



VICTORIA COUNTRY CLUB ESTATE
REVISED ARCHITECTURAL DESIGN GUIDELINES

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ARCHITECTURAL CONTEXT

The accepted and historical Natal Victorian vernacular is typified by certain highly visible elements. Prominent among these are green or galvanised metal roofs, wood shingle roofs with shaped white fascias, masonry chimneys, red brick masonry with cut sandstone plinths, cornerstones and window lintels, shale stonework elements, and generous balconies with finished woodwork fascias or “filigree” latticework.

The Architectural language of Victoria Country Club Estate is derived from this Natal Victorian Architectural heritage, modified and modernised to accommodate the needs of an African Golf Estate set in an open natural environment. Selected elements of the Natal Victorian vernacular are combined with contemporary design, employing modern materials, building and construction techniques, within a variety of creative guidelines and constraints, to produce a continuity of appearance while allowing an acceptable degree of individual flexibility.

ENVIRONMENTAL CONTEXT

The historical background of the Town of Pietermaritzburg combines African heritage with English and Dutch, tribal culture with colonial, agricultural and military, violent and exquisite nature with order and manicured gardens. The golf club itself combines the histories of the Maritzburg Country Club and the Victoria Club, with the needs of a young and growing community.

The challenge to the estate is to reflect and preserve the best of these historical and natural elements, while moving forward to establish a unique, relevant and appealing integrated environment which will stand the test of time. This environment must successfully integrate middle to upmarket living space, nature reserve, conservation, leisure activities, public and commercial activity.

The environmental context of the estate combines an attractive rolling parkland golf course with the unique indigenous plant and animal life of the Queen Elizabeth Park nature reserve, on a north-facing and northeast-sloping articulated site. The entire site is raised above the rolling land and city scapes to the northeast and has magnificent panoramic views in all directions. Surrounded by majestic wooded ridges and green river valleys, the site demands an Architectural and construction approach which integrates the home into the environment, and exploits the quality of both the intimate and panoramic settings of each individual stand.

PROJECT PHILOSOPHY

The overall Master Layout Plan, complemented by these Architectural Design Guidelines, seeks to establish an interdependence and co-existence between the buildings, structures, inhabitants, new plantings and existing environment, in order to create a consistent whole at one with nature.

Landscape and buildings are viewed as being necessarily continuous, and buildings must be designed to blur the boundaries between inside and outside, between court and garden, between garden and parkland or nature reserve. Building types, groups of buildings, materials and construction techniques will need to be carefully planned within the intent of the design guidelines to reinforce and control the character of the settlement in harmony with the environment.

In order to promote and achieve the developer’s and designer’s objectives, this comprehensive set of Architectural Design Guidelines has been prepared. The intention is to allow diversity and individual expression whilst protecting the buyer’s investment through application of a consistent design strategy. The strategy is based on principle design criteria, which in turn are codified by the Architectural Form Guidelines.

The contents of this document will be enforced by the MHOA and an Architectural Review Committee appointed by the MHOA.

The Architectural Form Guidelines consist of the following:

A. ARCHITECTURAL CONTROL STRUCTURES AND POLICIES

- Introduction
- The Design Review Process
- The Role of the Master Home Owners Association (“MHOA”)

B. THE DESIGN STRATEGY

- Architectural Strategy
- Planting Strategy
- Building Strategy
- Principle Design Criteria

C. ARCHITECTURAL FORM GUIDELINES

- Building Form
- Building Elements and Materials

The guidelines follow hereunder.

Annexed to this document is a Building Performance Agreement which contains rules and requirements relevant to property owners, professional teams, building contractors, subcontractors and suppliers involved in the construction of any building or structure on the estate. This contract will contain extracts from the estate Environmental Management Plan. The builder and property owner will be required to sign the agreement prior to commencement of construction. Compliance with the agreement by any other entities involved in the construction will be the responsibility of the property owner and principal building contractor.

