature (water / elec / sewer / fibre connection points)
- Irrigation and Water Points
- Vegetation / Milkwoods / Candlewoods
- Building Lines
- Area Schedule incl F.A.R.

2. DESIGN GUIDELINES

2.1 *Methodology*

The following document is a working document and records the collective efforts of the Design Review and Aesthetics Committee in striving to find an appropriate 'Architectural Ethos' for the St Francis Links Estate.

2.2 *Language*

The architectural language is borne out of a response to the existing "St Francis" style (white and black) and regional conditions and controlled in a manner to ensure a sense of harmonious continuity across the entire development.

2.3. *Objectives*

An appropriate architectural language is one that is accountable to the following:

- Location
- Climate
- Topography
- Technology
- Contemporary lifestyle
- Simple forms are required as opposed to highly articulated designs
- Environmental Aspects

2.3.1 *Location*

The St Francis Links Estate is situated in St Francis Bay in the Eastern Cape approximately 100km west of Port Elizabeth.

¹ Refer to further plan submission and pre-site handover documentation available on request from the HOA to inform the owner of all obligations and requirements prior to construction.

2.3.2 Climate

St Francis Bay is located at the transition between the sub-tropical and Mediterranean climate with rainfall predominantly in the winter months and temperatures averaging 20 degrees in winter to 25 degrees in summer.

The two opposing winds are from the southeast and the west, the former is generally cold whilst the latter is associated with frontal conditions and the precursor to rain.

The St Francis Links estate architecture calls for a response that works with and is informed by its climate.

2.3.3 Topography and Geology

The topography of the sites varies from near level to undulating dunes. The geology of the Links is largely masked by very loose to dense aeolian sand deposits (windblown sand).

These aeolian sands overly sandstone bedrock of the Table Mountain Group and shales and thinly interbedded sandstone of the Bokkeveld Group. Over portions of the Links, the aeolian sands overlie soft to medium hard rock aeolianite. These are lithified sediments deposited by aeolian processes that are cemented by calcium carbonate.

2.3.4 Technology

The proposed architecture is one that acknowledges the technological components that are integral with contemporary domestic architecture and accommodates these in an appropriate manner.

2.3.5 Contemporary Lifestyle

The proposed architecture should respond to the requirements of the contemporary South African lifestyle, with an emphasis on the indoor/outdoor relationship.

2.3.6 Environmental Aspects

In the planning, consideration must also be given to reducing the carbon footprint of the home as described in the Environmental Guidelines for Homeowners.

2.4 Proposed Architectural Language

THE GENERAL ARCHITECTURAL LANGUAGE IS DRAWN FROM A FUSION OF THE EXISTING ST FRANCIS BAY VILLAGE ARCHITECTURE AND THE TRADITIONAL NATAL VERANDA HOUSE, WITH AN EMPHASIS ON PARED DOWN SIMPLE FORMS.

3. ARCHITECTURAL CONTROLS

The following is intended as a guideline and minimum standard in achieving the intended architectural language. All submissions will be considered on their merit and approval will be at the absolute discretion of the St Francis Links Aesthetics Committee (SFLAC) and the St Francis Links Homeowners Association NPC (SFLHOA) Board.

3.1 Building Components

- Roof
 - Primary.
 - Secondary.
- Walls
 - Solid.
- Windows and Doors.
- Shutters and Screens.
- Verandas, Decks, Patios and Balustrades.
- Garages and Outbuildings.
- Landscape Elements
 - Driveways.
 - Footpaths.
 - Swimming Pools.
 - Water Features.
 - Outdoor Showers.
 - Streetscapes
- Fencing
- Water Harvesting Tanks
- Other - Air conditioning plant.
- TV aerials and satellite dishes
- Utility Yards.
- Rainwater harvesting and storage
- Alternate heating / energy (solar / pv)

3.2 Roof (Primary)

Intention: The primary roof, in conjunction with the secondary roofs, as a component is fundamental to the proposed architecture.

Forms and Elements

Specific Inclusions

- Double pitched, at a pitch of 45° with roof trusses not exceeding 7.0 metres wide span measured from the outside walls at the applicable wall plate height.
- A minimum of 230mm eave overhang at gable ends as well as primary roof overhangs.
- Concrete dormers to be linearly restricted to 50% of the applicable elevation and to not exceed a 2450mm nett opening height. They shall project vertically from a sloping roof on both sides.
- Hipped roofs must feature Dutch gables of a third of the height of the hip.
- Dominant ridge lines are to be at the same level.

- Flat roofs as connecting elements only (maximum 20% of roof area) excluding the garage.
- Flat roofs, parts of which are exposed to the exterior elevation are to incorporate parapets with a smooth plastered capping, not more than 200mm high, with gargoyles or full-bore outlets.
- Flat roofs that are likely to be visible from an adjoining property are to be covered in stone chip. Flat trafficable roofs serving as balconies.
- Proprietary roof lights and flat roof windows that fall within the plane of the roof.
- Dormer windows.
- Solar panels for water heating purposes that are discreetly positioned are encouraged. Insulation tubing must not be visible. Small scale embedded generation (SSEG PV panels) require a separate application process.²
- Chimneys and flues (no stays permitted).
- Closed eaves to be in Nutec cement panelling, or T&G timber panelling (natural wood or painted white) on the rake between exposed rafters.
- All exposed trusses or beams to be painted white, except gumpoles as part of a thatched roof.
- Rainwater goods – fascias, bargeboards, gutters and rainwater down pipes are mandatory.
- Lightning conductors on application and SFLHOA approval.
- Angled gable roof – extended ridge overhangs limited to a max of 900mm for a 5m span or proportionate thereto. Such concept shall then apply to all ridge overhangs to the dwelling.

