



ROYALSTON

ARCHITECTURAL AND BUILDING GUIDELINES

04 March 2018



ARCHITECTURAL GUIDELINES

For 5 Private Housing Communities at Royalston, Kragga Kamma Road, Port Elizabeth

In any other documents the following will apply:

Village 1= Salisbury

Village 2= Kipling

Village 3= Canterbury

Village 4= Livingstone

Village 5= Winchester

Revised Version : Dated 04 March 2015

Note: This is a legally binding document and no changes, extensions or alterations may be made to it without the written consent of the Royalston Design Committee (RDC)

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1. Introduction

This document refers to the single residential component of Royalston (Originally the farm Hillside No 36, the farm Stonekraal No 37 and portion 78 of the farm Kragga Kamma no 23 Port Elizabeth). This document should be read in conjunction with all relevant binding annexure as stipulated in the agreement of sale.

The Developer East Cape Game Properties (Pty) Ltd (ECGP) has appointed DMV Architecture CC (DMV) to do the overall development planning, to set the design parameters, to compile the Architectural Guidelines (AG), to ensure that standards of quality are maintained and implemented on the development. It includes the design of the gatehouse, entrance features, all building structures, signage, walkways, paths and general items throughout the development.

The developer (ECGP) in collaboration with the appointed adjudicating architect appointed by the developer, reserves the right to interpret and make alterations or additions to the guidelines. These Architectural Guidelines (AG) as well as any amendments are subject to the approval of the Local Authority.

Only SACAP registered Architects will be permitted to design homes on Royalston.

2. Design and Control Philosophy

The guidelines contained in this Architectural Guidelines (AG) Document should not be seen as a punitive restrictive measure, but rather as an essential instrument to maintain and ensure an overall cohesive design, whilst allowing flexibility for individual expression. Herewith, the substantial investments of individual investors and homeowners will be protected whilst ensuring that standards of superior quality and a pleasant environment is achieved of which we can all be extremely proud. It is recognised that the home most often represents the single most important and sizeable investment that most people will ever make during their lifetime.

The AG is supplementary to the National Building Regulations and the requirements imposed by the local authority. It should be read in conjunction with these documents. Plot owners should familiarise themselves with these



documents as owners will have to comply with the requirements as stated. Please take special note of the SANS 10400 part X and A requirements related to energy efficiency in buildings. Building occupancies will be mainly H3 Domestic Residence and H4 Dwelling House classes. The Climatic Zone for Port Elizabeth is Zone 4 Temperate Coastal. Owners have to ensure that all structures obtain the required certification as specified.

3. About Royalston

The overall design intention is to respectfully preserve and protect the unique qualities of this Eastern Cape Coastal landscape. Emphasis will be placed on the rehabilitation of all disturbances made during the construction process of all roads, services and individual dwellings.

In order to maintain continuity of the overall landscape character, owners of plots are required to design and to implement the garden landscapes surrounding the dwellings in accordance with certain conditions, specifications and restrictions. This ensures the collective landscape theme for the appreciation, enjoyment and benefit of all. A plant list of approved plants forms part of the AG. Other plant species will have to be approved by the E.C.O.

4. Architectural Approach to the Built Environment

The architecture at Royalston seeks to excel in the areas of quality, design excellence, individuality and uniqueness. Thus the overall goals for the built environment at Royalston are of the highest standards thereby protecting the vision of this exclusive estate and the investment of the home owners.

The architectural vision for Royalston has been fuelled by the inspiration of the Eastern Cape's colonial architecture thereby reinforcing a "sense of place" for Royalston within its context. A modern interpretation of our colonial architecture will also be welcomed by the Royalston Design Committee (RDC). This vision also reinforces that no 'alien styles' of



architecture will be permitted. The discretion of the Royalston Design Committee (RDC) will however encourage exuberance and excess presented in good architectural taste.

The aesthetics of the architecture of Royalston encourages the organization of distinctive linked components through the careful arrangement of colours, materials, elements and textures of dwellings to ensure that the buildings can be read as a cohesive whole. The structural forms of the buildings must also encourage the need for sustainable design.

5. Plan Submission and Approval Process

General Information

All plot owners and their Architects are advised to attend an induction meeting with a member of the Royalston Design Committee (RDC) prior to commencing with the design of a dwelling. The RDC is made up of the Managing Director of Royalston, the developer's agent and the appointed Architect or appointed Architect's representatives.

The objective of the induction meeting is to explain the Design Philosophy and these Architectural Guidelines. It will be an opportunity to ask questions before embarking on the design process.

All building designs are to be firstly presented in a suitably completed sketch plan form, fully illustrating the proposed concept subject to the Land Surveyor's cadastral regulation plan and must be approved by the RDC prior to commencing drawings for Municipal submission. All proposals must comply with the AG and National Building Regulations.

It is a legally binding requirement and condition of purchase that plot owners will not be allowed to submit building plan applications to the local Municipality without the approval of the RDC.

Three copies of all submissions are required. One will be retained by the RDC for reference, the second copy to be kept at the Royalston office and the third copy shall be returned to



the plot owner marked either “approved” or with comments indicating the suggested changes required in order to achieve approved status.

Prior to submitting drawings to the local Municipality, two sets of copies of the complete documentation must be submitted for final approval of the RDC. If approved they must be stamped and duly signed. These stamped and signed copies of the plans must form part of the normal submission drawings to the Municipality. All drawings and details of proposals will be subject to scrutiny by the RDC and all outstanding fees due must be paid up in full prior to any submissions being considered. No stamped and signed copies will be released without full payment of submission fees, duties and any deposits related to the project.



Flow chart explaining the plan approval process from the RDC

Will the owner be using the Developer's appointed Architect?

YES NO

Owner to meet with Developer appointed Architect to discuss design brief and process

Once plans have been completed, they can be submitted to RDC for approval.

No submission fee is payable

Submit plans to Nelson Mandela Bay Municipality

Obtain approval from Nelson Mandela Bay Municipality

Owner's Architect must be SACAP registered and must fill out Architect's Application form

Once the Architect has been approved, they must set up an appointment for an induction meeting with the RDC

Submit sketch plans to RDC for approval. A maximum of 3 submissions are allowed.

once sketch plans have been approved, the Architect can submit final plans to the RDC.

A R7000 scrutiny fee is payable

Submit plans to Nelson Mandela Bay Municipality

Obtain approval from Nelson Mandela Bay Municipality

A defects list will be issued for non-compliance for RDC approved plans. No Certificate will be issued for non-compliance. The RDC will remedy any defects for non-compliance at owner's cost

Any deviations from the RDC plans will have to be resubmitted to the RDC as As-Built plans for approval. Once the final building complies with the RDC plans, a Royalton Completion Certificate can be issued. The scrutiny fee payable for the completion certificate is R3000

The same process as above is required for additions and alterations to existing homes



Mandatory Information Required on Plan Submission

The following information must be clearly indicated on plans being submitted for scrutiny at sketch design stage and verified at working drawing stage:

Site plan – 1:200

- Site Plan of the entire plot indicating dimensions of all boundaries.
- Contours at intervals of no less than 500mm indicated. Please attach copy of Surveyor's diagram on an A4 sheet.
- North point and direction in relation to the particular plot.
- The applicable building lines.
- The position of services such as sewerage, storm water, water, telephone and electricity connections are to be indicated.
- The position of the proposed dwelling on the site.
- Outline of the adjoining dwelling or dwellings on both sides if already existing.
- Positions of vehicular and pedestrian paved surfaces.
- Storm water management to be indicated

All to be to a scale of not less than 1:200. Larger scales are acceptable and preferred.



Floor plan – 1:50

- The position and size of the solar geyser or heat pump is to be indicated on the floor plan. Note: geysers will not be permitted on the outside of the dwelling unless suitably enclosed inside the yard spaces in a manner as described in this AG. Homeowners are required to position geysers inside roof spaces, garages or side yards.
- The line of roof overhead on floor plan.
- The Position of driveways including paving material specifications. Strict approval of paving types and pattern will apply. The coverage of paving should not exceed 25% of the total garden area.
- The maximum permissible coverage and actual coverage as a percentage in terms of square metres must be shown on the ground floor plan.
- A north arrow pointing in the correct direction is essential and must be on each drawing sheet where applicable.
- Indicate gazebos, pergolas, covered walkways and water feature positions, dimensions and details on plans and elevations. These elements need RDC approval.

Elevations – 1:100

- Ridge and eaves heights must be marked on elevations and sections. Indicate all heights by the actual datum levels above the natural ground level.
- The Position of external lights and house number sign has to be marked on the plans and the elevations.
- Elevations must show and list all external finishes.



- All drainage must be shown on elevation, clearly indicating sanitary fittings, pipes, ducts and vents. No Drainage connecting to a double storey bathroom is to be visible on the exterior elevations

Sections – 1:50

- At least 2 sections must be included. One in the direction of the length and another in the direction of the breadth of the plot. Additional technical sections can be included to describe special elements like basements and flat roofs.
- Ridge and eaves heights must be marked on elevations and sections. Indicate all heights by the actual datum levels above the natural ground level.
- Please show Bulk Earthworks – cut and fill sections.
- The Storm Water and Drainage Plan must show the connection to the bulk services and street services. The sewers details are to include longitudinal sections indicating sizes and slopes with levels.
- All the details of the septic tanks plus, size and position of the collection chamber must be indicated for approval. Plastic chambers are the most popular and easy to install. Constructed chambers need to be approved by RDC. Provide the necessary details with the submission. Please note that only special bio-degradable detergents and cleaners are to be used as specified.
- The soak away connection to each plot will be provided as per standard at the lowest point on the plot. The plot owner can position the collection chamber as per the individual dwelling, but the Council Inspector must inspect the installation before it is closed up. The main reticulation system inside the plot including the tank is the responsibility of the plot owner. The treatment works plus all works outside of the plot boundary will be that of the Home Owners Association (HOA).



