

## Architectural Guidelines

### **General**

These Architectural Guidelines are established to ensure that Waterfalls Estates is developed and maintained as an aesthetically and functionally attractive residential community where every individual structure adds value to the individual properties in a mutually beneficial symbiosis.

To this end, particular attention is given to the exterior appearance, dimensions, and proportions of structures and how they relate to the neighbouring spaces. A diversity of architectural styles and expressions is encouraged that contribute to the realization of a contemporary feel. Consequently, indifferent, imitative, pastiche, kitsch, and retrogressive (i.e. imitative of historic, particularly European, styles such as gothic, baroque, Tuscan etc.) architecture is discouraged.

### **Colour schemes**

The exterior of each structure shall be coloured in a soft, off-white earthy shade. Details of the exterior such as windowsills, fascia boards and footings may be coloured in stronger off-white earthy shades.

Roofing must be coloured in off-white, grey, or terracotta. Blue, green, and galvanised colour is not allowed.

### **Maximum footprint**

The total footprint of all buildings on a plot may not exceed 40% of the plot area. The total footprint equals the combined area of all slab foundations on the plot. A tiled veranda is thus included in the footprint while a carport is excluded from the footprint.

*Example: Total footprint of all buildings on a 500 m<sup>2</sup> plot may not exceed 40% of 500 m<sup>2</sup> = 200 m<sup>2</sup>*

### **Maximum floor area**

The total floor area of all buildings on a plot may not exceed 50% of the plot area. The total floor area equals the total footprint PLUS the total area of any upper floors.

### **Maximum building height**

No building shall exceed 8 meters in height measured vertically from the Mean Site Level as a horizontal line (i.e., it does not follow the contours of the plot) to the top of the highest point on the building's roof, parapet, or similar, in terms of these guidelines, a Mean Site Level is calculated by WPM as needed.

### **Sewer systems**

Each plot shall have its own individual sewer system consisting of a septic tank and a soakaway which must be designed in strict adherence with our sewer system design guide. No sewer system may be located in Water Resource Exclusion Zones (with 30 meters from communal boreholes).

### **Storm water runoff and drains**

Heavy rains tend to create free-flowing storm water runoff, especially from roofs and hard-surfaced ground areas. Each property must be designed with infiltration areas sufficient to soak up all such storm water within the confines of the property. Examples of infiltration areas include lawns and flower beds. No property is allowed to direct storm water runoff to neighbouring plots or communal areas without prior written permission from WPM.

### **Number of dwellings**

Only one dwelling is allowed per plot. Exceptions may be granted to plots that are larger than normal in size and/or located at the end of cul-de-sacs to the extent that such exceptions are not of undue nuisance to neighbours or the overall aesthetics of the Estate. Any such exemptions are in the discretion of WPM and cannot be appealed.

### **Interfaces to roads and neighbouring plots**

Each plot will have a garden side and a backyard side as established by WPM. The distance from the building to the neighbouring plot must be minimum 2.5 meters on the backyard side and a minimum of 4 meters on the garden side. The distance from the main building to the access road must be a minimum of 6 meters.

The overall planning of the plots shall be such that the garden (backyard) side of each plot faces the garden (backyard) side of its neighbouring plots as far as possible. This serves to maximize the green areas and the distance between the main openings of neighbouring buildings in the interest of mutual privacy.

Provisions for laundry lines must be made either behind the building or on the backyard side, i.e., out of sight for neighbours.

Boundary walls and palisades may be erected between different plots and towards roads and driveways. These boundary walls and palisades may be a maximum of 2 meters high except for sections that run within 4 meters from a communal driveway in which case it may be maximum 1.2 meters high. Exceptions may be granted to the extent it can be made without interfering with the overall aesthetics and openness of the Estate, for example at the end of cul-de-sacs. Any such exemptions are at the discretion of WPM.

#### **Construction works only by registered contractors**

The quality of all construction works undertaken in the Estate is critical for the overall value of the Development and all individual Properties therein. Construction works within the Estate may therefore only be undertaken by contractors are approved and registered by WPM.

Contractors can register with WPM by payment of applicable fee and submission of the following documents:

- Cover letter
- Proof of valid registrations with relevant regulatory bodies including National Council for Construction, NAPSA, Workers Compensation Fund, and ZRA
- Relevant insurance covers
- Identification of at least three successfully completed construction projects of similar nature to the projects considered within the Development and available for WPM to inspect.

Relevant obligations will apply to every contractor operating within the Estate to ensure safe and smooth integration between ongoing construction works and residential living. These obligations include:

Erect hoarding approved by WPM to screen the site during the entire building process.

Use access and egress routes as designated by WPM.

Dispose of all rubble and building materials in an approved manner.

Repair any damage to roads, verges, and the like caused by their building operations.

Carry out building operations only at agreed times.

Register all workers and sub-contractors and issue identification tags to all employees and sub-contractors and their employees.

Not allow any worker to sleep on the property at night unless employed and registered as a security guard.

#### **Procedure for construction of new building or alteration of existing building in the Estate**

The Property Owner is encouraged to consult with WPM early on in the design process for any contemplated new construction or alteration in order to comply with these Architectural Guidelines while accommodating the individual needs and preferences of the Property Owner in a convenient and cost-effective manner.

Final building plans including colour scheme must be submitted to WPM and a scrutiny fee paid in order to have the design approved. This shall be done prior to filing for building permit relevant authorities.

WPM may inspect the works at any time during construction in order to ensure compliance with the approved plans. WPM has the mandate to stop all construction works in case of suspected breach of these Guidelines or the approved plans.

WPM shall be informed in writing once the construction works are completed. WPM shall make a final inspection of the works and issue a Waterfalls Estate Occupancy Certificate to the extent the works comply with the plans and these Guidelines.

It is noted that the property may not be occupied without said Waterfalls Estate Occupancy Certificate and services including water supply may be withheld until any non-compliance are rectified.

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