Specific Exclusions

- Any roof forms other than those listed under specific inclusions.
- Norfolk gables.
- Overly ornate parapet or stepped gables.

Pyramid, vault, or “bubble” type roof lights.

Materials

Specific Inclusions

- Roof structure to be timber, trusses or poles (natural or painted)
- Roof covering to be:
 - dakrit thatch capped with mortar and painted white **or**
 - Safintra Saflok 410/700 Concealed Fix System using 0.80 Aluminium 9017 Alloy prepainted Color-Tech G4 “Charcoal Grey” C1S (colour one side) and approved accessories, aluminium Saflok clips with Fixtite stainless steel wafer head fasteners **or**
 - 0.80mm Aluminium 3003-4 Alloy or EZCLAD Alloy prepainted Color-Tech G4 “Charcoal Grey” C1S (colour one side) Corrugated “S10” Rib profile roof sheets and accessories **or**
 - SABS approved 0.54mm Bluescope Clean Colorbond Ultra (Colour: African Charcoal) **or** SABS approved 0.55mm Safal Steel Colorplus (Colour: Thunderstorm): aluminium-zinc coated metal sheets with an AZ200 coating, corrugated “S10” Rib profile, installed by specialist using appropriate equipment with recommended accessories and fasteners with ridge capping of similar colour **or**
 - Bitumen shingles (colour “Estate Grey” or colour “Onyx Black”) supplied and installed to manufacturer specifications by an accredited contractor.
- Roof covering to dormer windows to be homogeneous with the main roof and consistent with the roof covering.
- Chimneys to be smooth plastered and painted white, stone cladding of consistent colour (sample to be approved by the DRC prior to installation) or tubular steel (without any stays).
- Concrete dormers to be linearly restricted to 50% of the applicable elevation and to not exceed a 2450mm nett opening height. They shall project vertically from a sloping roof on both sides.
- Closed eaves to be in Nutec cement panelling, or T&G timber panelling (natural wood or painted white)
- Fascias and bargeboards to be GRP or timber (white, charcoal or left natural).

² SSEG application documents available on request from the SFLHOA.

- Gutters to be seamless aluminium (white or charcoal)
- Rainwater down pipes to be square, round or rectangular white UPVC or aluminium. They should pressure feed underground into rainwater storage tanks.
- Dutch gables to hipped roofs to be white, glazed or white aluminium louvres.

Specific Exclusions

- Any other roof covering materials not listed under specific inclusions.
- Non-intercepting ridge lines forming awkward highly flashed junctions.
- Unfinished, exposed sisalation.

3.3 Roof (Secondary)

Intention: the secondary roofs are intended to compliment the primary roof structure, and are generally associated with peripheral type spaces, verandas, patios, and decks etc.

Form and Elements

Specific Inclusions

- Mono pitched roofs at a maximum pitch of 5 degrees.
- Flat concrete roof (max 20% of roof area), exposed edges to be painted white.

Specific Exclusions

- Any roof forms other than those listed under specific inclusions.

Materials

Specific Inclusions

- Roof structure to be timber (natural or painted)
- Unless a concrete roof, the roof covering to be:
 - Safintra Saflok 410/700 Concealed Fix System using 0.80 Aluminium 9017 Alloy prepainted Color-Tech G4 "Charcoal Grey" C1S (colour one side) and approved accessories, aluminium Saflok clips with Fixtite stainless steel wafer head fasteners **or**
 - 0.80mm Aluminium 3003-4 Alloy or EZCLAD Alloy prepainted Color-Tech G4 "Charcoal Grey" C1S (colour one side) Corrugated "S10" Rib profile roof sheets and accessories **or**

- SABS approved 0.54mm Bluescope Clean Colorbond Ultra (Colour: African Charcoal) **or** SABS approved 0.55mm Safal Steel Colorplus (Colour: Thunderstorm): aluminium-zinc coated metal sheets with an AZ200 coating, corrugated "S10" Rib profile, installed by specialist using appropriate equipment with recommended accessories **or**
- Bitumen shingles, (colour "Estate Grey" or colour "Onyx Black") supplied and installed to manufacturer specifications by an accredited contractor.

- Closed eaves to be in Nutec cement panelling, or T&G timber panelling (natural wood or painted white) on the rake between exposed rafters.
- Facias and bargeboards to be GRP, or timber.
- Gutters to be seamless aluminium (white or charcoal grey to match roof sheets)
- Rainwater down pipes to be square, round or rectangular white UPVC or aluminium. They should pressure feed underground into rainwater storage tanks.
- Eaves overhang on 5° to 10° roofs must be concealed by flanking walls.

Specific Exclusions

- Any other roof covering materials not listed under specific inclusions.

3.4 Walls

Intention: External walls are to be painted white.