General

- Engineering details of the location, specification and construction of any retaining structures must be included in the submission.
- Side yard and boundary walls with metalwork detail panels and hedge details must be included in the submission and conform to the RDC approved wall types. Gates, openings and foundations need to be indicated. Position of satellite dishes, tanks, geysers, TV aerials and any other antennas. Please show how these will be obscured from sight. All to be to a scale of not less than 1:100.
- The position, dimensions and elevations of all braai's must be supplied for DRC evaluation and approval. The relationship to the house elevations needs to be clearly indicated. All to be to a scale of not less than 1:50.
- The standard Schedule of Finishes, including the proposed colour scheme on the prescribed DRC form needs to be duly completed. Include a clear copy with the submission.
- Please attach proof of payment of all applicable fees and deposits by inclusion of a copy of evidence of payment. (Receipt or bank deposit slip is acceptable)
- Attach a duly completed Plot Owners Declaration Schedule.
- Architects contact details ,SACAP registration number and Indemnity Insurance.

Additional drawings or information may be called for to give clarity and to define elements or describe materials.

A1 sized drawings are preferred.

Upon submission A1 PDF format copies of each sheet should also be e-mailed to the RDC Architect at: dal@dmvarchitecture.co.za



Note: These architectural guidelines are subject to periodic revision. Extreme care has been taken to cover all foreseeable aspects of the building process. However, the absolute completeness of the document cannot be guaranteed and exceptional circumstances may arise that requires special consideration. These will be dealt with as "Special and Unique Condition" items. The RDC are the ultimate rule making authority in the construction process. Their decisions will be final and legally binding.

6. Special Conditions

The RDC reserves the right to interpret the Architectural Guidelines and approve plans at its discretion. When it permits any variations, these are in respect of specific plots, conditions and circumstances particular to a specific submission. Any variations and unique concessions should not be construed as a permanent amendment to the Guidelines. It is not the creation of a precedent and does not automatically extend new rights to any other or all other properties at Royalston.

7. Deviations, Variations and Disputes

Any deviations or variations from the design must be approved by the RDC's adjudicating architect and Local Authority before any building work may commence. The applicant shall formally apply for the approval of plans in accordance with the Architectural Guidelines (AG). All plans for deviations must be prepared by a SACAP Registered Architect.

Submissions for the Local Authority must carry the approval stamp of the adjudicating architect. Drawings detailing the deviation must be clear and must be submitted in duplicate to the adjudicating architect. On approval the adjudicating architect will retain one copy for his own record. The applicant is responsible for submission to the Local Authority.

RDC decisions are final and legally binding on the plot owners. In the events of dispute, the parties agree to go to unbiased arbitration. Arbitration will be solely about interpretation and application of the AG and HOA regulations and guidelines and not the creation of new rules and regulations.



Deviations to the prescribed design will be considered in terms of the AG and subject to all the conditions contained in this document. In terms of the Home Owners Constitution a RDC architect must at all times be appointed to adjudicate any design deviations.

Special considerations will be given to applications where: The Internal Layout is varied on condition that the external envelop is not affected visually. However, The Amended External Footprint may not enlarge the disturbance area and it may not protrude into the building lines.

The approval or non-approval by the adjudicating architect of the deviation is final and binding by agreement. Any dispute will be referred for arbitration by an arbitrator appointed by the Association of Arbitrators.

ECGP, the RMD and the RDC reserves the right to stop any building work not approved in advance and to have any building or structure not in accordance with the approved drawings demolished and removed at the cost of the owner.

- No relaxation on municipal building lines will be considered.
- The dwelling units must be used in accordance with the Land Use Ordinance and Zoning Scheme of the Local Authority.

8. The Building Process

The individual plot owner must obtain from the Home Owners Association (HOA/RDC/RMD) a list of the requirements relating to the building process. (Available in this document)

The contractor will be responsible for a monthly building management fee and / or sidewalk deposit. The sidewalk deposit, less deductions, if applicable, will be refunded at the end of the building period.

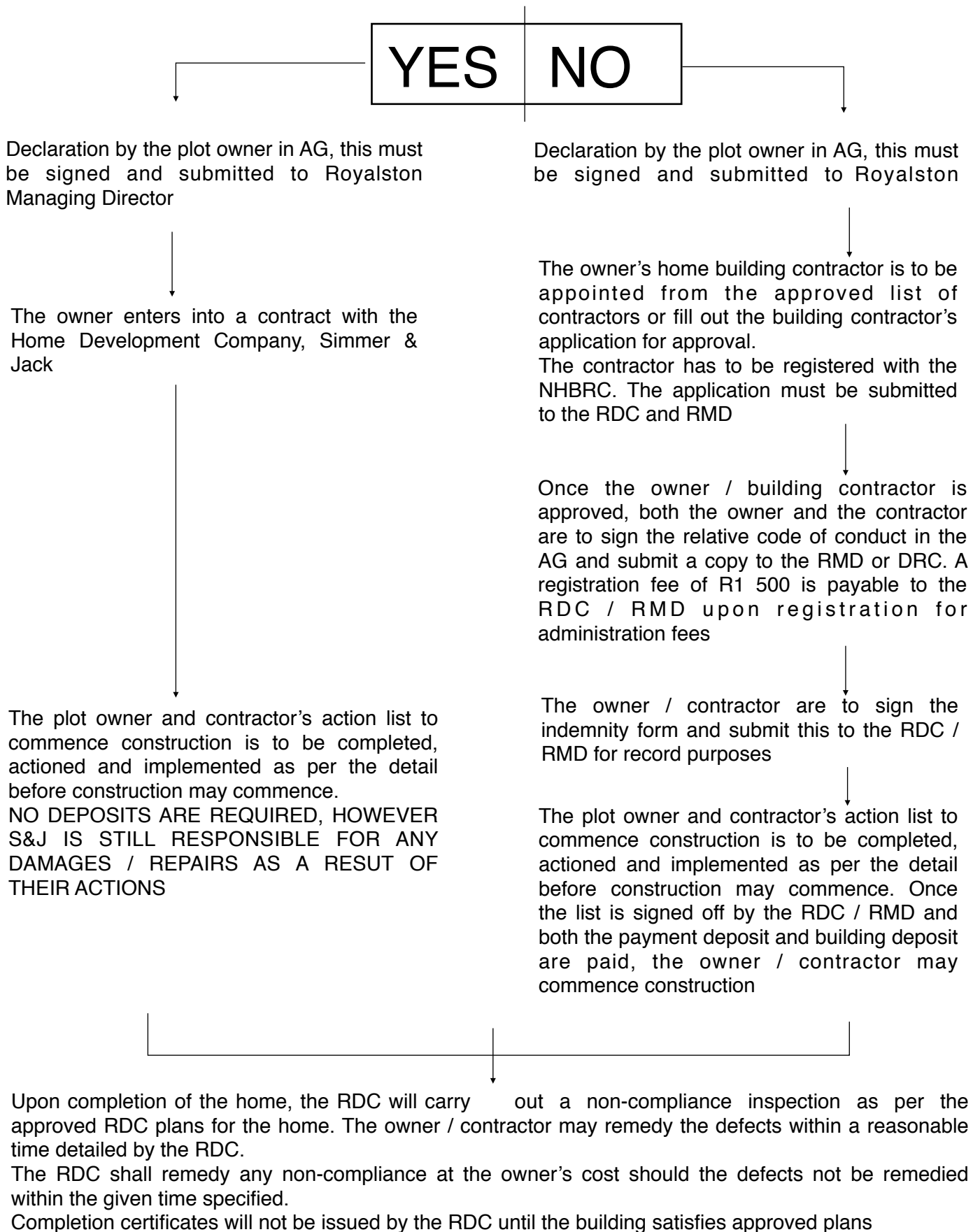
The developer, RMD and RDC will be entitled to regulate the activities of all building and other contractors and to determine that the contractor(s) and the owner(s) abide by all regulations and guidelines.

No building shall commence until all the relevant requirements have been complied with. (Refer to flow diagram for overview)



Flow chart explaining the building approval process from the RDC

Will the owner use the approved principal home building contractor SIMMER & JACK (Pty) LTD?



9. Build Duration

The maximum duration allowed from commencement of construction is 12 months, which is to fall within the build period in the sales agreement.

Sites may not be vacated for a period of longer than 30 days.

Failure to adhere to these rules will result in the HOA being allowed to impose penalties.

10. General Guidelines

Only one dwelling with its associated accommodation (including staff facilities), will be permitted per site. Outbuildings must be attached to the main dwelling under either a continuous roof, covered walkways, courtyard walls or some form of substantial link. There needs to be a real attachment between the various components and the composition needs to reflect a sense of wholeness or belonging together.

The maximum height of buildings on residential 1 stands is two storeys, up to a maximum of 9 metres at the ridge above platform height as indicated in the AG document.

No Second dwellings may be permitted unless special consent authority has been granted by the Nelson Mandela Bay Municipality and approved by the RDC. If special consent has been given then the structure is only allowed to be single storey and needs to be attached to the main dwelling in a similar way as previously described above. It may not stand as a separate loose unit. It must be constructed of the same materials as the main dwelling and must under no circumstances read as an afterthought or stuck on element.

Where dwellings are designed as a group of elements, they need to be attached by means of substantial walkways, courtyards, walls and roofs. These elements may not exceed the height and building line restrictions.

11. Building Lines and coverage

A 4 m street building line, 2 m side and rear building lines shall apply to the boundaries of all plots as per the cadastral plot diagrams.



Disturbance areas may only extend into the building lines by 1 metre maximum along all or any of the plot boundaries.

No Departures from the building lines will be considered by the RDC and the Local Authority unless it is suitably motivated in writing. All plot owners should be aware that deviations to building lines will not easily be approved and may only be considered in very extreme cases. The RDC is of the opinion that the plots are of substantial size and do not warrant relaxation of building lines. Given the desire to keep reasonable distances between dwellings, the RDC is opposed to relaxations of building lines in principle.

The disturbance area for construction and a 3 m wide access pathway from the street must be fenced with poles and black or green colour shade cloth to a height of at least 1, 5 m. Nothing outside the disturbance area should be impacted and adequate space for work must be left between the fence and the new building.