ARCHITECTURAL CONTROL STRUCTURES AND POLICIES

1. INTRODUCTION

- 1.1. The Architectural Review Committee (ARC) will be appointed by the MHOA Board of Directors (clause 63.2 MOI).
- 1.2. The ARC will comprise a representative of the developer, a representative of the MHOA and three local Architects
- 1.3. The purpose of the ARC is to protect the long-term values of the properties of Victoria Country Club Estate (VCCE) by acting as an “aesthetic and design watchdog”. All plans will be submitted to the MHOA, and will be referred to the ARC for approval and signature for submission to the Municipality.
- 1.4. Property owners must obtain prior written approval from the ARC for:
 - 1.4.1. Erection of new buildings, walls, structures, swimming pools or jaccuzis, ponds, enclosures, signage, street furniture, external lighting design, solar panel placement and jo-jo water tanks and the like
 - 1.4.2. All alterations and additions
 - 1.4.3. External re-painting or re-coating of any exterior surfaces
 - 1.4.4. Hardscaping and softscaping
- 1.5. The ARC will take a global view of what is best for the estate whilst balancing the individual requirements of property owners. All submissions will be treated on merit.
- 1.6. The ARC may deviate from the written guidelines in individual cases when it deems such deviation appropriate
- 1.7. All new structures within the estate, including additions or alterations of gatehouses, and other ancillary buildings, are subject to these guidelines and require approval from the appropriate structures.
- 1.8. Any intention to use a residence for business purposes must be approved by the Estate structures and the Municipality.

- 1.9. All approvals referred to anywhere in this document must be secured in writing, and sufficient copies thereof must be lodged with the MHOA.
- 1.10. This document is to be read in conjunction with the relevant MHOA governances which may alter from time to time i.e. Building Performance Agreement, Site Handover Certificate etc.
- 1.11. This document does not take precedence over any statutory provisions.
- 1.12. The ARC evaluates and approves only the aesthetics of any submission and does not take any responsibility for any technical, structural, health or safety standards, or for non-compliance with any Municipal or statutory requirements.

2. THE DESIGN REVIEW PROCESS

- 2.1. Only Architects/designers, who are registered with their appropriate professional body (SACAP) and approved by the ARC, may submit designs for buildings on the estate. It should be noted ARC reserves the right to refuse submission and shall provide a clear motivation for such refusal
- 2.2. Homeowners must appoint an Architect for the full range and scope of their professional services. The only allowable exception to this rule is for the final project supervision phase of the Architectural services. Should the Architect not perform this phase, the homeowner must appoint an approved independent project manager to ensure that construction complies with all approved design requirements, and any other estate requirements as laid down by MHOA or local authority.
- 2.3. Two copies of plans, including 3D and neighbouring sites must be submitted to the ARC for approval. The current fee is R8000 which entitles the applicant to no more than 3 submissions per property. Additional submissions will be charged at R1500 per submission. It should be noted this fee may alter from time to time and applicants should ensure they enquire as to the current charges applicable at the time of application
- 2.4. Relevant design comments or requirements from the Municipality must be referred by the owner to the ARC for their comments and approval prior to resubmission to the Municipality for final approval.
- 2.5. Once the building plans have been approved by both the ARC and the Municipality, the owner is responsible for distribution of approved and signed copies to the MHOA, building contractor, principal Architect, etc as required.
- 2.6. Approvals by the ARC lapse after twelve months. If the plans have not been submitted to the Municipality within this time, they must be re-submitted to the ARC as per the initial application procedure
- 2.7. Construction of all approved plans must commence and complete within the required time as stipulated in the site handover certificate and BPA
- 2.8. The Architect, or an independent project manager appointed by the property owner, must ensure that no deviations or variations to the approved plans are constructed without the prior approval of the ARC. Any such deviations or variations will be subject to penalties or remedial action as determined by the ARC or MHOA.