Form and Elements

Specific Inclusions

- Clay brick, smooth plastered or bagged walls, painted white.
- Bagged: The bricks used shall be a good quality hard burned clay plaster brick or non-facing brick (NFX-E), laid by experienced brick layers, flush with each other and joints straight, even and neat. The mortar shall be struck off flush with the bricks and cleaned of all mortar immediately after laying. Once dry, the whole wall shall be "bagged", i.e. rubbed with a 1:2 cement/sand slush over the whole wall using hessian bags, block brushes, brooms etc. Alternatively, commercial bagging products may be used, to the approval of the Principal Agent.

- 2 course foundation brick (kept natural or bagged white) or natural stone plinth stepping to a maximum height of 510mm, if required.

Specific Exclusions

- Massive construction of extensive masonry work with punctured openings.
- Any other colour paint on the exterior of buildings or walls other than white as specified.

Materials

Specific Inclusions

- Clay brick, smooth plastered and painted white.
- White paint to contain titanium or similar approved white paint.
- SABS approved concrete brick, smooth plastered and painted white.
- Smooth plastered or bag washed.
- Locally quarried natural stonework in pre-approved sand colour sample or natural timber.
- Where timber is applied, such cladding shall be minimal and shall be painted white or be balau, garapa or pine, treated with Woodcoat timber preservative colour "light grey".

Specific Exclusions

- Face brick
- Log cabin or timber construction
- Excessive cladding

3.5 Windows and Doors

Intention: The use of large, glazed apertures (windows and doors) is preferred to repetitive smaller apertures. In all instances a window and door schedule will be required for scrutiny by the SFLDRC.

Form and Elements

Specific Inclusions

- Sliding doors; Sliding folding doors; Side hung doors, and pivot doors.
- Bay windows with a concrete flat roof only.

- Framed or frameless glazed doors – sliding or fixed.
- Vertical or horizontal sliding sash windows.
- Side hung or top hung casement type windows.
- Patent burglar proofing internally only.

Specific Exclusions

- Roll-up doors, sectional slide over type doors other than for garages.
- Overly decorative carved doors.

Materials

Specific Inclusions

- Bronze, Charcoal, White, Matt Grey or Black powder coated aluminium.
- Timber (kept natural, painted white or charcoal to match roof colour).
- Vertical or horizontal sliding sash windows in natural timber.
- Glazing – clear float, laminated, toughened pacific obscure glass.
- Sandblasted or acid etched glass but not overly ornate.

Specific Exclusions

- Reflective, tinted, or any coloured glass.
- Stained glass or lead light glazing.
- Steel windows and doors.

3.6 Solariums

Intention: a solarium is an enclosed room with a glass roof (in combination with aluminium) or with clear Polycarbonate sheeting roof (in combination with aluminium or timber).

Form and Elements

Specific Inclusions

- Safety glass or clear corrugated Polycarbonate roof at a pitch of 5 degrees.
- Lean-to type construction supported by brick structures on at least 3 sides.

- Design and construction thereof (including in the event of an alteration following occupation of a home), is subject to approval by an engineer.
- The maximum allowable area of such a solarium roof shall be included in the maximum total allowable area (20%) of flat roofs.

Specific Exclusions

- Any solarium roof forms other than those listed under specific inclusions.

Materials

Specific Inclusions

- Roof supporting structure to be aluminium (white, matt grey, charcoal, black or bronze) or timber (left natural or painted white).
- Safety glass permitted: SolarVue laminated glass with a HL coating density (colour neutral) or SolarShield laminated glass with a S10 coating density (colour grey).
- Clear corrugated Polycarbonate sheeting.

Specific Exclusions

- Any other solarium roof covering materials not listed under specific inclusions.

3.7 Shutters and Screens

Intention: The use of semi-transparent shutters and screens is encouraged as a means of creating layering and depth to the elevations. They are effective as wind breaks and in the handling of climatic and privacy issues.

Form and Elements

Specific Inclusions

- Working shutters – sliding, sliding folding, side hung, and top hung.
- Louvered or slatted shutters/screens: horizontal slats shall be a maximum of 152mm in width.
- Top hung awning type shutters/screens.
- Shutters and screens as security gates and burglar proofing.
- For contemporary screens or wall inserts of square timbers 38mm or less, the gap between slats should be equal to the width of the timber in use.

- For larger sized timber, the gap between slats should be approximately 25% of the width of the timber used, up to a maximum of 40mm.
- For screens consisting of different sized timber slats, the gaps should be approximately 25% of the larger width timber up to a maximum of 40mm.
- Retractable awnings with plain colour canvas fabric rolling into fixed white aluminium cassettes (supported by white guides and posts), fabric out of sight when retracted.

Specific Exclusions

- False shutters of any description.

Materials

Specific Inclusions

- Bronze, white, matt grey, black or charcoal powder coated aluminium.
- Timber (natural or painted white).
- Plain colour awnings.

Specific Exclusions

- When the structure faces the road or the golf course, latte is not permitted (i.e. only permitted out of sight) and no gaps shall be permitted.
- Latte type natural timber for use in or act as boundary walls and gates or to contain pets.

3.8 Pergolas

- To be constructed of aluminium (white, matt grey, black, charcoal or bronze), gum poles (permitted to thatch dwellings only) or timber, painted white or charcoal or left natural.
- Must be attached to the main dwelling.
- If covered, the pitch may not be more than 3 degrees and the covering shall not be visible from the road, golf course or neighbours.

