

The Bay Golf Estate Architectural & Building Guidelines



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INTRODUCTION

1.0 Intention

The Bay - Golf Course and Housing Estate is designed to provide a high quality modern lifestyle for its residents in a natural African setting, surrounded by the Magaliesburg Mountains and the Hartbeespoort Dam. The development encourages and supports a contemporary interpretation of the South African lifestyle - privacy, sun, verandahs, water sports, open spaces and braai's.

1.1 Design Integrity

This development does not intend to limit designers to a fixed architectural approach or style but to expose designers to different design influences. We believe that difference creates diversity and richness in the landscape, not only in the architecture but in the overall feeling of the place.

The architectural language described by the guidelines is to advise designers to take an informed response that derives from regional and contextual sources.

The overall result is to create an architecture that is timeless in the contemporary South African context that can only serve to enhance and maintain the property values of all homeowners.

1.2 Design "Feel"

- Modern Contemporary
- Classic Contemporary

This is to give the potential homeowners, local and abroad, an idea of what it 'feels' like to be at The Bay as well as a starting point for the designers. We believe that living at The Bay is about being able to enjoy the South African outdoors with a modern touch.

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PLANNING AND URBAN CONTROLS

2.0 General

2.1 Street reserve

- Width of street reserve 10m, 5m on either side of the centre line of the constructed road.

2.2 Street Boundary

- Walls along the street frontage are to be 30% solid or less.
- Walls facing open spaces (eg. parks & golf courses) are not permitted to be solid.
- Maximum height of walls - 1,8m from Natural Ground Level and if necessary, to be approved by The Bay.

2.3 Building lines

- From golf courses & open spaces - 5 metres to ground floor and 7 metres to first floor.
- Side boundaries - 3 metres
- Street frontage - 3 metres to garages
- Rear boundaries - 3 metres

2.4 Zoning

- Not more than one dwelling may be erected on any one residential lot.
- It is not permitted to consolidate more than two stands.

2.6 F.A.R./Coverage

- Coverage - Not Exceed 50%
- F.A.R - Single Storey Dwellings - 0,5
- F.A.R - Double Storey Dwellings
0,35 for ground floor
0,15 for first floor
- The main dwelling excluding garages, domestic quarters, covered patio and any permitted outbuildings must have a minimum area of 150m².
- In the calculation of F.A.R, double volumes are to be included in both ground floor and first floor areas.

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2.8 Height

- No more than two storeys shall be erected vertically above each other. In double storey structures, the total height may not exceed 9 metres above natural ground level and 5.5 metres in single storey structures.

2.9 Parking

- To provide 2 guest parking (to be open).
- Garages must form part of the main building.

2.10 Swimming pools

- Plans for pools must be submitted and approved by the Building Committee prior to construction.

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ARCHITECTURAL GUIDELINES

3.0 General

- 3.0.1 The architectural guidelines have been created to allow varying architectural styles and interpretations, thus creating a visually pleasing development when seen as a whole. It is not intended that individual house designs should be unreasonably restricted, but it will be the Building Committee that collectively or individually scrutinize plans to ensure that the overall character and quality of The Bay is visually coherent.
- 3.0.2 The guidelines set out below are to be followed in addition to any restrictions in terms of Townplanning Schemes or National or any other Building Regulations.

3.1 Procedure for Plans Approval

- 3.1.0 Only fully qualified architects may design homes at The Bay. Architects designing for the first time or foreign qualified architects are required to be walked through the code by the panel architect on the building committee.

It is strongly recommended that the services of an architect be retained throughout the construction process. This is your only guarantee of quality.

- 3.1.1 Owner's architect must first submit design concept drawings to the Building Committee that convenes monthly or more frequently if required. This is preferable to submitting final plans as it can save additional costs if the plans are not passed on the first occasion.
- 3.1.2 Once the design concept drawings have been approved, submit two paper copies of your working drawings to the Building Committee. Working drawings must also show intent of materials and colours.
- 3.1.3 Once the working drawings have been passed, one set of the plans will be returned to you under cover of a letter advising the name and address of the appropriate local authority to whom they should be submitted. This set of plans will be stamped "Approved - The Bay".
- 3.1.4 You will be advised in writing by the Local Authority once your plans have been approved. Forward copy of this letter to the Building Committee, only then can you commence building.

