

GOLDEN MILE ESTATE DESIGN GUIDELINES
Revision 00 – July 2022
TABLE OF CONTENTS

1 INTRODUCTION

2 GENERAL PRINCIPLES

3 PLANNING CONTROLS

3.1 DENSITY, HEIGHT AND COVERAGE OF BUILDINGS 3
3.2 BUILDING LINES 3
3.3 DRIVEWAYS..... 3
3.4 BOUNDARY WALLS 3

4 ARCHITECTURAL ELEMENTS AND MATERIALS 4

4.1 ROOFS..... 4
4.2 WALLS 5
4.3 WINDOWS, SHUTTERS AND DOORS 5
4.4 AWNINGS 6
4.5 HANDRAILS AND BALUSTRADES 6
4.6 COLUMNS AND PILLARS 6
4.7 PLASTERMOULDINGS..... 6
4.8 PERGOLAS 6
4.9 EXTERNAL LIGHTING 6

5 GENERAL DESIGN GUIDELINES AND RESTRICTIONS 6



GOLDEN MILE
KIDDS BEACH

1 INTRODUCTION

The architectural vision for Golden Mile Estate is to achieve a coastal sensitive design, with a site specific, bespoke approach, expressed in a relevant contemporary style, with large open plan spaces, big openings to connect and transition effortlessly between outdoor and indoor living offered by the unique location of The Golden Mile without inhibiting the individual's creativity and style. The elements that form the essence of the style and the control of these elements are explained in this document.

Designs to suggest evidence of consideration towards environmental and climatic elements such as views, wind, sun, shade, landscape, connection and relation to outdoor spaces, etc.

Passive control over climatic conditions is encouraged for example deep overhangs, adjustable louvred shutters for wind and shading, orientation to sun of habitable spaces, etc. Natural materials are encouraged for accent features.

This set of design guidelines controls the architectural and environmental identity of Golden Mile Estate. It has been prepared by the developers and their professional team. The developers, Homeowners Association and controlling architects will ensure that the guidelines are complied with during the design and construction phases. By controlling these elements, the full potential of Golden Mile Estate will be realised as it is being developed, and will in turn, grow the investment that homeowners have made in their property.

2 GENERAL PRINCIPLES

- This "design control document" is defined by body of text (the written guidelines) which contains rules and guidelines both of these are further explained and amplified by sketches where applicable.
- The erf and deed of sale state that homeowners must comply with the architectural and environmental controls when houses are designed and built.
- Architects are encouraged to rather use the existing trees on the erf as design opportunities, as opposed to seeing the trees as design inhibitors.
- All existing trees are to be specifically surveyed and must be indicated on the submission drawings, irrespective of whether they are to be removed or incorporated into the design.
- The controlling architects will ensure that these guidelines are complied with during the design phase and conduct an inspection to ensure compliance of the building with the approved drawings prior to issue of an occupation certificate.
- On approval of a submission by the HOA, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant. Approval by the HOA is valid for a period of twelve months from the date of endorsement noted on the approved drawings. Should construction work not commence on site within twelve months of the HOA approval, such approval shall lapse and it is a requirement that a new submission is to be made to the HOA for approval, irrespective of any previous HOA or local authority approvals.
- The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate.
- Any submissions which deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the controlling architect and the duly appointed Home Owners Association representatives feel that the waiver will promote good architecture and the interest of the overall built environment they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications.
- In order to optimize the manner in which the buildings on the estate use their individual locations it is a requirement that the architect employed by the homeowner visit the site, familiarize themselves with the site constraints and opportunities vis a vis (among others but not limited to) access, existing infrastructure, topography, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors.

3 PLANNING CONTROLS

3.1 DENSITY, HEIGHT AND COVERAGE OF BUILDINGS

3.1.1 Density:

- Only one dwelling per erf is permitted as per municipal zoning.

3.1.2 Height:

- At most 2 storeys will be permitted as per municipal zoning.
- No point of a building shall exceed a vertical distance above the grade line of:
 - 7.2m – in the case of flat roofed buildings, or
 - 9.2m – in the case of inclined or pitched roofed buildings. (Chimneys, flues and antennae are exempt from this height restriction).

3.1.3 Coverage:

- At most 70% coverage permitted as per municipal zoning.
- First storeys to not exceed 80% of the ground storey area.
- The initial building shall not be smaller than 50% m^2 and this figure will exclude any garage or covered patio or open sided hard covered area.
- All hard roofed patios, verandas, and similar areas are to be included in all coverage calculations.

3.2 BUILDING LINES

3.2.1 STREET BOUNDARY

- Side Building Line will be 3,0 m. Building line relaxation to the discretion of the aesthetics committee. This includes verandas, pergolas and non-enclosed elements.
- Rear building Line (parallel to street erf boundary) will be 5,0 m to encourage and optimize a unique outdoor lifestyle associated with the location of The Golden Mile.
- Building line relaxation to no more than one side boundary may be applied for. Approval thereof remains the discretion of the aesthetics committee and consent of the affected neighbours. (No doors or windows permitted in any wall situated within 1 meter where relaxation of building lines permitted on discretion of the aesthetics committee and consent of the affected neighbours.