3.9 Verandas, Decks, Patios and Balustrades

Intention: Verandas, decks, and patios provide the opportunity to reinforce the strong inter relationship between a controlled environment and the natural surrounds.

Form and Elements

Specific Inclusions

- In all instances, veranda construction to compliment the main structure.
- Typical 'wrap around' verandas.
- Internal covered courts.
- Timber decks.
- Balustrades must be lightweight with horizontal and/or vertical elements.

Specific Exclusions

- 'Broekie Lace' or any excessive adornment.
- Any decorative, stylistic columns.
- Decorative cast/wrought iron balustrading.
- Pre-cast simple Doric style columns.

Materials

Specific Inclusions

- Balustrades: Timber, aluminium or painted galvanised mild steel (charcoal, white, matt grey or bronze), 12mm safety glass or stainless steel.
- Concrete surface bed, or suspended slab construction with a tiled or screeded finish.
- Timber decking – sealed or naturally weathered.
- Timber hurricane blinds – roll down.

Specific Exclusions

- Fancy and ornate balustrading not specifically listed under inclusions.
- Diagonal bars.

3.10 Garages and Outbuildings

Intention: Any garage, ancillary unit or outbuilding of any description is to compliment the main structure with a common architectural treatment. The relationship between the main structure and any outbuildings is to be reinforced by way of structured walkways and other vertically visual, physical links.

Form and Elements

Specific Inclusions

- Garages and outbuilding construction to match that of the main structure or complimented with the use of a flat roof.
- Minimum one single garage linked to the dwelling.

Garages on boundaries only considered by motivation in favour of saving protected / precious trees or thickets, with relaxation approval on merit by the SFLHOA and Kouga Municipality, except for the chalet, village and the Remainder of ERF220 where a garage is permitted to one boundary only.

- Eaves overhang on 5° to 10° roofs must be concealed by flanking walls.
- Flat roofs, parts of which are exposed to the exterior elevation are to incorporate parapets with a smooth plastered capping, not more than 200mm high, with gargoyles or full-bore outlets.

Specific Exclusions

- Temporary structures of any description (i.e. Gemini Hut or Wendy House).
- Free standing carport, golf cart port, shade awnings or garages.

Materials

Specific Inclusions

- Materials to match / compliment those of the main structure.
- Garage doors sectional overhead, horizontally slatted timber or aluminium (colour white, matt grey or charcoal).

Specific Exclusions

- Raised and fielded panelled garage doors.

3.11 Landscape Elements

Intention: The introduction of a landscaped garden and associated landscape elements (both soft and hard) is to blend in with the natural indigenous environment, rather than 'compete' with its context. The use of natural materials is encouraged, as is the eradication of alien vegetation in favour of that indigenous to the region.

The removal of any trees and indigenous vegetation is strictly by application to the SFLHOA. Failure to comply in this respect will incur severe penalties.

A submission the proposed landscaping and a plant list is required for scrutiny and approval by the SFLHOA botanical consultant, prior to the commencement of landscaping and planting.³

The general landscaping philosophy is one of naturally controlled landscaped areas within the site, which are integral with the design and immediately adjacent to the built structure. It proposes the 'blurring' of property boundaries and encourages the infusion of the natural vegetation (plant or grassland) to sites adjoining the golf course.

- A basic streetscape design showing the general intended landscape plan is to be submitted at least 3 months prior to estimated completion of the home.
- At least 6 weeks prior to anticipated completion, but not by later than that, the owner and / or the appointed landscaper shall submit their intended landscape proposal, with focus on the streetscape, for approval by the SFLHOA. This includes the irrigation plan (if applicable) and intended planting and shall be in compliance with the Land Design Protocol.
- The owner's written undertaking to complete the establishment of the approved landscape plan, with the focus on the streetscape plan and other areas visible from neighbours, the golf course or the roads, shall be submitted prior to the SFLHOA Completion Certificate being issued.

Forms and Elements

Specific Inclusions

- Landscaping of gardens is to be finalised within 3 calendar months of completion of the relevant property and is to be strictly in accordance with the approved landscape plan. An inspection of the landscape installation will be conducted approximately 3 calendar months after completion. (Refer 3.11 Landscape Elements)
- On acceptance of the 'established' garden, the ongoing maintenance will be the responsibility of the owner.
- Driveway entrance to be 90° to the road.

- 2 off 110mmØ PVC sleeves under driveway entrance in verge area. (One sleeve positioned 1.0 metre from the kerb or edge of the road, and the other sleeve positioned 1.0 metre from the site boundary).
- Swimming pools to form part of the submission and may only be filled with non-potable water.
- Koi ponds and water features aren't encouraged and are subject to application.
- Screened outdoor showers.
- Synthetic / artificial lawns / grass is not encouraged and where installed, shall not be visible by neighbours.
- Jungle gym and trampolines only if hidden from neighbours, roads and golf course.
- Rainwater storage tanks mandatory (refer 3.13.15 Water Storage Tanks)

Specific Exclusions

- Portable or temporary swimming pools.
- Visible pumps and filtration systems.
- Garden gnomes and any other ornaments or statues not specified under specific inclusions and not in a natural colour.
- Concrete benches and elevated bird baths or fountains where visible from the road or neighbours.