3. FOUNDATION DESIGN PROCESS

- 3.1. The estate is established on terrain which varies considerably in soil and founding conditions, however geotechnical investigations carried out by the developer to date have shown that the foundation conditions at VCCE are generally poor, with normal conditions in limited areas. This is consistent with founding conditions encountered elsewhere in the Town Bush Valley suburbs of Worlds View, Montrose, Athlone and Oak Park.
- 3.2. Consequently it is not possible to stipulate the best foundation solution for each plot on the estate. The design of suitable foundations needs to consider both ground conditions of the particular building site and the structural layout of the house. It must be noted that due to the generally expected poor founding conditions, damage to the house structure during its lifetime may be avoided or minimised only if adequate foundation design is applied.
- 3.3. Property owners will therefore need to demonstrate to the ARC that the following process has been followed in arriving at a suitable foundation design for their home:
 - 3.3.1. The homeowner must appoint a geotechnical engineering consultancy to carry out a plot-specific geotechnical investigation for each plot developed
 - 3.3.2. The information from these tests must be evaluated by the geotechnical engineer who must prepare a report giving foundation design recommendations to a registered structural engineer, who must design accordingly, and sign off on the foundation design details shown in the final working drawings.
 - 3.3.3. The foundation design must be undertaken by a structural engineer. The design of retaining walls, cuts and fills, and drainage/water control on the property must also be covered in the scope of the engineer's appointment.

- 3.4. If the above procedures are followed, then it should be possible to select and design the most suitable foundation and retaining systems for the particular plot, in order to minimise the potential of any structural defects developing during the lifetime of the structure.
- 3.5. It is important that storm water runoff and water management on the site be managed as recommended by the appointed engineers.

4. THE ROLE OF THE MASTER HOME OWNERS ASSOCIATION (MHOA)

- 4.1. The purpose of the MHOA in terms of its role in the architectural and environmental management process is to provide a regulatory and control function in support of all development within the estate, for the benefit and best interests of the estate community, wider community, and the Local Authority.
- 4.2. The MHOA will determine the working hours and conditions that will apply to all building contractors and building/construction operations.
- 4.3. The MHOA may, subject to the terms and conditions of its constitution, alter any part or requirement of these guidelines, and may at any time appoint or replace members of the ARC.
- 4.4. The MHOA will appoint an Estate Manager or other body to deal with any queries relating to the plan, design submission, and construction procedures.
- 4.5. The Building Performance Agreement is an obligatory agreement which must be signed by the property owner, the building contractor, and a representative of the MHOA. This agreement will be enforced by the MHOA in order to administer the Building Performance Agreement Terms and Conditions and Design Guidelines, and to carry out all duties and responsibilities assigned to it
- 4.6. Applications for municipal planning approval should be submitted to ARC, who will consider such applications and submit their recommendations to MHOA for final approval

5. THE CONSTRUCTION PROCESS

- 5.1. The construction of building, site works and services shall be carried out in compliance with the latest revision of the Building Performance Agreement Terms and Conditions.
- 5.2. One copy of the VCCE and Municipal approved building plans must be submitted to MHOA and one copy is to be retained on site by the building contractor.
- 5.3. Before construction can commence the building contractor must apply for and obtain the VCCE Site Handover Certificate.
- 5.4. Before the completed building can be occupied, the owner must apply for and obtain the Occupation Certificate from Msunduzi Municipality.

THE DESIGN STRATEGY

1. ARCHITECTURAL STRATEGY

The intention of the Architectural Strategy contained in these guidelines is to take serious cognisance of the Architectural and environmental context of the Victoria Country Club Estate in order to create something unique to Pietermaritzburg and the region. The developer's desire to embrace both the Town's history and its destiny in contributing to the establishment of a new derivative local architectural vernacular requires the avoidance of imported styles or themes so prevalent in other current golf estate and residential developments.

The proposed marketing of the estate properties to national and international investors however, demands that the strategy achieve relevance to wider tastes and needs.

The approach will be to guide the design process to achieve a continuity of style through controlling materials and building structure within a set of guidelines, rather than through a prescriptive theme or fixed design parameters. It is anticipated that the differing design paradigms of the various approved architects, when integrated with these guidelines, will provide adequate scope for individual expression within an identifiable continuity of design.

2. PLANTING STRATEGY

The Provincial Head Office of KwaZulu/Natal Wildlife, trading as Ezemvelo, is located in Queen Elizabeth Park adjacent to the southern and eastern boundaries of the golf estate. During the formative stages of the project, the developer reached an agreement with Ezemvelo that a co-management structure would be established to ensure that the conservation value of the entire area is protected, and even enhanced over time.