3.2.2 GARAGES AND COVERED PARKING.

- Innovative methods of managing the garages effect on the streetscape will be evaluated on individual merit.
- Pergolas to be set back a minimum 2m from street boundary.

3.3 DRIVEWAYS

3.3.1 The driveway access to the road may not exceed 6m in width.

3.3.2 APPEARANCE

- Driveway materials are to be concrete cobble pavers (Colour to be grey)

3.4 BOUNDARY WALLS

All boundary walls are to be smooth plastered and painted as a minimum and shall be finished on both sides.

3.4.1 STREET FACADE

- The facade should ideally be left open and the use of (natural and indigenous) landscaping onto the facade is encouraged.
- A maximum height of 800mm above the natural ground level on the street elevation, and side boundary lines intersecting with the extending plane of the front façade of the house to the side boundaries will be permitted.
- No wall exceeding 800mm in height will be permitted ahead of a line extending the plane of the front façade of the house to the side boundaries except where the aesthetic committee considers these to be integral to the design of the house.

- No gates shall be higher than the adjoining wall.

3.4.2 SIDE AND REAR BOUNDARIES

- Wall types permitted under 3.4.1 will be permitted to the side and rear boundaries.
- Solid walls between the erven shall not exceed 1800mm in height above the natural ground level and the length of wall exceeding 900mm in height may not exceed 25% of the total erf perimeter in length. Walls enclosing the drying yard must be no less than 2000mm high solid walls.
- Where slope of the natural ground requires it the boundary walls shall be stepped to ensure compliance with the height restrictions relative to the original natural ground level.

3.4.3 SCREEN WALLS

In certain cases, screen walls between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls has to be approved by the Home Owners Association, with the provision that no screen wall may be closer than 1m to the side or rear boundaries. All steel fixtures such as, but not limited to, gates, balustrade posts, steel frames, etc. shall be stainless steel or hot dipped galvanized steel.

4 ARCHITECTURAL ELEMENTS AND MATERIALS

4.1 ROOFS

4.1.1 The following roof finishes are permitted:

- Roof design may be pitched, Mono-pitched or flat roofs. Materials may be concrete roof tile in the Elite profile (flat tile), concrete slabs or standing seam clip lock metal sheeting. Colours limited to black or dark grey (charcoal).

4.1.2 The following roof finishes are specifically prohibited:

- Thatch
- Metal roof tiles
- Profiled roof tiles

4.1.3 Rainwater goods to match the roof colour. The following rainwater goods are specifically prohibited:

- Natural finish galvanised metal.
- Natural finish PVC.
- Natural finish fibre cement.

4.1.4 All rainwater tanks to be dark grey.

4.1.5 Permitted roof pitches to be evaluated as applicable for material used and manufacturers specification.

4.1.6 Roof articulation is preferably simple and either hipped ends or gabled ends with bargeboards or roller tiles are permitted.

4.1.7 The following roof elements are specifically prohibited:

- Elaborate gable designs.
- Parapets to gables.
- Vent pipes visible from roadways.

4.1.8 Eaves overhangs to be minimum 300 mm, measured from wall to fascia.

4.1.9 Flat roof portions will be used as links between pitched roof elements. All flat roofs are to be constructed of concrete and to have a finishing layer of brown stone chip laid over any waterproofing. Roof gardens will be considered granted that all SANS regulations will apply.

4.1.10 Chimneys are to be of masonry work in a finish as permitted for walls. Chimneys of metal may be permitted at the committee's discretion where these project through the roof in such a position that their visual effect is limited and that they do not project higher than any adjoining ridge and that the exposed portion do not exceed 50% of the height of the roof they are positioned in. Approval of exposed steel chimney flues exiting through or fixed externally to walls will be subject to discretion of the aesthetics committee and consent of the affected neighbours.

4.2 WALLS

4.2.1 The following wall finishes are permitted.

- Facades may be designed to have a 30% solid and 70% glazed ratio to each façade, granted that the dwelling still complies to SANS energy efficiency requirements
- Smooth plaster and paint. (colour to be approved by Aesthetics committee and HOA in brown shades, earth tone)
- Fairfaced brickwork with paint finish. (colour to be approved by Aesthetics committee and HOA in brown shades, earth tone)

4.2.2 Designers are encouraged to use the wall finishes in combinations.

4.2.3 The following plinth and column base finishes are permissible:

- Face brick to maximum of four courses above internal floor level. The colours and types of the plinth materials must however be submitted for approval.
- Drypack natural stone will be permitted. No stonework tiles or cast concrete cladding will be permitted.

4.2.4 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

4.2.5 A single field colour and one accent colour may be chosen from approved colours. (Approved colours to follow)

Note: Before any accent colour is applied an elevation indicating the extent of the application is to be approved by the Aesthetics committee and Home Owners Association.

4.3 WINDOWS, SHUTTERS AND DOORS

4.3.1 Only the following materials are permitted:

- Timber - natural (oil or varnish -subject to being a darker finished shade than the adjoining wall)
- Aluminium - powder / epoxy coated in a dark grey colour specifically approved by the HOA.