Materials

Specific Inclusions

- Driveways and driveway access over the verge and internally to be square "Links" cobblestones in the approved Links colour in one of the following sizes: 110mm x 110mm or 150mm x 150mm or 200mm x 200mm.

3.12 Fencing / Boundary Walls

Intention: The Estate's perimeter is fenced with concrete palisade and/or electrified fencing and patrolled to promote a secure environment.

Where natural ground level slopes, boundary walls to following the lay of the land are encouraged rather than stepped walls.

³ Land Design Protocol and permitted plant list available from SFLHOA on request

Specific Inclusions

- No boundary walls or walls acting as connecting elements, save for drying yard walls, shall exceed a height of 1800mm from natural or cut ground level on either owner's or adjoining neighbour's side.
- The following boundary wall types are the only options permitted:
 - Bag washed white wall with 10mm expansion joints at maximum 5m centres, with smooth plasterband capping and no external columns.
 - Smooth plastered white wall with 10mm expansion joints at maximum 5m centres, with plasterband flat capping or rounded top finish and no external columns.
 - 300mm high brickwork base, smooth plastered and painted white in combination with machined timber fencing (horizontal timber slats and vertical supporting members facing the inside of the property) and smooth plastered white piers at a maximum of 3m centres, to the maximum allowable height. (*Refer to timber width specifications below*).
 - 300mm high brickwork base, smooth plastered and painted white in combination with powder coated charcoal square tube palisade fencing in vertical uprights ending in a horizontal bearer with no pale points, between smooth plastered capped piers (smooth plastered and painted white) to the maximum allowable height.
 - Timber fence on a boundary, not visible from neighbours or the road and not adjoining the course.
- Any supporting timber cross-members must face the inside of the property.
- Drying yard walls of 2.1 metres high from natural or cut ground level (on either owner's or adjoining neighbour's side) are permitted only to screen laundry yards, water tanks and washing lines.
- A maximum of 2 course foundation bricks (kept natural or bagged white) or natural stone plinth stepping down, if required.
- Timber permitted: machined balau and garapa (left to weather naturally) and pine (treated with Woodcoat timber preservative colour "light grey").
- Timber width - where timber is used in a wall or fence:
 - Horizontal timber slats shall be a minimum of 76mm and a maximum of 152mm in width.
 - For slats < 114mm in width, gaps between slats shall be up to a maximum of 20mm.
 - For slats >114mm in width, gaps between slats shall be approximately 25% of the slat width, up to a maximum of 40mm.
 - For walls taller than 1.5m in height, timber slats 228mm in width may be used on merit with specific approval of the Design Review Committee.
- Electrified pet control fencing on application and approval by the SFLHOA only and limited to green JVA Poliwire and energisers not visible from any neighbours or the road under any circumstances.
- The only option for walls adjoining the golf course (whether boundary or swimming pool fence) shall be:
 - 300mm high brickwork base, smooth plastered and painted white in combination with machined timber fencing (horizontal timber slats and vertical supporting members facing the inside of the property) and smooth plastered white piers to a maximum of 900mm high. (*Refer to timber width specifications*). The total height shall not exceed 1200mm (on either owner's or adjoining neighbour's side) on the boundary adjoining the golf course or along the side boundaries 5.0 metres therefrom.

Specific Exclusions

- Decorative cast/wrought iron balustrade fencing.
- Latte type natural timber fencing
- Rough cut timber or split pole.
- Creosote treated timber.
- Any timber other than what has been specified.
- Electrified fencing at any internal residential property save for pre-approved compliant pet control fencing.
- ClearVu fencing.

3.12.1 Swimming pool fencing

- All swimming pools must be fenced and secured in terms of the SA National Standards and Local Authority requirements.
- Swimming pool fencing shall not be less than 1200mm high measured from ground level on the external side of the fence, shall not contain any opening that will permit the passage of a 100 mm diameter ball and shall have self-closing and self-latching gates.

- Swimming pools and swimming pool fencing to be shown on the plans and must tie-in with the landscape proposal.
- Swimming pools may encroach over building lines subject to approval by the SFLHOA.
- Boundary walls acting as swimming pool fencing adjoining the golf course shall be 300mm high brickwork base, smooth plastered and painted white in combination with timber fencing (horizontal timber slats and vertical supporting members facing the inside of the property) and smooth plastered white piers to a maximum of 900mm high. (*Refer to timber width specifications*). The total height shall not exceed 1200mm (on either owner's or adjoining neighbour's side) on the boundary adjoining the golf course or along the side boundaries 5.0 metres therefrom.
- Where a swimming pool fence does not adjoin the golf course or a boundary, such fencing shall be constructed of powder coated aluminium or galvanised mild steel (bronze, white or charcoal) or 12mm safety glass. Decorative fencing is not permitted.
- Backwash from pool pumps to:
 - discharge into soak-away pit or
 - sub-surface storm water system or
 - 200 litre backwash water tank with 20mm diameter settled water drain valve (100mm up from tank bottom) and return pipe to pool, and 20mm diameter bottom scour valve and pipe to garden,
 - but not into sewer drains or onto the road.