As a result of the excellent co-operative relationship established between the developer, Ezemvelo, and Victoria Country Club, the estate has been enhanced by the agreement to remove the fencing dividing the golf course area from the nature reserve, thus allowing wildlife to move freely about the entire estate.

In addition, a 6Ha plateau of pristine mist belt habitat containing a significant Hilton daisy population and its surrounding grassland, previously located outside of QEP and inside the golf course area, has been proclaimed a nature reserve and has been consolidated with QEP. This has allowed Ezemvelo to provide 6Ha of environmentally degraded land within the QEP boundaries for development as part of the residential estate. This area forms Village 2 and part of Village 4. These are magnificent pieces of property, integrated with a nature reserve which is itself in the process of rehabilitation and enhancement.

The estate is therefore surrounded by, and integral with, sensitive mist-belt habitat, natural grassland and indigenous forest, and a typical range of exotic and invasive alien vegetation.

In a commitment to protect, sustain and enhance the biodiversity of the environment, and to provide residents with an opportunity to live in harmony with nature as well as enjoying the open golf course vistas and spaces, it is the objective of the planting strategy to:

- Be guided by Ezemvelo in the development of and adherence to an environmental management plan for the entire estate
- Prevent destruction of indigenous flora and fauna
- Establish appropriate policies with regard to planting and maintenance practices adjacent to conservation areas
- Adhere to a plant palette developed in cooperation with Ezemvelo which restricts residents and estate management to approved varieties of trees, shrubs and plants, pesticides and maintenance practices
- Provide residents with a footprint around buildings in which a greater degree of freedom is allowed within the broader constraints of the plant palette

In order to provide guidance and management within this strategy, a Plant Palette and Landscaping Guideline will be prepared and provided to each property owner on purchase of a stand in the development. Homeowners will be required to operate within the guidelines provided by these documents, and this will be enforced by the MHOA.

3. BUILDING STRATEGY

The estate is located on rolling articulated ground sloping generally towards the northeast. As described above, the objectives of the both the Architectural and planting strategies are to integrate the residential components of the estate with the environment.

In order to achieve this, the Principle Design Criteria stated below will dictate design and building practices which will ensure that buildings fit into the characteristics of a particular site and its natural vegetation, rather than dominate either the site or the landscape.

The practice of rendering a site flat for the purposes of creating a large monolithic residential structure will be avoided. Buildings will be required to articulate into the shape of a site, accommodating valuable trees and plantings, and, in time, blending as far as possible with the environment. Building materials and roof structures will be chosen to facilitate this strategy.

As far as possible, building heights and positions will be controlled to ensure minimum interference with surrounding properties and their views.

4. PRINCIPLE DESIGN CRITERIA

4.1. ARTICULATED STRUCTURES

The design and construction of MONOLITHIC houses will be avoided. This will be achieved by applying the following controls:

- The minimum size for any initial structure will be 200m²
- The maximum size of any monolithic portion of a house will be 50% of its coverage area, unless site-specific constraints dictate otherwise, in which case the ARC will approve any deviation from this control.
- Roofs will consist of a series of interlinking single and double pitches, including where desirable flat concrete roof sections.
- No large or block roof over the entire building will be permitted.
- No wall can be longer than 10 meters without relief. Should the wall be longer, its line must be broken with recesses of at least 600mm in depth, or the wall must step in or out with a minimum dimension of 600mm.

4.2. COURTYARDS

Depending on the size of the house, and subject to the approval of the ARC, courtyards may be permitted outside of the building platform to a maximum area of 20% of the remaining unbuilt erf area. Courtyard walls will not be

permitted closer than 1 meter from any site boundary. This will facilitate a universal minimum passage between buildings of at least 2 meters. The use of internal courtyards is preferred, and will be encouraged.

4.3. CONTOURS

House footprints will be required to take into account the contours of the erf, in order to permit the use of split levels and linked structures.