The maximum coverage for each site is 50%.

The minimum coverage for Village 3 [Canterbury], Village 4 [Livingstone] and Village 5 [Winchester] is 300sqm, including a minimum of 2 single or 1 double garage, or otherwise defined to the specific erf as listed in the newest sales list. This is subject to increase from time to time, and at the developer's discretion, in consultation with the marketing and RDC committee. The applicable conditions are specific to the date of signing the Offer to Purchase.

12. Built Form, Shape and Plan

Despite varied plan forms being allowed, architectural unity will be achieved by means of specific design elements and the use of specified materials. A wider range of unique designs are required. It is of architectural, social and economic importance that the coherent architectural expression of the development is protected.

The basic concept of the design is to have a visible open front street garden with transparent walling that complies with that specified by the RDC enclosure, clean simple paving, sensible tasteful garden features, well maintained gardens, proper garaging for



vehicles, neat enclosed side yards that hide any equipment, washing etc, open plan living areas that form the core of the house from where living area flow onto sunny outdoor entertainment areas with covered verandahs and pergolas. The rear and side gardens can have low level hedges or no boundary enclosure at all.

The main core of the building is to be spatially expressed with higher volumes, double volumes or special design features expressed externally. Dwellings may have built-in and "Jetmaster" type fireplace. All dwellings must have a verandah, stoep or pergola to the back garden of at least 12 m².

Plan elements must respond to the topography of the site and level changes are encouraged on sloping sites. The following elements are allowed as part of the design: Lean-to's, Verandahs, Chimneys, Concrete roofs, Pergolas

Note that Lean-to's must not over scale the width of the major plan form. Overhangs are encouraged to assist in climatic control. A concrete flat roof may be used as a linking element between major plan forms. The parapet of these slabs may not be above the eaves or fascias of the adjoining plan forms. Concrete roofed elements should be utilized at level changes between major plan form elements.

Furthermore, the added purpose of these guidelines is also to prevent plot and homeowners from making future changes or executing repairs and maintenance that will negatively affect the architectural unity. All alterations, changes, amendments, maintenance and additions need to comply with the AG. When repairs or maintenance is required homeowners must ensure that the new work exactly matches the design specification and homeowners may not alter the scope of a design element. All alterations will have to be approved by the RDC.

13. Height

Definition: Natural ground levels (NGL) are considered as the levels documented on existing contours of each plot as surveyed. Please see the Land Surveyor's diagrams and contour levels for further information.



It is imperative that the dwelling should fit comfortably into the natural contours and orientation of the particular plot. Houses must be stepped or terraced over the site and generally follow the natural contours. Natural stone and prescribed concrete systems may be used as specified to create level platforms as required, but plot owners are encouraged to limit this as far as is possible and reasonable. Stilt houses are not acceptable.

When double storey dwellings are designed, one must aim for 60% of the footprint of the building to be double storey. An extra 20% may be added for double volumes. Only single or double storey dwellings are permitted. Lofts and basements as storage areas are permitted if the total height of the building above natural ground level stays within 9m measured at the highest point to the ridge. No flat roofs will be allowed to lofts and dormer windows. They need to be pitched.

No portion of the building may be higher than 9m above the point of the documented platform height vertically below it. Minor elements (like small chimneys) are exempt from the restriction where a maximum height of 10 m applies.

The minimum wall plate height for a single storey portion of a building is 2.72m.

14. Roofs

14.1 Pitched Roofs:

14.1.1. Concrete roof tiles are to be Coverland or Marley Modern range Slate at a minimum slope of 25°. The ridge capping has to match the roof cover in colour.

14.1.2. Safintra Kliplik or Corrugated metal sheeting pattern 0.58 mm thickness in grey and charcoal colour will only be acceptable as a metal sheet roof cover.

14.1.3. Oakridge shingles laid in accordance with manufacturers specifications, at a minimum of 25° Colour to either be Driftwood or Estate Grey.

Alternative roofs that are deemed acceptable

14.2 Flat Concrete Roofs



Concrete flat roofs will be considered in exceptional cases where it suits the particular design. Where a flat concrete roof is used as a connecting element or walkway cover between major building components, the top of the concrete parapet must be at least 150 mm below the fascia board level of the major roof elements. The extent of flat roofs as linking elements may not be greater than the width of the main form and be contained or flanked by major forms and should not project more than 1m beyond the extent of the major form. Every submission will be considered on its own merits considering the overall design.

14.3 Roof lights and roof windows

Roof lights are to be set into the plane of the roof. Roof lights must be positioned vertically in line with window and door openings in the walls directly below the roof. Roof lights must be of the same size where used in the same plane of the roof. When used on verandahs and walkways, roof lights are to be spaced equally.

Roof windows and dormers must have pitched or barrel roofs covered in the same material as the main roof. Dormers must be a minimum of 900 mm wide and should not occupy more than 30% of the roof length.

14.4 Skylights, roof windows and glass panels in concrete roofs

Where a concrete flat roof is used, a glazed roof light will be acceptable. It must be limited in size to no more than 20% of the actual concrete roof area.

14.5 Fascias, Bargeboards and Rainwater goods

Gutters and down pipes should be black, charcoal, brown, or white in colour. Only square and ogee profile guttering is allowed. Half round gutters are specifically excluded. Rain water down pipes to match gutters. Fascias and Bargeboards are to be either aluminium, fibre cement or timber, painted or varnished.



14.6 Chimneys

Chimneys may not project more than 1m above the ridgeline of the roof. Samples should be submitted to the RDC for approval before cowls are fixed in position.

15. Walls

15.1 External wall construction

Where single skin stone walls are approved, the external walls must be at least 180 mm thickness. This is subject to the approval from the authorities; however the RDC encourages all external walls to be cavity walls of at least 270mm width. The stone material is to conform to the relative SANS requirements.

All brick and stone block external walls should consist of at least 270 mm cavity wall construction. All wall construction must be built in accordance with SANS 204 and SANS 10400 XA building regulations.

15.2 Wall materials and colours

Stone walls to be constructed of blocks measuring approximately 450 long x 250 high x120 mm wide. The cavities are to be a minimum of 50 mm wide and kept clear of any mortar or waste materials. No bridging will be accepted. At least 6 butterfly type galvanised cavity ties are to be used per square metre of sandstone block work. No staining of block work will be accepted. The external faces must be washed off regularly with clean water and no mortar should be left to dry on any exposed surfaces at all.

Stone blocks may be smooth cut, rough faced or rough faced with a 30 mm smooth surround. This is the preferred material for the construction of external walls and plot owners will be encouraged to make use of the sandstone. Stone riven features will also be acceptable.



- All stone blocks must be in accordance with the architect's design sample or similar.
- Internal areas or elements not visible from the street may be clad as desired.

External Face Brick walls may only be constructed of Smooth Red face bricks as per the approved samples that will be available on site. No variations or other shapes, colours and brands will be approved. The facebrick will be limited to plinth walls, sills and feature walls.

Mouldings and plaster panels may be used and need to have only a slightly textured finish. "Marmoran" and similar specialised wall coatings will be accepted provided they match the paint pallet provided in the AG. Plot owners are advised that they must provide a sample panel of the specialised plastered finish applied onto a board of at least 0.5 square metres in size and need to have it approved in writing before proceeding with the application process. A special word of caution here because it could have serious cost implications for the owner and the contractor if the work is done without the required approval from the RDC.

Spanish-plaster is a definite "no go" at Royalston, however bagged walls will be allowed when specific architectural merit has been applied.

Features made from stone elements and local rocks will be encouraged. Stonewalls for links, terrace walls, embankments, turrets, water features, ponds, walkways, driveways and other elements are encouraged. However, these will have to be evaluated on their individual merits.

Stone and red face brick plinths as well as capping of low walls and features are encouraged.

Cornerstones, keystones, window surrounds, door surrounds, expressed cills, proud lintels, sizeable jambs and light entrance canopies may be used to add character. Again these will have to be evaluated on their individual merits.

The dwelling design must be predominantly stone, face brick or plaster finished. When a combination of finishes are used, the chosen dominant material must make up more than 80% of the external wall surface area. Clarity of design must be evident from the submission. Haphazard employment of varying finishes will not be approved.



16. Windows

Only charcoal, white or bronze aluminium window frames with large pane sections are allowed, with approval thereof based upon merits of style of the house. Hardwood windows will be considered upon specific request to the RDC and approval would be based upon merits of the specific home. Windows have to be either sliding or side hung opening out type. Flat arches will be allowed. Sturdy and 60x100 mm frames and larger sections are required as standard. Standard 900, 1200, 1500, 1800 and 2,100 mm modules are preferred, but bespoke doors and windows are acceptable, but need to be approved by the RDC prior to order and installation. Mock sash windows will be allowed. Bay windows are allowed, but should be no wider than 60% of the overall gable width.

Gable vents and windows must correspond to the roof shape. Gable windows and vents may be no smaller than 450x450 mm.

16.1 Glazing

Clear, frosted and obscure glazing is acceptable. Safety glass must be installed in large pane sections and comply with the highest safety standards. Building glass must be carried out to SABS standards and SABS-approved safety glass is used. National Building Regulations and Building Standards Amendment Act 49 of 1995 must be complied with for all installations.

External burglar bars and window screens/guards are not allowed. All burglar bars, gates and security screens are to be either aluminium horizontal bars or Transparent GSS burglar bars and must be fixed on the inside of openings and should ideally reflect the divisions of the window frames and panes as far as possible. White, brown and charcoal are the prescribed colours for burglar bars, screens, gates and guards.

17 Doors

17.1 External Doors



Front doors may have a different material/finish to the rest of the dwelling, but need to have either a hardwood timber frame or aluminium to match the dwelling. More substantial doorframes of at least 75x100 mm are encouraged for protection against the elements. Plot owners are to take a special effort to design and install a unique quality front door to give special character to their dwelling.