4.3.2 Window proportions should be either square or such that height exceeds width.

4.3.3 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms.

4.3.4 Large doors and windows will be permitted where screened or recessed a minimum of 1500mm behind the outer line of a pergola, verandah or other accepted device.

4.3.5 Front doors may be timber or aluminium. Glazing to such doors will be permitted. No decorative element/s may be introduced to front doors or glazed portions of doors. All frames will match the door panel colour. Door finish may be varnish, oil or paint in colours to HOA approval. Homeowners are encouraged to give consideration to choosing handles and ironmongery.

4.3.6 Garage doors must be of a single door width and be sectional overhead or tilt up type with a simple horizontal pattern.

4.3.7 Small "toilet" windows must not be visible from the roadway.

4.3.8 Shutters which are strongly encouraged, must be side hung and framed with a frame of not less than 50mm.

4.3.9 Shutter colours are either to be natural timber, to match timber colour or to be an accent colour specifically submitted to the HOA for approval.

4.3.10 Shutters to be fitted to all street facing windows on the ground floor. Approved shutters are fully framed with horizontal angled louvre elements, any other type is to be separately submitted for approval. This would include for French doors and other openings and exclude only front doors or windows exceeding a single storey in height.

4.3.11 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission.

Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.

4.4 AWNINGS

4.4.4 Fixed or fitted fabric awnings are strictly prohibited.

Any awning where there is doubt as to compliance or application, must be submitted for approval.

4.5 HANDRAILS AND BALUSTRADES

4.5.1 All external balustrades are to be of a steel type with the elements (except support posts) having a maximum width of 10mm in any one direction. Design drawings of adequate scale required with submission (min 1:50)

4.5.2 Timber handrails will be allowed to be fixed above the steel posts and balustrades.

4.5.3 Wrought iron balconies and trelliswork is strictly prohibited.

4.6 COLUMNS AND PILLARS

4.6.1 Fancy capitals and bases of a Corinthian or figurative type, columns or pillars with fluted shafts and any straight sided round section columns are strictly prohibited.

4.7 PLASTER MOULDINGS

4.7.1 The use of corbelling and banding below eaves and along the line of window head and cill height is will be permitted. Approval remains the discretion of the Aesthetics committee and HOA. Window surrounds will also be permitted.

4.7.2 Quoining will be permitted. Approval remains the discretion of the Aesthetics committee and HOA.

4.7.3 The use of figurative moldings or curvilinear molding elements is strictly prohibited.

4.8 PERGOLAS

Pergola elements are strongly encouraged.

4.9 EXTERNAL LIGHTING

4.9.1 Full specification or illustration to be included on submission. Given the nature of the environment homeowners are encouraged to limit or omit external lighting as far as possible and to look to preventing "light pollution" from patios and homes onto adjoining areas.

4.9.2 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbours and all efforts to reduce light spill and light pollution are strongly encouraged.

5. GENERAL DESIGN GUIDELINES AND RESTRICTIONS

5.1 All plans must be prepared by a Registered Professional Architect (Pr Arch) and submitted on a Pr Arch title block to the Aesthetics Committee and Homeowners Association for checking by the controlling architects and approval. Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

5.2 Each submission shall have either a full colored and shaded rendering of the street facing elevation or a three dimensional perspective of the same view.

5.3 The decision of the Homeowners Association in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications.

5.4 The privacy and views of surrounding properties should be considered as a premium. As a rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling.

5.5 No staff accommodation should be nearer to the street than the main building and should be integrated into the overall design.

5.6 Staff accommodation and kitchen areas should open onto screened yards or patios.

5.7 All plans must indicate at least one enclosed garage, and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless they match and blend with the design of the main dwelling.

5.8 Yard and screen walls should be similar to the basic materials and colours of the building and comply with item 3.2 and 3.4.

5.9 No garden sheds, braai areas, Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are to be visible from the road and may not be placed in the side space (building lines).

5.10 Shade netting is strictly prohibited.

5.11 Solar heating panels and PV panels must be used towards energy efficiency and should be incorporated into the building and form part of the basic structure as far as possible and should be clearly shown on the approval drawings. (Not visible from the street).

5.12 TV aerials, satellite dishes and other exterior items must form part of, and be placed within, the basic structure and are to be clearly shown on the drawings for approval.

5.13 All exposed air conditioning units, plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or any adjoining green (public) area. Specific provision is to be made for a drying yard which is to be marked on the drawing.

5.14 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.

5.15 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and / or adequately enclosed or screened off from view.

5.16 Approved drawings are required from the HOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the HOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the HOA may engage others to remove the unapproved work and recover the costs of this work from the Property Owner.

5.17 Any staff quarters or rooms intended for occupation by staff are to be clearly indicated on the submission drawings.

5.18 Construction of houses within the residential estate must commence within 24 months of the date of first transfer of the erf and is to be completed within 36 months of the date of first transfer of the erf.

5.19 All steel fixtures such as, but not limited to, gates, balustrade posts, steel frames, etc. shall be stainless steel or hot dipped galvanized steel.