4.4. ENCLOSURES

Erven enclosures will be minimised in order to achieve the desired integration of lifestyle and environment. Perimeter fencing and walling of individual erven will therefore be prohibited. Limited fences and/or walls may however be permitted on certain building lines for reasons of security, privacy or pet control, as approved from time to time by the ARC.

Low and unobtrusive “wall elements” may be permitted to demarcate street and house boundaries. Low stone or face brick garden walls may be used to integrate the house with the landscape. Maximum use will be made of plantings and natural materials to demarcate properties and provide screening.

4.5. PRIVACY

Privacy may be achieved through the use of structured planting, lattice screens, shutters, pergolas, stoeps, verandas, courtyards and any combination thereof.

4.6. ARCHITECTURAL RESTRICTIONS

In order to facilitate the creation of a unique vernacular as described under Architectural Strategy above, individual Architectural styles such as the following will not be allowed within the development:

- Cape Dutch
- Edwardian
- Provencal/Tuscan
- Timber-frame
- Log cabin
- Thatched
- Cape Cod
- “high-tech” or excessively “avant-garde”

The above list is obviously not exhaustive, and the MHOA and ARC will be charged to ensure adherence to this principle.

ARCHITECTURAL FORM GUIDELINES

1. BUILDING FORM

1.1. COVERAGE AND BUILDING LINES

The following general coverage and building line parameters are generic. Individual erven may have specific parameters built into the title deeds, or ARC-applied conditions.

- 1.1.1. Coverage and FAR are generally 50% for residential and 25% for the Office Park. Pergolas, verandas or stoeps, car ports and courtyards are not included in this coverage factor.
- 1.1.2. Underground basements and garages are allowed, and are not included in the coverage factor as long as they are entirely within the footprint of the house structure.
- 1.1.3. The following building lines are generally applied but may be relaxed if appropriate (i.e. corner sites)
 - 1.1.3.1. Estate street boundaries 5.0 meters
 - 1.1.3.2. Lateral boundaries 2.0 meters
 - 1.1.3.3. Rear boundaries 2.0 meters
 - 1.1.3.4. Golf course boundaries 8.0 meters
 - 1.1.3.5. Green corridor boundaries 2.0 meters
 - 1.1.3.6. Nature reserve boundaries 5.0 meters

1.2. BUILDING FOOTPRINTS

Within the coverage and FAR parameters of an individual erf, a building footprint may be applied and defined by the MHOA/ARC. This will be necessary in cases where sensitive or valuable environmental assets might be encroached upon either physically or visually by the proposed structure, where individual natural assets need to be accommodated within the footprint, or where neighbouring properties might be negatively impacted by the proposed structure. In all such cases, the decision of the ARC will be final and binding on the property owner.

1.3. HEIGHT RESTRICTIONS

1.3.1. In order to maximise the flexibility of design and integration of buildings with the form and shape of individual erven, the following ridge height restrictions will apply. It should be noted these height restrictions are approximate and may be subject to alteration within a tolerance of 15%

- Single story erven 5.5 meters above average footprint NGL
- Double story erven 9.5 meters above average footprint NGL

1.3.2. In all cases the ARC will approve the calculation of average NGL and the elevation of the building platform(s).

1.3.3. All retaining walls, structures and outbuildings must conform to the overall design and form of the main building.

2. BUILDING ELEMENTS AND MATERIALS

2.1. ROOFS

ALLOWED

- Pitched roofs must cover at least 70% of the house footprint.
- Variations in pitch will be allowed subject to the height restrictions detailed in 1.3.1 above.
- Eaves must be a minimum width of 1m.
- Flat concrete linking sections may be allowed to a maximum of 30% of the house footprint.
- As stated before, articulated and linked roof sections are preferred to avoid the appearance on construction of monolithic structures
- Natal Victorian elements such as traditional chimney designs, and other roof elements, may be included in roof structures per ARC approval.