All other external doors must be with either be made of aluminium to match the dwelling or, upon specific request to the RDC and based on RDC approval, solid teak timber or similar approved hardwoods stained to match the teak samples on site. Double and folding doors may be used to give access to patios, courtyards, decks, pools and entertainment areas. Except for the front door, excessively ornate doors should be avoided. Keep to sturdy, functional, simple regular geometric forms. Plot owners are encouraged to have as much clear glass as possible.

Natural timber is discouraged for external use; however, any timber finishes applied for to the RDC and approved by the RDC, should be finished with oil, natural sealers, clear or matt varnish. Although not encouraged, timber may be painted in line with the paint range contained in the AG.

17.2 Garage and Garage Doors

Single and double garages are the norm. Larger groupings are not encouraged at Royalston. Garages may not be converted and utilized for any other purpose. Caravans, boats, motorbikes, quad bikes, scooters, bicycles or any other similar device may only be stored (permanently or temporary) in a garage. (They are specifically banned from the visitor parking bays, open spaces and the street facing lawn areas intended for landscaping or public roads).

Only 2 single garage doors or one double door is permitted in the same wall plane. If (in exceptional circumstances) another door is required and it is to be visible from the street, that additional door should be positioned on a different wall, gable or recessed façade or set back to give some aesthetic relief. A simple row of 3 garages is not advised but may be accepted in rear cases where the garaging does not face the street verge.



Garage doors may be single with 2440-2600 mm wide openings or double with 4480-4600 mm maximum width openings. Garage doors facing the street set back under a pergola supported on a colonnade are encouraged. No sheet metal, plastic, PVC, fibre cement or shade netting will be allowed to the pergola at all. Garage doors should be overhead sectional opening doors of powdercoated aluminium or steel, with colour to match the external doors and windows. A minimum of one garage must be provided. No Roll-up doors will be allowed

17.3 Window, door and opening shutters

The use of aluminium shutters and vents are encouraged. Decorative shutters that cannot open and close are permitted only upon specific application to, and approval by, the RDC. The colours of shutters should be from the AG colour range or match the door and window frames of the house and be either PVC or natural timber, based on recommendation and specific approval by the RDC. No exposed and visible metal may be left unpainted under any circumstances.

18. Verandas and Pergolas

Verandahs and pergolas are to be of good design and made of the same pallet of materials as the dwelling structure. They need to be substantial and constructed in a professional manner. No light temporary type structures will be approved. The roof cover must be of the same material as the roof of the dwelling. No shade netting is allowed as roof cover. Vertical supports can be made of metal of at least 100x100 mm in section, sandstone, face brick, plastered brick, plain cast elements and Evalast Composite. Natural timbers will only be allowed based on application of, and specific approval by, the RDC. Highly decorative elements will not be acceptable.

Verandah enclosures, balustrades, panels and screens may be glass, composite, teak and galvanised metal painted preferably black or white, but at least it has to comply with the AG pallet. Based on specifics merits of the house, request can be made to the RDC for stainless steel



- Retractable canvas awnings are to be approved by the RDC and the HOA and will be permitted over pergola's and veranda's only. Canvas must be in plain colour beige. (no strips or design patterns).
- No other fixed, movable, aluminium, plastic or metallic awnings, screens and coverings of any sort will be permitted.

19. Plinths, Pillars and Columns

Stone and face brick bases or plinths are encouraged. Where Sandstone or any other type of Stone columns are utilised, they should be a minimum of 345 mm square. Brick columns must be a minimum of 345 mm square. Single, double or even triple member steel or timber posts with or without a 45° bracing detail and cap at the top of the post, may be used. Where posts are used in multiples, the minimum section size may be reduced to 50x50 mm as opposed to the standard 100x100 mm for single support applications.

Pillars and columns should be simple and fit for purpose without too much elaborate decoration. Cast iron posts will be considered in exceptional circumstances and need to be approved before construction commences.

Precast ornate concrete columns such as Doric/Ionic tops and bottoms will not be accepted.

Note: Timber and steel Verandah posts and pergolas, if painted, must be preferably black, chacoal or white in colour, but at least it has to comply with the AG pallet.

Timber verandah posts and pergolas may be left as treated natural timber. All natural timber is to be clear matt varnished, oiled, stained or finished to look the same.

Only one finish/colour per dwelling will be permitted, i.e. all to be painted in the same colour or all verandah posts/pergolas in natural timber.

20. Retaining Walls and Low Garden Walls excluding boundary walls

Stone gabion walls are the preferred retaining system, with stone fill being approved by the DRC. Massive retaining structures should be avoided at all cost. Grassed banked earth at



45° may also be used. No banked earth retaining will be allowed to be higher than 1,5m. Only natural stone and Terracotta coloured loffelstein or approved similar aggregate precast systems, with ground cover are allowed. Only one stone block and smooth red brick or caged stone gabions will be approved for vertical retaining walls and must be used by all plot owners.

Retaining walls must be planted with creepers and plants, so that they will eventually be less visible and must be properly maintained at all times to limit visible intrusion into the landscape. Retaining walls may under no circumstances be higher than 1500 mm in a single application. Where higher retaining conditions occur, the wall must be stepped back with a platform of at least 1500 mm in width at the head of the previous wall and only then may a next flight be employed.

All retaining walls must be properly designed by a registered engineer, have suitable concrete foundations, be suitably tied back into the ground and reinforced to ensure safety and stability.

In the event that Home Owners neglect proper maintenance, the situation will be rectified by the HOA for the account of the particular offending Home Owner.

21. Balustrades to Verandahs, Balconies and Low Walls

Balustrades to verandahs, balconies and low walls must conform to the National Building Regulations. They should be painted white, black, brown or charcoal and be made of galvanized steel or iron, RDC-approved PVC, or RDC-approved painted Fibre cement or safety glass. Balustrades must have predominantly horizontal/vertical rectangular patterns – Only minor ornate or curved features will be allowed. Balustrades should be the same colour as the posts if employed together. Glass Balustrades are encouraged, but require special attention and RDC approval.



22. Boundary Walls and Fences

Plot owners are to strive to have as little boundary definition and enclosure as is practically possible, with a maximum enclosure of two thirds (2/3) of the respective erf's area size. The material used for the boundary wall should match the majority material used on the external facades of the dwelling.

Preferred options include a free standing dwelling with natural vegetation all round coming right up to the outer walls with no boundary walls or fences.

Another preferred method is a dwelling with an open front street garden area, low rear and partial side metal fence covered within a green hedge and side walls connected only to the neighbouring dwelling at the side yard zones.

The most extreme case that would be approved is as follows:

A dwelling with a front street boundary wall to a maximum height of 1800 mm consisting of equally spaced stone or face brick or plastered pillars max 450 x 450 mm in size and no closer than 2000 mm apart. The stone or face brick plinth stretching between the bases of the pillars is not to be more than 450 mm high including the capping. Light black painted galvanised steel grille panels of simple geometric design or horizontal timber slats are to be inserted between the pillars. The main frame of the individual panel is to be made up of members of no larger than 50x50 mm in size and the divisions are to be no larger than 35x35 mm or 35 mm in diameter in size and no closer than 125 mm apart. The panels are not allowed to project above the 1800 mm overall height, except for the pedestrian and vehicle entrance gates which may be at a maximum top height of 2100 mm. The pedestrian gate may not be wider than 1200 mm and the vehicle gate no wider than 3500 mm. Curved and ornate details will be considered on an individual case basis.

No solid walls are allowed to the front street boundary.

Boundary and side walls to the kitchen and service yards are to be a maximum of 2100 mm high. These walls must have a top capping and need to be finished off in an appropriate and workman like fashion. Plot owners are encouraged to finish yard walls in natural stone preferably. Face brick should only be used as an alternative. Plastered walls must have a brick, stone or plastered capping to the top of the wall.



The rear and two side boundaries that return to the dwelling or meet up with the yard walls must be constructed of galvanised metal posts no further than 3000 mm apart cast into concrete. It should measure no more than 1500 mm in height and must then be planted with a hedge of no higher than 1800 mm that has to be properly maintained at all times to ensure that the metal is not visible from any side. A single galvanised metal gate of 900 mm wide x 1800 mm high and painted to match the boundary wall fencing may be used to gain access to the open space behind the dwelling. This is the only rear fencing allowed. No solid rear boundary walls will be approved. Where applicable, retaining walls can be utilised as rear boundary definition in lieu of galvanised metal and planted hedge solutions.

A special provision has been made to ensure adequate privacy to the rear patio, swimming pool and entertainment area. A total of two 2100 mm high screen walls of a maximum length of 7500 mm each may be constructed along either or both the side boundaries. Alternatively, a swimming pool may be walled to a height of 1500 mm for a total length of 22 linear metres. No walls are allowed to be more than 2100 mm high.

No pre-cast elements, timber and wire fences will be allowed. Barbed wire may not be used in order to protect children and the animals from injury.

Electric fences to dwellings are not encouraged, but will be considered for animal control only by special motivation and consent from the RDC and HOA.

23. Gates and Openings

Gates are discouraged and should only be used when absolutely necessary. Gates are to be black, green, brown or charcoal painted galvanised iron only. Gates must not be higher than the walls or fences in which they are sited. The only exceptions are the front vehicle and pedestrian gates which are allowed to be higher as previously described.

24. Barbeques (Braai)

Simple style barbeques (braai) are encouraged, in materials and colours that match those of the dwelling. The use of natural stone is encouraged. If they are under roof, all building work has to match the house and comply with all descriptions as contained in the AG.



25. Swimming Pools and Entertainment Areas

Swimming pools must be within the building lines where applicable.

Swimming pool fences and gates will comply with National Building Regulations and must be black, brown, green or charcoal painted galvanised steel. When swimming pools are walled, it should be done in natural stone or alternatively with face brick. Plastered walls will require stone or brick plinths.

Pool filtration systems and pumps must be screened with either face brick masonry or natural stone walls. No equipment is allowed to be visible and needs to be totally enclosed. The location of the filter, drum and equipment is subject to RDC approval.

PVC and fibreglass pump housings will not be allowed.

No plastic and temporary "Portapool" type swimming pools will be allowed. Pools need to be sunk into the surrounding ground. Pools protruding above the natural ground level are required to have their visible side walls either clad in timber, stone or facebrick.