3.12.2 Gates

The permitted driveway and pedestrian gate materials are:

- a combination of galvanised mild steel, painted white, in combination with timber slats painted white, limited to an orthogonal design.
- timber: balau, garapa left to weather naturally and pine (treated with Woodcoat timber preservative colour "light grey" (*refer to timber width specifications*). Gaps between slats to be maximum 10mm. Supporting structure to be on the inside.
- powder coated aluminium (white, matt grey or charcoal)

Specific Exclusions

- Decorative cast/wrought iron gates.

- Latte, rough cut timber or split pole gates
- Creosote treated timber.

3.12.3 External stairways

- External stairways are discouraged. Where considered, they shall be motivated and may only consist of brick or concrete structures, plastered and painted white and located within the permitted building lines. The neighbour's privacy must be considered in the design.

3.13 General

3.13.1 Street Address Numbers and Signage

- All sites must have a pre-approved professional notice board and health & safety signage board displayed during construction.⁴
- The street address number must be installed prior to completion of the project.
- All street numbers and signage details must be submitted to the SFLHOA for approval prior to installation.
- The maximum size of any signage is limited to an overall rectangular shape 700mm x 400mm and fixed immediately adjacent to the vehicular entrance.

3.13.2 TV Antennae, Satellite Dishes, and Reception Devices.

- All TV antennae, satellite dishes and any other SFLHOA approved reception devices must be positioned in as inconspicuous a manner as possible, not more than 1.8 metres above the ground level (measured from ground level to top of the dish). The colour of the dish, brackets, cables, and antennae must blend in with the colour and finish of the building structure.
- Only one TV antenna or satellite dish per site will be allowed in addition to the SFLHOA approved WiFi reception device.
- No advertising signage is permitted on any of these devices.

3.13.3 Laundry Lines

- All washing lines, windy driers and laundry lines are to be positioned within a drying yard on each

⁴ Refer to Contractor's Protocol available on request from the SFLHOA.

site and in such a manner they are not visible from street level and neighbours at that level.

- Special care is to be taken on sites which are 'below' the road. Screen walls of 2.1 metres high are permitted in this instance, to screen laundry yards and lines. The position of yards and washing lines is to be clearly indicated on the drawings for scrutiny and approval by the SFLHOA.

3.13.4 External Lighting

- Any external lighting must be positioned in such a manner that it does not cause a nuisance to any neighbouring properties or be hazardous and blinding to any motorist in any road.

3.13.5 Air Conditioning Plant

- All air conditioning plant and equipment is to be positioned out of sight of the golf course or alternatively screened in an appropriate manner approved by the SFLHOA.
- Consideration is to be given to existing properties when positioning any such plant. ie noise pollution, aesthetical appearance, offensive to neighbours.

3.13.6 Burglar Alarms

- It is highly recommended that burglar alarms be fitted to each residential unit. They are to be installed by an accredited security contractor and must be connected into the Estate's Central Monitoring System. The radio link is obtainable from the SFLHOA and must be installed. **D.I.Y. installations will not be accepted.**

3.13.7 Fire Pits

- Fire pits must be pre-approved on plan and lids are compulsory. Firefighting equipment, serviced annually, is highly recommended.

3.13.8 Storm Water Management

Storm water is to be controlled to the satisfaction of the SFLHOA

- The SFLHOA may request site-specific storm water management plans to be submitted for scrutiny and approval. This is to indicate the method of storm water control both during and post construction periods. No storm water is to be discharged into any sewer drain, or concentrated onto adjacent properties, but is to

be disposed of into a, estate storm water drain, or where no storm water drain is serving a specific site, into a soak pit specifically designed to absorb the volume of storm water it is designed for.

- Where necessary, a storm water channel, piped to discharge into a storm water drain, must be installed where deemed necessary by a professional expert to prevent any storm water run-off over the verge, entrance scoop and / or affecting neighbouring properties or causing damp problems later on.

3.13.9 Dry Stack Walling, Boreholes & Well points

Please Note: Dry stack and retaining walls are not encouraged. Contoured landscaping is preferred. SFLHOA will only consider approval of these walls if it is absolutely a necessity on the site.

- All dry stack walling is to be approved by way of SFLHOA written approval.
- Foundation walls are not to go beyond the boundary line in any instance.
- No dry stack walling is to be painted.
- No retaining wall may exceed 2 metres in height. Thereafter they shall be set back minimum 1 metre. Only a maximum of two tiers will be considered.
- Each block will contain 500 grams of 2:3:2 (22) fertiliser per cubic metre of soil, and every 3 units of soil backfilled. One to be compost i.e. one third compost.
- Planting must be implemented immediately on completion of any retaining wall to soften hard lines as per the planting palette. ⁵
- Angle of Repose – Banks at natural repose are preferred to retaining structures, thus obviating the need for balustrades and/or fences.
- Square mesh gabion baskets, filled with sand-coloured stones are permitted as retaining walls, landscaping elements or wall cladding accents.

3.13.10 Water Meter Application and Procedure.

- SFLHOA will arrange for the connection of the water metre at the time when the contractor / plumber needs to test the installation. This connection shall be at the owner's cost.
- No potable water supply shall be provided at commencement of the construction project. Only

⁵ Refer to SFLHOA Landscape Protocol available on request.

delivered non-potable water shall be supplied, by prior order.