PROHIBITED

- "A-frame" roof structures
- Dormitory windows
- "Ham" aerials
- Limited solar heating elements will be allowed at the discretion of the ARC. These should be shown on the submitted plan
- Exposed air conditioning units unless approved by the ARC. These should be shown on the submitted plan
- Protruding skylights. Panels integral with and at the same pitch as the roof will be allowed.
- Thatched roofs
- Lattice work of any kind unless approved by the ARC

2.2. ROOF MATERIALS

ALLOWED

Pitched Roofs

- Profiled metal sheet (simple corrugated profile and klip lock only), coloured charcoal
- Fibre Cement Victorian Profile tiles, coloured charcoal
- Natural slate tile, coloured charcoal, grey or similar to locally occurring historic shale stone
- Flat concrete tiles, charcoal, or low-profile, only of ARC approved specifications.
- Everite roofing slates charcoal or dark grey

Flat Roof Areas

- Profiled metal sheet (simple corrugated profile and klip lock only), coloured charcoal.

- Concrete covered in grey or brown pebble chips, surrounded by a parapet wall to a maximum height of 500mm

PROHIBITED

- red or terra-cotta tiles
- green paint, or any colour other than that specified above
- galvanised metal
- bitumen-coated shingles
- light grey tiles of any description
- thatch
- fibreglass or any other man-made material

2.3. WALLS

ALLOWED

For all walls, including courtyards, yard walls, plinths, piers, etc:

2.3.1. Brick Walls

2.3.1.1. internal walls

- 110mm single skin or maxi 90 single skin
- bagged : standard bagged finished and painted
- plastered and painted : at least one coat

2.3.1.2. external walls

- 230mm double skin or maxi 90 double skin
- tinted plaster : permissible up to 100% of overall non-window façade surface area : earth tones as per ARC specification
- face brick : permissible within a limit of 50% maximum of overall non-window façade surface area : elements of plain red or dark rock face per ARC Specification
- Traditional red face bricks from local clays, dark natural hue rockface or textured face bricks
- Natal Victorian finishing elements to be included per ARC approval
- semi-face brick work to plinths
- all external visible tint materials or paint colours to be earth tones per ARC specification
- all drainage stacks to be concealed (such as two-way vent solution)

2.3.2. Stone Walling

- permissible within a limit of 50% maximum of overall non-window façade surface area
- permissible to plinth areas and low garden walls less than 1.6 meters in height
- materials permissible:
 - natural sandstone or shale : either dry-packed or mortar jointed : per ARC specification
 - artificial stone : per ARC specification or approval
- no smooth dressed stone cladding permitted, such as polished granite
- all drainage stacks to be concealed (such as two-way vent solution)

PROHIBITED

Exotic plaster effects such as Spanish plastering, raised pointing, white or coloured pointing, ornate mouldings, unpainted stock bricks, reflective finishes, and any visible plumbing or air conditioning units.

2.4. WINDOWS AND DOORS

ALLOWED

- Substantial frame section dimensions, e.g. minimum 45mm x 45mm unless aluminium
- Timber frames to be painted or sealed/stained per ARC specification
- Anodized or powder-coated aluminium per ARC specification
- Glass to be clear or plain translucent glass with no patterns, and no reflective materials. Double glazing permitted. UV glass permitted. Safety/security glass permitted where necessary.

- Sliding doors are to be shielded where possible by pergolas or covered balconies
- Internal burglar bars subject to ARC approval

PROHIBITED

- Steel frames
- uPVC windows
- Glass flush with external walls
- Reflective, mirror or colour glass. Performance glass may be approved
- External burglar bars
- Arches greater than a 1 : 10 height/width ratio

2.5. SHUTTERS AND SCREENS

ALLOWED

- Perforated, louvered or slatted
- Side hung, top hung or sliding
- Timber : stained or painted per ARC specification
- Aluminium : powder coated or anodized per ARC specification

PROHIBITED

- False or fake shutters
- Roller or concertina type security shutters

2.6. PATIOS, PERGOLAS, VERANDAS AND BALLUSTRADES

ALLOWED

- Open : i.e. patio as a plinth only
- Post & Lintel : with or without planting
- Canvas awnings – all greys, beiges and whites permissible, but no stripes or patterns allowed. Colours per ARC approval.
- Chromadek awning. Please note these require plans
- Jojo tanks and the like suitable screened and position approved by ARC
- Generators, heat pumps and the like suitably screened and subject to Msunduzi Municipality by laws Position to be approved by ARC
- Gas bottles to be appropriately screened, located and installed as per national safety regulations Position to be approved by ARC
- Post, lintel & roof : roofs as per item ROOFS above.
- Post, lintel, roof and enclosure: as per items ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above.
- Balustrades: to be simple brickwork, timber, steel or aluminium to match other elements prevalent in house design, subject to ARC approval.
- All materials as per ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above.