26. Conservatories and Solariums

Conservatories will be considered by the RDC, but will only be allowed if south or east facing and on ground floor level. Typically single panel glazing systems, with a roof pitch to match major dwelling form and a clerestory only will be permitted. Mullions must match window frames of the house. Alternatively, frames may be teak varnished or oiled to match the windows of the dwelling.

27. Driveways, Paths and Parking

Approved colour schemes for paving will be shades of grey and red. A mix of two standard pavers will be considered by the RDC. All paving specifications and patterns must be indicated on the site plan at submission stage.



Again plot owners are encouraged to pay extra attention to good design when considering the paving. A sample of the pattern must be submitted and approved by the RDC before work commences. Curves, circles and other geometric shapes will be considered. Uniqueness and tasteful style are the words when it comes to the paving on the plot. Let it add character and value to your property.

28. Carports

Carport design, materials and elements must match the design of the dwelling. Only solid constructed carports roofed in the same material as the main dwelling will be approved. Carports have to be examples of good design not to detract from the development standard and quality.

Columns and vertical supports must comply with the AG as previously described for these elements in order to match the design and construction of the main dwelling.

No shade netting, cloth, sheeting materials, canvass, timber, metal tubes, concrete or fibre cement pipes or temporary structures will be allowed.

29. Services

The reticulation of all services must be taken across to the disturbance area along shortest possible route from the connection points and must be suitably marked. Trenches and any disturbances need to be rectified and properly backfilled to meet RDC standards. Any plumbing connections fees to properties will be for the responsibility of the home owner.

30. Satellite Dishes, Antennas and Aerials

All satellite dishes, antennas and aerials must be fitted inside the roof space or below the eaves line of the main building form. When fitted externally, they are only allowed inside the side kitchen and service yards and must not be visible when viewed from the street(s) and rear boundary.



31. Service Pipes, Cables, Wires and Ducting

Double storey sewer and vent pipes must be concealed in vertical ducting or niches within the wall plane of the building and must confirm with NBR. Stacks may be exposed below 1m above NGL.

32. Air Conditioners

Ceiling Cassette Split Air Conditioning Systems are preferred with equipment located inside the roof space and concealed in side yards.

Air conditioning condenser units must be installed at ground level, inside roof spaces and service yards. They must be screened within a 1.2m height taken above the ground floor finished floor level.

Extraction vents and grilles have to be sensitively designed as an integrated part of the dwelling.

Window mounted units will not be permitted. Only wall units within 1.2m height taken above the ground floor finished floor level will be allowed.

33. Signage, House Name and Number

The only signage that will be allowed is the street number and a dwelling name. The design of the street number must be stainless steel or painted black, size and font must not exceed 500mm in height, and 1000mm in length. The position of the signage must be in accordance with the prescribed design and has to be approved by the RDC prior to placing.

Colours allowed: Stainless steel, matt silver, white, black, grey or brown. Any deviation from this would require express consent from the RDC, at the RDC's discretion, and the decision will be based on the merits of the architecture at the home concerned

34. Kitchen yards, Service yards, Court yards, Clothes Lines and Refuse areas



All yards must be suitably screened to a height of not less than 1800 mm. No clothes lines, refuse bins, air conditioning units, TV aerials, satellite Dishes, Antennas, equipment, storage cabinets, shelves, mowers, weed eaters, car parts, boat parts, engines and the like should be visible from the street and rear boundary. Bins must be lockable/animal proof and vented. Refuse rooms with lockable doors or gates inside kitchen and service yards are encouraged.

- Refuse bins will only be allowed on the street facing areas on the weekly municipal refuse collection days.
- Gas bottles may not be visible from the street; it must be stored in service yards.
- Washing lines must be erected in the service yards to ensure that it is not visible from public areas. There are no prescriptions on the type of washing lines to be used.

35. Electric Meter Box and Water Meter

The electric meter box must match the colour of the outer walls of the dwelling. Meter boxes must be located on one of the side walls and not on the surface facing the street.

Water metres must be suitably housed out of sight, preferably below ground with a metal cover.

36. Rainwater Storage Tanks and Irrigation Systems

Plot owners are encouraged to install a 5000 litre or 2 x 2500 litre rainwater storage tank(s) to each dwelling. The water is to be used for garden irrigation purposes. These tanks may be in stone or PVC. They may be buried underground depending on the slope of individual plots. In all applications, tanks must be enclosed and hidden from view. Stone or approved face brick is preferred where tanks are positioned outside of the garage or service yards. Tanks must be carefully considered in the design phase as it is a sizeable element that could potentially ruin a good overall design.



Plot owners are encouraged to install irrigation systems to their gardens and to catch as much rainwater as is possible. Catchment systems and elements should not have a negative visual intrusion.

Plot Owners are allowed to have boreholes on their properties. However, they need to apply in writing for permission from the RMD / HOA. The application needs to be properly motivated and the permission has to be obtained from the relevant authorities as per current legislation. (These include amongst others, the Local Authority, the Water Affairs and Environmental Departments).

Plot Owners will be held responsible for all costs associated with the drilling operation and the reinstatement, rectification, making good of damage and reparation of all landscaping plus verges and roadways affected by the operation.

37. External and Site Lighting

External site lighting must ideally be securely fixed to dwelling walls. Due to the location inside of a Game Park and Nature Reserve as well as an emphasis on the conservation of natural resources, plot owners are to limit external lighting to an acceptable practical minimum. Lighting levels should be deemed acceptable and not excessive. Garden lighting should preferably be bulkhead lighting units fitted with 45° louvers attached to the building itself.

The lighting of the landscape must be discreet and soft. Where pillars are used, lights must not be higher than 900mm above the ground. Flat ground mounted lights are preferred inside the planted areas.

The light(s) fixture at the front gate has to comply with the designs supplied by the RDC. All external lights must emit white light. LED and energy saving bulbs are required. No coloured light will be allowed. Fluorescent light fittings will not be allowed on the outside of dwellings.

Flood lighting, upward lighting and spot lights are not allowed at Royalston.



38. Solar Power and Energy Management

Power supply is limited to 4kVa in Villages, Salisbury and Kipling and 6kVa in Canterbury, Livingstone and Winchester. For this reason it is mandatory that homeowners supplement their power supply in the form of renewable energy and or energy saving methods. Royalston allows for embedded generation, where solar power may be fed back into the grid and credit accumulated on their meter over periods of surplus energy. This in its own makes solar energy unit's much more affordable and viable over a reduced return period. A maximum coverage of 30% of the total roof cover is allowed, where panels must be a split system. The panels must be fitted in a way to remain as subtle as possible and of a uniform dark black or grey colour. The RMD will provide further information on which suppliers are approved to supply these units to homeowners in Royalston, and homeowners may only use the approved supplier as integrated into the smart grid system.

Split solar geysers and or heat pump geysers are encouraged, and are mandatory in villages Salisbury and Kipling. In the case of solar geysers, the geyser must be hidden in the roof space. (Split system)

No wind turbines are allowed at Royalston.

All stove burners are too run off of gas, no electrical driven stoves are allowed in the villages. Further eco-friendly options, although not mandatory, of bio-gas supply from conservancy tanks, are available for installation from approved suppliers. This info may be attained from the RMD/RDC.

39. Landscaping

Every plot owner must specify all grading, retaining and terracing intended to be undertaken, including the gradients and structural elements must be indicated. All plants, species, numbers, spacing and size must be indicated, including the proposed grass species for lawns and these must conform to the plant choice given in these guidelines. Description of finishes, natural stone, sandstone, face bricks and any pertinent details and information about feature and elements used.



This must include details of storm water handling and elevations where relevant. Where the storm water leaves a plot it must be suitably dissipated to ensure no erosion. Water must not be concentrated or discharged onto an adjoining plot. The irrigation system layout, pipelines, head positions/types as well as the intended coverage area must be clearly indicated. Please show how the water tanks(s) are connected to the system.

Please note that Wendy houses, sheds and temporary structures are only allowed during the primary construction phase of dwellings and are not allowed as permanent structures at Royalston. (upon occupation)

As a matter of caution, the plot owner, their visitors and invitees or anyone employed by them, may under no circumstances remove trees, landscaping, plants or natural elements such as rocks or firewood from the Game Park and Nature Reserve. No tree, landscaping or other plants from the nature reserve may be removed. Such actions have serious consequences and may lead to legal action. Only the appointed management teams may do so.

The gardening and landscaping activities shall be confined to the plot/disturbance area and it is encouraged that the disturbance area will remain natural as far as is possible. In some areas the extension of a plot garden area into the immediately adjacent verge or open space may be obligatory subject to certain specific design requirements. In other zones no extensions will be permitted because it is deemed to be contrary to the interests of the greater majority of users.

No extension of a garden into the immediately adjacent Game Park and Nature Reserve will be permitted. This also applies to irrigation systems, taps, plants, storage, fencing, pool equipment, earth mounds, soil, stone, bricks, building rubble, compost heaps, embankments or cut and fill slopes.

Only Kweek- *Cynodon dactylon* - Quick grass may be planted at Royalston. It is a grass that grows quickly, with high grazing value and it needs less water than many other grass types. General information: A short, mat-forming perennial grass, which spreads by means of slender stolons and rhizomes. It is a pioneer that will grow on bare soil and begin to rebuild the soil in disturbance areas.



All declared invasive alien plants, trees, shrubs and grasses are not permitted at Royalston and may not be cultivated in plot gardens, on sidewalks, verges and open spaces. Fences shall comply in height, position and construction with the AG.

Invasive alien vegetation clearance on any undeveloped plots, remain the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Home Owner's Association will undertake the clearance at the owner's cost.

40. Plant Species

No alien plants may be cultivated in the plot landscape garden. Non-invasive exotic species will only be allowed in the enclosed courtyards and service yards. Plants growing higher than the courtyard walls must blend in with the surrounding indigenous landscape. No Erica species will be permitted where waste water treatment berms are constructed or within 3000 mm of sewers, inspection chambers, rodding eyes, gullies and service pipes.