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- 3.1.5 Variances to the code may be granted by The Bay on the basis of architectural merit. Any variances granted shall be considered unique and shall not necessarily be a precedent for the future.
- 3.1.6 No construction may proceed without the Building Committee's approval.
- 3.1.7 The Bay retains the right to adjust this code from time to time.
- 3.1.8 A plan scrutiny fee of R1000-00 is payable to the Building Committee on submission of plans.
- 3.1.9 No construction may commence without the Building Committee's stamped approval.
- 3.1.10 When submitting designs bordering on houses already constructed, the plans must show the intended house footprint in relation to its neighbours. This is to ensure minimum impact on the surrounding dwellings.
- 3.1.11 Any alterations to the dwellings must be approved by the Building Committee prior to construction. Two copies of the plans must be submitted to the Building Committee for approval.
- 3.2 External Walls (including garden & boundary walls)**
- Materials:
- Precast panels or treated wood clapboard are not permitted.
 - Facebrick, stone, plaster & paint and any natural materials may be used.
- Configuration:
- Drawings to be submitted to the Building Committee for approval. This includes fencing details.
 - All free standing boundary walls to have coping and designed to form a drip.
- Openings & patterns:
- Walls facing the street frontage are to be 30% solid or less.
 - Drawings to be submitted to the Building Committee for approval.

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3.3 Windows, External doors and shutters

Materials:

- Mild steel is not permitted.
- Timber and Aluminium are permitted.

Configurations:

- No cottage panes.
- Window & door schedules to be submitted to the Building Committee for approval.

3.4 Roofs, Gutters and Downpipes

Materials:

- Powdercoated or aluminium gutters & downpipes are permitted.
- No thatch roofs are permitted.
- No cement or clay roof tiles with curved profiles are permitted. Slate roof tiles may be used.

Configurations:

- Preferred roof pitch - monopitched, i.e single slope and no hip design.
- Flat roofs are permitted, must be screeded to fall to a fullbore.
- Tiled or corrugated roofs -
 - Max. pitch - 45 degrees to the horizontal
 - Min. pitch - 20 degrees to the horizontal

Eaves:

- Eaves shall be tightly clipped with the plane of the external wall.
- No open eaves permitted. Eaves to be closed in.
-

3.5 Verandahs, balconies & pergolas

General:

- Balconies are not permitted to cantilever over building lines.

Materials:

- Precast balustrading is not permitted.

3.6 Gates, Screens & Rollershutter doors

Details to be submitted to the Building Committee for approval.

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3.7 Awnings

Subject to approval. Aluminium, PVC or canvas awnings shall not be permitted.

3.8 Driveways

- All driveways will have a paved, stable, permanent surface.
- No crush stone is permitted on the driveways.
- No painted or asphalt driveways will be allowed.
- It is the owner's responsibility to continue the paving to form a neat junction with the road.

3.9 Yards

- Enclosed paved area for drying and handling of refuse shall be provided.
- Yards shall not be overlooked by the golf course or neighbours

3.10 Plumbing

All pipes shall be concealed or ducted.

3.11 Aerials

- Dish must be positioned below roof line and subject to approval.
-

3.12 Refuse

- An enclosed paved area shall be provided for the handling of refuse.
- Refuse shall be deposited in bags by owners and left for collection in an approved or agreed area.
- Dustbins shall not be visible from street or any open public space (eg. parks & golf courses)
-

3.13 Air Conditioning

- No ac units, compressors, grilles or ducts shall be visible from any street, public space or neighbouring property.

3.14 Boathouses, trailers, golf carts and caravans

- Cannot be visible from street or any open spaces and neighbouring properties.