- SFLHOA will arrange for the water meters to be registered, read, and billed directly to the owner on a periodic basis.
- During construction, the plumber is responsible to finally position the water meter, which shall be accessible to the SFLHOA.
- **In accordance with the SFLHOA water use license, boreholes and well points will not be permitted on any site.**

3.13.11 Communication Network

- The designer to ensure that adequate sleeves are provided from the site boundary fibre connection location to the home connection point inside the dwelling. These must be clearly indicated and specified on the building plans.
-
- The planning and mapping out of the infrastructure of the IT home network is of great importance, to optimise connectivity in all parts of the home. Future scalability should also be considered.

3.13.12 Fire Protection

- All dwellings must be equipped with at least one SABS approved hose reel for the purpose of firefighting, installed in an easily accessible position.
- The hose must be maintained in accordance with the requirements in the national regulations by an accredited certification body.
- Should the hose length be such that it does not adequately reach all corners of the property boundary, a second hose reel is recommended.
- The water supply to such hose reel must have a direct, dedicated connection to the supply line and may not slot into the ring main.
- Fire pits must have covers which must be shown on plan.

3.13.13 Generators

- Fuel generators are not permitted due to their noise, maintenance and fuel usage.
- UPS (Uninterrupted Power Supply) installations are encouraged. A UPS can be designed to

virtually any size and with a battery back-up for as many as 24 hours depending on usage.⁶

3.13.14 Small Scale Embedded Generators (SSEG)

- No person may generate electricity by way of a fixed installation and feed into the HOA electrical grid unless an agreement as set out in the **SFLHOA SSEG policy** has been concluded with the HOA, and such agreement together with the provisions of this policy, as well as any other legislation governing the licensing of generators, shall govern such generation of electricity.
- No alternate electricity supply equipment provided by a homeowner in terms of any regulations or for his/her own operational requirements or generation may be connected to any installation without the prior application submission and written authorisation granted by the HOA.
- Application for such approval must be made in writing and must include a full specification of the equipment and supporting documentation as per the SFLHOA SSEG policy.
- The equipment must be so designed and installed that it is impossible for the HOA's supply mains to be energised by means of a back feed from such equipment when the HOA's supply has been de-energised.
- The homeowner (by way of a registered and duly qualified professional) shall be responsible for providing and installing all such protective equipment.
- Where, by prior special agreement with the HOA, the customer's alternate supply equipment is permitted to be electrically coupled to, and run in parallel with the HOA's supply mains, the homeowner shall be responsible for providing, installing and maintaining all the necessary synchronising and protective equipment.
- No residential PV systems may be installed on the ground.
- Any PV systems installed on a flat roof must be hidden behind parapet walls and out of sight from neighbours and the road.
- PV installations on roof must be at 45° angles, matching the slope of the roof.

⁶ Refer to the SFLHOA Environmental Policy and Guidelines available upon request

- Only standard silver and charcoal frames for the PV panels are permitted.
- Any other components of the SSEG installation must be incorporated into the design of the home so as not to be unsightly.
- The homeowner shall be responsible for the payment of special meters for the purposes of SSEG

3.13.15 Water Storage Tanks

- Mandatory minimum of 5000 litres for erven smaller than 700 square meters and 10000 litres for erven exceeding 700 square meters per property with rainwater goods piped into tanks and overflow positions identified on own property and shown on plan.
- All tanks must be contained and screened from neighbours', the golf course or road level view in courtyards or in underground tanks.
- Rainwater tanks to be fed via direct vertical feed from gutters or from underground, via 75mm UPVC pressure pipes painted white where visible.
- A connection consisting of a 65mm diameter fire hose coupling and connection pipeline is to be installed on or near the road boundary to enable the tanks to be filled by SFLHOA borehole water delivered by tanker if and when required.

3.13.16 Refuse

- Each design shall have a refuse bin storage facility large enough for two wheelie bins, which shall not be visible, but remain accessible from the outside.

4. TOWN PLANNING CONTROLS

4.1 Zoning and Land Use

The Estate falls under a special zoning: St Francis Links Estate incorporated into the existing town planning Kouga Land Use Scheme.

4.2 F.A.R. (Floor Area Ratio) and Coverage

Plots:

- The F.A.R. and coverage factors apply to the bulk area of each individual erf and is set as 0.5 and 50% respectively for each individual erf, with a minimum building area of 100m²

excluding a garage and an enclosed drying yard.

- Height – 8.5 metres from natural or cut ground level at any point - except where indicated 7.3 metres maximum from natural or cut ground level (*refer 4.4*).

Chalet and Village Erven:

- The F.A.R. and coverage factors apply to the bulk area of each individual erf and is set as 0.5 and 50% respectively for each individual erf, with a minimum building area of 100m² excluding a garage and an enclosed drying yard.
- Height – 8.5 metres from natural or cut ground level at any point - except where indicated 7.3 metres maximum from natural or cut ground level (*refer 4.4*).

Remainder of ERF220:

- The F.A.R. and Coverage factors apply to the bulk area of each individual erf and is set as 0.5 and 50% respectively for each individual erf, with a minimum building area of 100m² excluding a garage and an enclosed drying yard.
- Height – 8.5 metres from natural or cut ground level at any point - except where indicated 7.3 metres maximum from natural or cut ground level (*refer 4.4*).