Please refer to the approved plant list for Royalston as attached below. These species are the only to be planted between the plot boundaries and the applicable building lines. Therefore, any non-indigenous plants such as roses, daisies etc and other display plants are only allowed if planted within the allowed building footprint area, in bedded or potted areas (i.e little possibility of seeds or bulbs spreading to the game Park and Nature Reserve). The remainder (outer area between the plot boundaries and the applicable building lines) of the plot must be strictly indigenous planted.



Family/Image

Botanical Name

Common Name

Acanthaceae



Hypoestes aristata

Hypoestes aristata



Hypoestes forsaokii

White Ribbon Bush



Thunbergia artiplicifolia

Natal Primrose



Thunbergia alata

Black Eyed Susan



Achyranthes aspera

Prickly Chaff Flower /
Devil's Horsewhip

Amaryllidaceae



Brunsvigia gregaria

Candelabra Lily /
Candelabra Flower



Family/Image**Botanical Name****Common Name**

Scadoxus puniceus

Paintbrush Lily

AnacardiaceaeRhus crenata
(Searsia crenata)

Dune Crow-berry

Rhus glauca
(Searsia glauca)

Blue Kuni Bush



Rhus incisa

Rub-Rub Berry



Rhus laevigata

Dune Taaibos/
Dune currant RhusRhus lucida
(Searsia lucida)

Glossy Currant



Family/Image

Botanical Name

Common Name



Rhus pallens

Ribbed Kuni Bush /
Ribbed currant bush



Rhus pterota

Winged Currant- Rhus

Apiaceae



Arctopus echinatus

Platdoring/
pökkiesdoring/
siektetroos



Centella asiatica

Pennywort/ Gotu Kola/
Mandookaparni



Hydrocotyle verticillata

Whorled Pennywort

Apocynaceae



Carissa bispinosa

Num-Num/
Grootnoemnoem/
Amantungulu



Family/Image

Botanical Name

Common Name



Cynanchum ellipticum

Monkey Rope



Cynanchum natalitium

Green Silk Vine



Secamone alpinii

Monkey Rope Creeper/
Melktou

Araceae



Zantedeschia aethiopica

Lily of the Nile/ Calla lily/
Easter lily/ Arum lily/
Varkoor

Araliaceae



Cussonia spicata

Cabbage-tree/ Kiepersol

Araliaceae



Asparagus aethiopicus

Fern Asparagus/ Ground
(Basket) Asparagus/
Sprenger's Fern/
Asparagus Fern



Family/Image

Botanical Name

Common Name



Asparagus africanus

Climbing Asparagus Fern



Asparagus racemosus

Wild Asparagus



Asparagus setaceus

Asparagus Fern/ Lace
Fern/ Climbing
Asparagus/ Ferny
Asparagus

Asphodelaceae



Bulbine frutescens

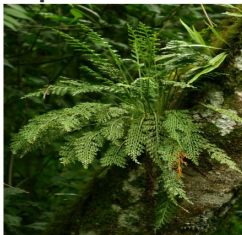
Snake Flower/ Cat's Tail/
Burn jelly plant/ Balsem
Kopieva/ Geelkatstert



Trachyantha divaricata

Strapweed/ Dune Onion
Weed.

Aspleniaceae



Asplenium rutifolium

Carrot Fern



Family/Image

Botanical Name

Common Name

Asteraceae



Arctotheca calendula

Cape Dandelion/ Cape Marigold/ Cape Weed



Athanasia dentata

Geelblombos



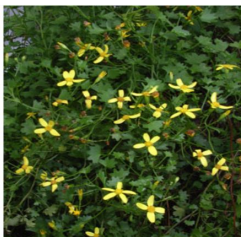
Cenia sericea

Silky Cotula/ Buttons/ Knoppies



Chrysocoma ciliata

Bitterbos/ Beesbos/ Bitterkaroo/ Donkiebos/ Kaalsiektebos



Cineraria lobata

Wild Cineraria



Conyza scabrida

Bakbesembossie/ Bakbos



Family/Image

Botanical Name

Common Name



Cotula sp.	Yellow buttons/ Tiffendell Gold
Delairea odorata	African Ivy/ Cape Ivy/ Climbing Groundsel/ German Ivy/ Italian Ivy/ Parlour ivy
Helichrysum cymosum	Strawflower
Helichrysum foetidum	Yellow Everlasting/ Muishondblaar
Helichrysum teretifolium	No known common name
Helichrysum umbraculigerum	Woolly Umbrella/ kerrikruid



Family/Image

Botanical Name

Common Name



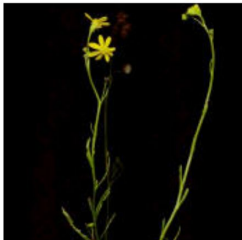
Printzia polifolia

No known common name.



Senecio angulatus

Creeping/ climbing Groundsel



Senecio burchellii

No known common name.



Senecio chrysocoma

Umthithimbili Wentaba



Senecio coronatus

Woolly Grassland Senecio/ Sybossie/ Chipari



Senecio deltoideus

Canary Creeper



Family/Image**Botanical Name****Common Name****Behniaceae****Boraginaceae**

glutinosus	No common name found.
Senecio ilicifolius	Ragwort/ Ghwanobos/ Gifbossie/ Kowannabos/ Sprinkaanbossie/ National Status
Senecio quinquelobus	uChantikhulu
Stoebe plumosa	Slangbos
Behnia reticulata	No known common name found.
Cordia caffra	Septee Saucer-berry/ Septeeboom/ Mududa



Family/Image

Botanical Name

Common Name

Brassicaceae



Heliophila suaveolens

Bloubekkie/
Ruikpeperbossie



Heliophila subulata

Wild Flax

Campanulaceae



Wahlenbergia procumbens

Bellflower

Capparaceae



Capparis sepiaria

Wild Caper-bush



Maerua cafra

Bush-cherry, White-
wood, Witbos

Caryophyllaceae



Silene bellidioides

No known common
name found.



Family/Image**Botanical Name****Common Name****Celastraceae**

Cassine sp.

Witsybas



Gymnosporia buxifolia

Common Spikethorn



Gymnosporia nemorosa

White Forest Spike Thorn



Lauridia tetragona

Climbing-Saffron/
Ranksaffraan

Mystroxylon aethiopicum

Transvaal kooboo-berry



Pleurostylia capensis

No known common
name found.

Family/Image**Botanical Name****Common Name**

Pterocelastrus tricuspidatus

Candlewood/
Cherrywood/ Kershout/
Kersiehout/
Rooikersiehout/ Witpeer/
Witpeerhout



Putterlickia pyracantha

Bastard Spike-thorn/
Basterpendoring

Celtidaceae

Celtis africana

White Stinkwood/
Witstinkhout

Chenopodiaceae

Exomis microphylla

Basterhondebossie/
Brakbos/ Hondebos/
Hondepisbossie/
Vaalbrakbossie.

Commelinaceae

Commelina africana

Yellow Commelina/
Geeleendagsblom



Commelina benghalensis

Garden Commelina/
Benghal Dayflower/
Tropical Spiderwort/
Wandering Jew.



Family/Image**Botanical Name****Common Name****Convallariaceae**

Eriospermum sp.

No known common name.

Crassulaceae

Cotyledon velutina

Pig's E
Ears/ Plakkie/ Varkoor



Crassula pellucida

Crassula/
inyamayamakhwenkwe

Cucurbitaceae

Coccinia quinqueloba

Ivy Gourd/ Scarlet
Gourd/ Scarlet-Fruited
Gourd



Zehneria scabra

Creeping Wild
Cucumber

Cyperaceae

Cyperus albostriatus

Papyrus Sedges/
Flatsedges/ Nutsedges/
Umbrella-sedges/
Galingales



Family/Image

Botanical Name

Common Name



Cyperus sphaerospermus

Matjiesgoed



Cyperus thunbergii

No common name found.



Bulbostylis sp.

No common name found.



Ficinia sp.

No common name found.



Isolepis sp.

No common name found.



Unid. Sedge

No common name found.



Family/Image

Botanical Name

Common Name

Dennstaedtiaceae



Pteridium aquilinum

Eagle fern/
Adelaarsvaring/
Dennstaedtiaceae

Ebenaceae



Diospyros dichrophylla

Poison Star-apple/
Gifsterappel/
umNqandane



Euclea racemosa

Dune Guarri.



Euclea schimperi

Glossy Guarri.

Euphorbiaceae



Clutia alaternoides

Lightning Bush/ Gewone
Bliksembos



Clutia pulchella

Lightning Bush/ Gewone
Bliksembos

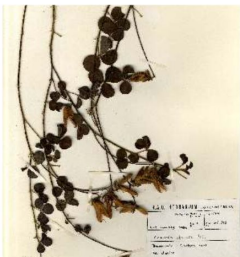


Family/Image

Botanical Name

Common Name

Fabaceae



Acacia Natalitia	Coastal Sweet Thorn
Aspalathus Spinosa	No common name found
Aspalathus sp.	No common name found
Calpurnia Aurea	Common Calpurnia, Calpurnia, Wild Laburnum, Natal Laburnum, Cape Laburnum (E), Geelkeurboom, Geelkeur, Natalse Geelkeur
Chamaechrista Mimosoides	Feather-leaved Cassia, fish-bone cassia, Japanese tea
Crotalaria Obscura	No common name found



Family/Image

Botanical Name

Common Name



Lotononis sp.

No common name found



Lupinus sp.

No common name found



No common name found

No common name found



Rhynchosia totta

Yellow carpet bean



Schotia Latifoila

bush or forest boer-bean
(Eng.); bosboerboon
(Afr.)



Tephrosia capensis

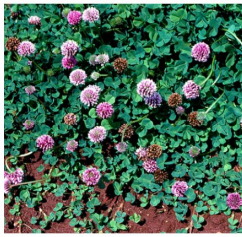
No common name found



Family/Image

Botanical Name

Common Name



Trifolium Burchellianum

burchell's clover, cape clover



burchell's clover, cape clover

No common name found



Vigna unguiculata

cowpea, caupi, southern pea

Flacourtiaceae



Dovyalis rhamnoides

Sourberry



Scolopia zeyheri

Thorn pear, Cat thorn

Gentianaceae



Thorn pear, Cat thorn

Christmas berry (Eng.);
aambeibossie,
bitterbossie (Afr.)