PROHIBITED

- Waved or bi-curved lines
- “broekie-lace” or filigree fascias or balustrades
- Victorian cross-type
- Glass-enclosed solariums
- Exotic styles as under Prohibited Architectural Styles above.

2.7. GARAGES, CARPORTS AND OUTBUILDINGS

ALLOWED

- As per ROOFS, WALLS, WINDOWS & DOORS above
- Doors : horizontal slatted timber, steel, aluminium finished as per DOORS & WINDOWS

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PROHIBITED

- Precast garaging systems
- Tubular metal or shade-net carports.

2.8. SWIMMING POOLS

ALLOWED

- Below ground only. Gunite, steel-reinforced concrete or fibreglass.
- Where ground slopes away below pool level, exposed structure to be maximum height of 1.5m and to be finished per WALLS above, preferable natural or acceptable artificial stone cladding.
- Rim-flow pools are permitted, but with maximum exposed height of 1.5m per above.
- Safety fencing to conform to Municipal regulations.
- Walling of pool areas permitted, and preferred to steel/timber fencing.
- Paving to match general paving.
- Timber decking
- Poolside structures to comply with all Architectural guidelines.

PROHIBITED

- Above-ground portable pool.
- Below ground portable pool.
- Plastic, brick, block or any non-commercial construction technique.
- Visible pumps, motors, equipment, slides.
- Thatched “bomas”.

2.9. COURTYARD ENCLOSURES (including yards and pet enclosures)

ALLOWED

- Wall and fencing to maximum height of 1.8m
- Low walls to verge and gardens, preferably stone-clad, approximately 500mm – 800mm height.
- Materials per WALLS, SHUTTERS AND SCREENS above, colour to match house, per specific ARC approval only.
- Timber picket fences with flat tops only
- Post and rail fences
- Steel or wrought iron palisade with or without face brick or tinted plaster brick piers with plain caps and simple detail
- Fencing should be suitably hedged such as to provide a screen and should provide a self-locking gate if appropriate

PROHIBITED

- Wire fencing including diamond mesh (coated or uncoated), bonnox, “Beakart”, etc.
- Concrete panels, precast or cast in situ, whether plain, patterned or exposed aggregate
- Creosote or chemically treated poles or timber
- Barbed or razor-wire fencing anywhere on the individual residential property

2.10. HARDSCAPING

ALLOWED

- To be integrated with the approved Landscape Guidelines which will be promulgated by the MHOA from time to time
- All materials to be within the natural brown, grey, beige palette
- All new and additional construction to be submitted to the ARC for approval
- Stone chips, grey or brown in general landscape

- Bark mulch
- Exposed stone chip aggregate pavers
- Natural or simulated stone pavers
- Slate, from black to multi-colour
- Granite or artificial cobbles
- Quarry tiles
- Natural coloured tiling or terrazos
- Railway sleepers
- Brick pavers
- Raised formal planters or plinths
- Water features, koi or fish ponds with approved filtration systems and mosquito control maintenance procedures
- Free-standing pergolas of ARC approved materials and form
- Rockeries of ARC approved design and construction
- Exposed aggregate raw concrete

PROHIBITED

- Raw concrete, either in built or poured form
- Excessive hardscaping : all hardscaping plans to be submitted to ARC for approval
- Any off-shutter concrete finishes

2.11. SOFTSCAPING, ROAD VERGE PLANTING, ETC

As per approved Landscape Guidelines which will be promulgated by the MHOA from time to time.

2.12. SIGNAGE, STREET FURNITURE & EXTERNAL LIGHTING

As per approved Landscape Guidelines which will be promulgated by the MHOA from time to time.