Excluded from the F.A.R areas are:

- Garages
- Verandas
- Decks

Please note: If a veranda is built and enclosed later to form a room or solarium, it is no longer classed as a veranda, and would therefore become part of the coverage and F.A.R. Written approval for the enclosure of a veranda must be obtained from the SFLHOA. The closure of verandas is not encouraged. Approval will only be considered on merit and the absolute necessity for the enclosure.

All plan submissions are to indicate the F.A.R. and coverage calculations in block form.

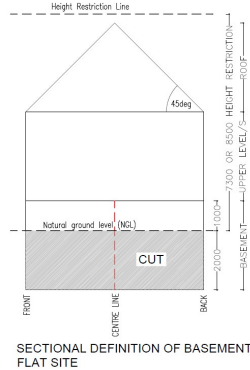
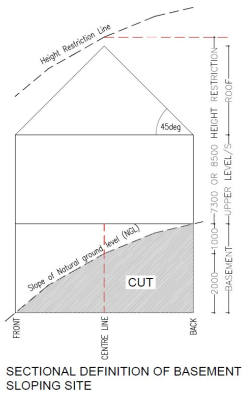
4.3 Basements

Basements are created where a finished floor level (FFL) is cut below the Natural Ground Level (NGL) and subject to the following:

- At the midway point between the highest and lowest levels of the NGL immediately contiguous to the building (centre line between front and back of basement), two thirds (2/3) or more of the basement must be in cut ie below NGL and one third (1/3) or

less above NGL or 50% of the volume below NGL, whichever volume is greater.

- NGL must be clearly shown on a section through the basement with dimensions confirming the above situation.



4.4 Building Lines

Golf course boundaries are any boundaries running alongside or nearest to a golf hole as determined by the SFLHOA.

Plots:

- 6.0 Metres from road boundary
- 4.5 Metres from the side boundaries except for where corrugated roofs are used where 2.0 metres will be permitted.
- Garages with flat or low-pitched corrugated roofs, having a pitch of 5 degrees are only permitted on a boundary, with prior relaxation application and approval on merit by SFLHOA.
- 4.5 Metres elsewhere.
- 5.0 Metres from golf course boundaries

Chalets:

- 3.0 Metres from road boundary
- 1.5 Metres from the side boundaries except for garages where they will be permitted on to a side boundary.
- 3.0 Metres elsewhere.

Reminder of ERF220:

- 3.0 Metres from road boundary
- 1.5 Metres from the side boundaries except for garages where they will be permitted onto a side boundary, provided rainwater is not shed on the adjoining property.
- 3.0 Metres elsewhere.

4.4 Height Restrictions

- The maximum permissible height of a building measured from natural ground level (at any point)

shall be 8500mm with the wall plate level not exceeding 1260mm from the first-floor level.

- No part of a building, excluding chimneys, may exceed 8500mm above natural ground level at any point.
- The above restriction can accommodate fill areas at the sole discretion of the SFLHOA.
- Height restrictions of 7300mm above natural or cut ground level (at any point) are imposed on the following erven (references are SG diagram 1972 of 2006):
 - 159 to 169 391 to 396
 - 178 to 180 398 to 416
 - 185 to 206 418 to 422
 - 282 to 284 462 to 477
 - 360 to 370 491 to 501
 - 372 to 387 553 to 565
 - 388 to 390

4.5 Parking

- Each dwelling unit shall have a minimum of two parking areas whether it is a garage, an attached carport or left open. Adequate visitors' parking must be considered.

Please note: Any carport or covered parking area must be attached to the main building. No free-standing structures will be permitted.

4.6 Road Reserves

- The ground level on road reserves shall not be altered without the written consent from the Local Authority and SFLHOA.

4.7 Building Period

- The owner of the property shall by 31 October 2040 complete the construction of a dwelling on the property which has a minimum floor area of 100m² excluding a garage and an enclosed drying yard, provided that if the owner fails to construct such dwelling within the said period, the owner shall at the expiry of the period be obliged to pay to the SFLHOA triple the monthly levy then charged by them until the commencement of building operations.

- Contractors have 7 working days from site handover to establish the site in accordance with contractor protocols⁷ and building work must commence within 14 days from date the site is handed over to the Building Contractor and must be completed within 12 months from the date of the site hand over, whereafter penalty levies apply.
- Refer contractors protocol exemption application

4.8 Occupation of buildings

- No part of any building is to be occupied prior to the issue of a Completion Certificate by the SFLHOA. Should the owner decide to take occupation in the absence of a Beneficial Occupation Certificate by the Local Authority, he / she shall do so at their own risk.

4.9 Usage

- No person shall use any building or cause or permit any building to be used for a purpose other than the purpose shown on the approved plan of such building, or for a purpose which causes a change in the class of occupancy as contemplated in the National Building Regulations and Building Standards Act.

Please Note: SFLHOA does not submit any plans to the Local Authority on behalf of Developers or Owners. The submission of plans to the Local Authority for approval is entirely the responsibility of the appointed Designer and/or Principal Agent, Owner or his appointed agent.

⁷ Refer to the SFLHOA Contractors Protocol available upon request
May 2024