Family/Image

Botanical Name

Common Name

Geraniaceae



Geranium incanum

Carpet Geranium;
Horlosies, Vrouetee,
Bergtee, (Afrikaans)



Monsonia enarginata

dysentery herb.



Pelargonium alchemilloides

Lady's mantle-leaved
pelargonium



Pelargonium capitatum

rose-scented
pelargonium (Eng.);
kusmalva (Afr.)

Icacinaceae



Chaetacme aristata

Thorny Elm



Apodytes dimidiata

Witpeer/ White Pear



Family/Image

Botanical Name

Common Name

Illecebraceae



Pollichia campestris

Waxberry/
Suikerteebossie

Iridaceae



Aristea anceps

No common name found



Dietes Iridioides

Wood Iris/ African Iris/
Cape Iris/ Fortnight Lily/
Morea Iris/ Wild Iris



Ixia orientalis

No common name found



Moraea britteniae

No common name found



Moraea setifolia

No common name found



Family/Image

Botanical Name

Common Name

Lamiaceae



Clerodendrum glabrum

Flowers of magic/ Natal Glorybower



Leonotis leonurus

Wild Dagga / Lion's Ear/
Wildedagga /
Duiwelstabak

Lobeliaceae



Lobelia flaccida

Wild Lobellia



Lobelia tomentosa

No common name found

Malvaceae



Abutilon sonnerati

Butter and cheese/
Wildemalva.



Sida rhombifolia

Paddy's Lucerne/ Cuban
Jute/ Jelly Leaf/
Queensland hemp



Family/Image**Botanical Name****Common Name****Meliaceae**

Ekebergia capensis

Cape Ash/ Dog Plum/
Essenhout**Menispermaceae**

Cissampelos capensis

Dawidjies

Mesembryanthemaceae

Carpobrotus deliciosus

Purple Sour Fig/ Goena



Carpobrotus edulis

Sour Fig/ Cape Fig,/
Hottentots Fig/
Ghaukum/ Ghoenavy/
Hottentotsvy/ Kaapsevy/
Perdevy/ Rankvy/
Suurvy/ Vyerank.

Delosperma sp.(pink)

No common name found

Moraceae

Ficus burtt-davyi

South African Fig/
Scrambler Fig/ Veldt Fig

Family/Image

Botanical Name

Common Name

Myrsinaceae



Rapanea melanophloeos

Cape Beech/ Kaapse Boekenhout

Myrtaceae



Eugenia zeyheri

Eastern Cape Myrtle

Ochnaceae



Ochna arborea

Wild Planes/ Mickey-Mouse Plants

Ochnaceae



Olea europea ssp. africana

Wild Olive/ Olienhout

Oliniaceae



Olinia ventosa

Hard Pear/ Hardepeer

Orchidaceae



Satyrium sp.

No common name found



Family/Image**Botanical Name****Common Name****Oxalidaceae**

Oxalis sp. (pink)

No common name found



Oxalis sp. (white)

No common name found

Papaveraceae

Papaver aculeatum

South African Poppy/
Bristle Poppy/ Bustle
Poppy/ Iranian Poppy/
Wild Poppy**Pittosporaceae**

Pittosporum viridiflorum

Cheesewood

Plumbaginaceae

Plumbago auriculata

Cape Leadwort/ Cape
Plumbago/ Blousyselbos**Poaceae**

Cynodon dactylon

bermuda grass, giant
bermuda grass

Family/Image

Botanical Name

Common Name



Digitaria eriantha

common finger grass,
digit grass, pangola
grass, woolly finger
grass



Eragrostis capensis

Heart Seed Love Grass



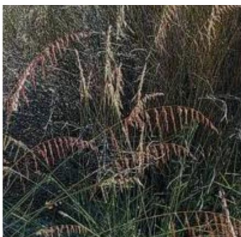
Eragrostis Curvula

Eragrostis Curvula



Ehrharta Erecta

Shade Ehrharta



Ehrharta Calycina

common ehrharta



Helictotrichon sp.

No common name found



Family/Image**Botanical Name****Common Name**

Panicum Deustum

Broad Leaved Panicum



Setaria Sphacelata

golden bristle grass



Sporobolus Africanus

Ratstail Dropseed



Stenotaphrum Secundatum

Buffalo Turf Grass

Polygalaceae

Muraltia spinosa

tortoise berry

Pteridaceae

Cheilanthes viridis var viridis

No common name found



Family/Image**Botanical Name****Common Name****Ranunculaceae**

Clematis brachiata

Traveller's Joy, Old Man's beard, Wild Clematis

Restionaceae

Thamnochortus fruticosus

No common name found

Rhamnaceae

Rhamnus prinoides

Dogwood



Scutia myrtina

Cat-thorn

Rosaceae

Rubus pinnatus

blackberry, bramble



Rubus rigidus

African bramble

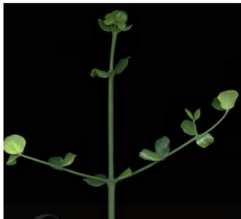
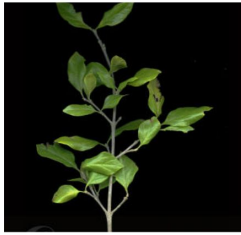


Family/Image

Botanical Name

Common Name

Rubiaceae



Rutaceae



Canthium inerme

turkey-berry

Canthium mundianum

Rock-alder.

Canthium spinosum

Doringtou

Psydrax obovata

Quar.

Clausena anisata

Horsewood

Vepris lanceolata

white ironwood



Family/Image**Botanical Name****Common Name****Salvadoraceae****Santalaceae****Santalaceae****Sapotaceae****Scrophulariaceae**

Zanthoxylum capense

Small Knobwood

Azima tetracantha

Needle-bush

Rhoiacarpos capensis

Cape Grape

Allophyllus decipiens

Forest False-currant.

Sideroxylon inerme

white milkwood

Halleria lucida

Tree Fuchsia



Family/Image**Botanical Name****Common Name***Nemesia floribunda*

No common name found

*Nemesia fruticans*

Mauve nemesia



Mauve nemesia

No common name found

*Sutura campanulata*

No common name found

Solanaceae*Solanum linneanum*

Devil's Apple

Tiliaceae*Grewia occidentalis*

Cross-berry, Four-corner (E), Kruisbessie



Family/Image

Botanical Name

Common Name

Urticaceae



Laportea peduncularis

River nettle

Vitaceae



Cyphostemma cirrhosum

No common name found



Rhoicissus digitata

Baboon Grape



Rhoicissus tomentosa

Wild grape



Rhoicissus tridentata

Bushman's Grape



Pelargonium peltatum

Ivy-leaved pelargonium/
Ivy-leaved geranium/
Cascading geranium.



Family/ImageBotanical NameCommon Name

Plectranthus
madagascariensis

Madagascar Spur
Flower



Trachelospermum
jasminoides

Starflower jasmine



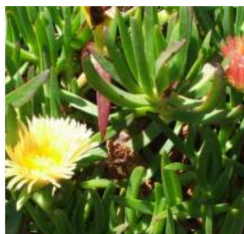
Gazania rigens

Gazania rigens



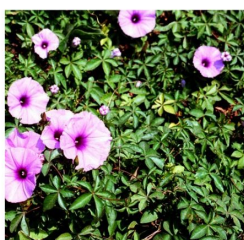
Gazania krebsiana

Terracotta Gazania/
Gousblom/ Botterblom/
Rooi Gazania



Carpobrotus edulis

Sour fig, Cape fig/
Hottentots fig/
Ghaukum/ Ghoenavy/
Hottentotsvy/ Kaapsevy/
Perdevy/ Rankvy/
Suurvy/ Vyerank.



Ipomea sp.

Morning Glory



41. Hard Landscaping

Hard (non permeable) landscaping surfaces, i.e. brick paving, tiling, etc. around houses will not be permitted to cover the entire site. Cumulatively hard landscaping shall not cover more than 25% of each plot's disturbance area and a minimum of 25% of each disturbance area must be soft landscaping (plant materials).

42. Royalston Colour Pallet

An approved exterior paint colour palette can be obtained from the RDC. Alternative exterior paint colour proposals need to be submitted to the RDC, and RDC reserves the right to approve based on what the RDC perceives as merits of the proposal. Interior colours are not considered as an externally visible design element and plot owners may vary, provided not visible from the exterior.

43. List of Banned Materials and Items

1. Vibacrete and pre-cast panels
2. Timber fencing and sheds
3. PVC windows and doors; balustrades and panels need to be expressly approved by RDC
4. Steel windows, steel frames and external steel doors
5. IBR profile metal roofs (other than the Chromadek previously specified as acceptable roof cover) and the use of any such sheets for divisions, partitions, fences, boundary definition, visible elements, permanent shutters etc. are specifically banned.
6. Shade netting of any kind as a permanent structure.
7. Fibreglass sheeting and transparent roof covers
8. Concrete paving slabs
9. Cottage pane timber windows and doors.
10. Imitation stone, or any other imitation product, other than approved composite cladding and PVC picket fencing.
11. Visible TV aerials, antennas, dishes, geysers, water tanks, external air-conditioners, window rattlers



12. External security screens, grilles and burglar bars
13. Fibre cement roof sheets.
14. Concrete window frames
15. Spanish-plaster
16. Canvass Awnings, except for examples specified.

44. Definitions

Unless the context indicates otherwise, the words used in the AG shall have the following meanings:

“dwelling” means a building containing only one dwelling unit for residential occupation.

“dwelling unit” means a self-contained inter-leading group of rooms with no more than one kitchen, used only for the living accommodation and housing of a single family, together with garages, pergolas, verandahs, stoeps, service yards and elements that are ordinarily used therewith.