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3.16 Signage

- All house numbers signs shall be regarded as part of the architectural design and the owner's architect shall submit detail design to the Building Committee for approval.
- All house numbers shall have a concealed light source to be lit up at night for security purposes.

3.17 Landscaping

- All landscaping that faces on to public/common areas are to be limited to indigenous species. (e.g. golf course, parks or streets)
- Owners shall be entitled to develop their own gardens but shall submit a landscaping plan for approval to the Building Committee.

3.18 Others

- Carports are not permitted. Garages must be properly enclosed on all four sides.
- Skylights, vent stacks and solar panels must be concealed. Flat and flush with roof line.
- Gutters may not discharge onto neighbouring properties.
- Downpipes may not discharge into neighbouring property.
- Stormwater are not permitted to discharge into main sewer line.
- Swimming pool water are not permitted to discharge into main sewer line.
- No temporary structures such as a trailer, tent, shack or timber structures will be permitted on the premises.
- No livestock or poultry of any kind may be bred or kept on the premises except cats, dogs or any other reasonably considered household pets.

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CONSTRUCTION PROCEDURES AND STANDARDS

4.0 General

- Building activity should occur with least possible disruption to residents.
- The area to be used for construction and storage of material must be fenced off prior to the site being cleaned.

4.1 Construction Period

- Construction of any house or any improvements or alterations once commenced shall be completed within 12 months with the consent of the Building Committee.

4.2 Construction Signs

- The builder may only use construction signs provided by the Building Committee. No other signs are allowed to be erected on site.

4.3 Litter Control

- All construction sites must control litter and wind blown litter by the following methods:
 - the installation of a fence with green shade cloth along the entire perimeter of the site;
 - site must be cleared of litter and building scraps on Friday afternoons.
 - No rubble of any description may be dumped anywhere on the Estate by building contractors.

4.4 Work Hours

- Construction works shall be limited to the time between 07h00-17h00 Mondays to Fridays. No construction will be allowed on Saturdays, Sundays and public holidays.

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4.5 Behaviour

- All construction workers are expected to behave in a workman-like manner. Behaviours shall not disturb other residents or activities at The Bay. The Building Committee reserves the right to control behaviour and noise generated by construction workers and ban disruptive or disrespectful workers from The Bay.
- Workers must be transported to and from their work sites.
- No recruiting of labour is permitted on site or at the entrance to the Estate. Labour is not permitted to wait unsupervised outside the entrance gates to the Estate.

4.6 Access to The Bay

- The Building Committee will provide a separate entrance to contractors and their labour.
- Care shall be taken when transporting materials to the site and any drivers not exercising due care shall be banned from access to the site.
- Contractors and their labour will have to obtain access cards from the security office for the duration of the construction period. They will be required to comply with the Estate's procedures with respect to identification, vehicle and body searching.

4.7 Parking

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

4.8 Toilet Facilities

- The contractor must provide adequate portable toilet facilities and rubbish bins for construction workers during the construction period. The location of such facilities must, wherever possible, be put in a position so as to minimize the effect on the users of the estate.

4.9 Final Clean Up

- At the end of the construction period, the builder shall restore all streets, ditches, drainageways, including fine grading and seeding, assure positive drainage with no standing water, clean the entire site of all construction debris and remove all temporary fencing facilities, equipment and unused material.

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4.10 Building Deposit

- The owner must pay a building deposit on submission of working drawings to the Building Committee. This is to rectify any damages to pavement areas or any other public areas surrounding the building site during construction.

4.11 Non-Compliance with Regulations

- Compliance with the construction procedures is obligatory. If the site is at any time unsatisfactory in the Building Committee's opinion, the Building Committee is entitled to implement one or more of the following actions to correct any such failures, namely:
 - notify site supervisor;
 - notify contractor;
 - close down construction access to the site temporarily until the offending breaches have been complied with;
 - undertake to correct the builder's failure to adhere to the building plan by rectifying the problem at the cost of the builder and if necessary take legal action on behalf of The Bay.

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