“cadastral boundaries” means the plot boundaries as indicated on the approved Land Surveyor’s General Plan. This area will be pegged, but need not be fenced. If the plot owner chooses to have it fenced, it has to comply with the AG.

“coverage” means the total area, expressed as a percentage of a site, that may be covered by buildings measured over the outside walls of the structure(s) and covered by a roof or projection.

“disturbance area” means the predetermined area on the site that may be used for any building activity (e.g. house, outbuildings, second dwelling units, swimming pools, tennis courts etc.) and gardening.

“outbuilding” means a structure which is designed to be normally utilized for the housing of domestic staff, for the garaging of motor vehicles and for storage purposes in so far as these uses are usually and reasonably required in connection with the main structure, but does not include second dwelling units;

“plot owner” means an owner of a vacant serviced plot without any improvements.

“homeowner” means an owner of a plot with improvements including a dwelling and associated structures.

“primary use” : residential 1 use subject to Royalston Architectural Guidelines.



“consent use” : second dwelling for residential use subject to Royalston Architectural Guidelines.

“land use restrictions” : the restrictions of coverage, zoning, use, regulation and limitation that applies to the plot.

Note: Amendment of Cadastral Regulation plan

The disturbance zone may only be moved in exceptional situations and a full motivation must be submitted for approval to the following bodies: The RDC or delegated authority, the developer ECGP and the Home Owners Association.

General

- i) All owners must comply with the cadastral regulation plan.
- ii) Residential 1 properties will not be allowed to be subdivided
- iii) All building plans must be accompanied by a:

(a) **Site plan:** indicating contours, heights and the position of the dwelling and driveway in relation to the disturbance area and the cadastral boundary. Such a base contour plan is to be prepared by a registered Land Surveyor.

(b) **A Beacon Certificate:** confirming that the house beacons in relation to the plot as well as the disturbance area have been pointed out to the owner or his/her agent by a registered Land Surveyor.

(c) Set of **“As built” Plans:** It may be necessary, if warranted, to supply certification in respect of the “as-built” house in relation to the disturbance area as well as the height of the building in respect to the natural ground level. The above must be carried out by a registered Land Surveyor.

(d) **Landscape Plan:** A Landscape Plan for the garden of the disturbance, although not mandatory, is encouraged and may be submitted with the architectural plans. Nonetheless, all plant species to be planted must compile with requirements of this document, and other relative binding documents.



Private Open Space (communal)

Primary uses: That of a "nature area" except for areas identified for use of sport facilities, maintenance, roads, park, trail, pet walking zone and other communal facilities.

Consent uses: none.

The development of any "Private Open Space" area for any use indicated other than "nature area", after the development period, will be subject to the approval of a Site Development Plan by the RDC, ECGP, HOA, RMD and the Local Authority.

Private Open Space (private)

Primary uses: That of a "nature area" around the edges inside the building lines and garden/entertainment inside the free space of the disturbance area.

Consent uses: Gardens, pool, gazebos, entertainment areas, decks, braai etc.

Low key seating areas such as benches are allowed. Gazebo's no more than 20m² in extent and 3.5m high at the roof apex, provided that these structures shall comply with the Architectural Guidelines.

No extension of disturbance zones into the Private and Public Open Space areas will be permitted.

45. Schedule: Royalston Design Committee Submission Form

Note: Basic process before building: When a plot owner wants to plan their home for building the following process must be followed. They may use a registered architect. They are encouraged to make use of the in house architects DMV Architecture CC because of their familiarity with the project and it could be beneficial and time saving, but it is not a mandatory requirement. Plot owners must design their home in line with the Architectural Guidelines. If necessary they may table a list of queries to the Royalston Design Committee for information or clarification. This can be forwarded to Dal Venables at DMV Architecture: dal@dmvarchitecture.co.za or dal@royalston.co.za. This may only be done once off at no charge, further meetings before submission of the plans will involve a consulting fee. Once the design is finalized it must be submitted to the RDC (Royalston Design Committee) at the offices of DMV Architecture. There will be a scrutiny submission fee of R 7 000 per house at



submission stage and a R 3 000 certificate fee at final completion of building. The RDC will approve, ask for amendments or disapprove of the submission. Should DMV Architecture be the appointed architect, then no RDC submission fee will be required, only the R 3 000 certificate fee will apply.

Once the submission is approved by the RDC, the owner may submit the plans to the local municipality for approval. Only upon approval of these plans by the local municipality, may they commence the building process. Royalston, its shareholders, employees and all its agents are specifically indemnified by the plot owners from any claims arising out of building work being undertaken without the proper approvals first being obtained. It remains the responsibility of the plot owners to obtain all the mandatory approvals and to satisfy all restrictive conditions that may be imposed by the relevant legitimate authorities.

The plot owner may only commence building once they (building contractor and owner) have signed the Building Contractors Code of Conduct Contract herein, and satisfied any of the further conditions as described in the building process flow diagram. A list of approved contractors will be available from which the owner may choose, or they may apply to have themselves added to the list as a home builder or alternatively they may nominate a contractor to build on their behalf. There will be an application fee of R 1000. The RDC will deal with these appointments and applications. The submission does not imply automatic acceptance of the plot owner or his nominated contractor as approved contractor. The RDC can turn down an application and does not have to enter into a debate or give reasons for its decision. Its decisions will be legally binding and final.

Under no circumstances may any owners commence building without these binding conditions being met. The Code of Conduct Contract will set out the rules with regards to the control of contractors which is in the best interest of all parties. (Eg: Building times, Health and Safety, Access rules, max loads, quality control, pavement deposits, enforcement of fines etc)



PLAN SUBMISSION FORMS

All sections of this schedule must be duly completed and a copy attached to the drawings being submitted to the RDC for approval.

Plot Number:

Date:

Registered Plot Owner Name:

Postal Address (other than this plot):

Tel number:

Cell no:

e-mail :

Signature of Registered Owner:

.....

PROPOSED DWELLING INFORMATION:

Plot Area m2:

Area - m2:

Proposed Coverage m2:

Total Floor Area Proposed:

Ground Floor Area m2:

Basement area m2:

Open Verandah m2:

First Floor Area m2:

Loft Area m2:

Garage m2:



Review Panel Scrutiny Fee:

ARCHITECTS INFORMATION:

Architect Name:

.....

Address:

Tel number:

Cell no:

e-mail :

SACAP Registration number

ENGINEERS INFORMATION:

Structural Engineer:

.....

Address:

Tel number:

Cell no:

e-mail :

Registration number



MATERIALS FOR CONSTRUCTION:

Foundations material and details:

External Walls materials:

Roof materials:

Total Roof Area:

Flat roofs:

Gutters and Down pipes:

Doors:

Windows:

Garage Doors:

Water Tank information:

External Materials:

Roof:

Gutters:

Rain water down pipes:

Fascias:

Bargeboards:



Walls - Ground Floor:

First Floor:

Stonework:

Chimneys / Jetmaster:

Window Frames:

Shutters:

Front Door:

External Doors & Frames:

Garage Door/s:

Verandah - Posts/Columns, Pillars, Railings and Balustrades:

Verandah – Floor:

Balcony:

Decks - Posts/Railings and balustrades:

Decks – Floors:

Pergolas material, Pillars, Columns, Railings and balustrades:

Porches:

External Staircase:



Balustrades:

Carports:

Canopies/Awnings:

Fences, grilles and Hedges:

Entrance gates:

Street Boundary enclosure (if any):

Driveway Pavers:

Parking Pavers:

Paving – Landscaping:

Low walls in Gardens:

Exterior Light Fittings:

Wall mounted light fittings:

“Clearedge” Position:

Vehicle and pedestrian Entrance Positions:

Satellite dish, TV aerial and Antennas:

Tank details and specification:



To: **Royalston Design Committee**

I _____ (name of Architect) certify that:

- a) The submitted plans and documents are my work;
- b) The plot sizes, coverage and floor areas are correct;
- c) The materials, element descriptions and sizes are correct.
- d) All the drawings and documents as specified in the Architectural Guidelines are included in this submission.

Where building work is supervised by Architect:

I furthermore confirm that:

- a) I **have been** or **have not been** appointed to supervise the building work.
- b) I will inform the RDC immediately if I am no longer supervising the building work.

Signed by Architect: **Date:** 20.....

SACAP Reg no.



Declaration by the Plot Owner:

I, the undersigned

_____ (Name) being the Registered Owner of
plot number the property situated in village (name)

..... hereby declare that I have personally

familiarising myself with all the requirements of the Architectural and Building Guidelines (ABG) and Home Owners Regulations and assume responsibility for complying with all aspects thereof in this submission for building plan approval.

I agree to comply with all applicable Local Authority conditions, Sales Agreement Document and its annexure's.

I agree that professionally drawn architect's plans of any amendments, alterations or additions that may be required will be submitted to, and approved by, the RDC and the

Local Authority before any construction commences.

I understand that, if the building specifications of the dwelling do not fully comply with the approved plans during construction, building work may be suspended, or occupation of the dwelling refused, by RDC, ECGP/RMD and /or Royalston Homeowners Association and / or the

Local Authority until any such deviations have been corrected at my expense.

I furthermore confirm that I have read and understand the Royalston "Owner's and Contractor's Code of Conduct". I acknowledge and accept the Code and the consequences of breaches set out therein. I specifically accept that if one of my Contractor's is in breach of the Contractor's Code of Conduct, that Contractor may be denied access to Royalston until such time as the breach has been satisfactorily rectified. In the event that access is denied,

I hereby indemnify RDC, ECGP and / or Royalston Homeowners Association and hold them



harmless against any claim for damages or loss that I may suffer as a result thereof.

I confirm that the building work will be supervised by:

.....

Signed by plot owner: Date: 20.....

Where building work is supervised by Owner:

I understand that it is a concession of the Royalston Design Committee (RDC) to allow building without an architect's supervision. I accept that a compliance fee of R25 000 (twenty five thousand rand only) is to be paid to RDC as security against non compliance with the requirements of the Architectural Guidelines. Consideration will be given to refund a portion of this compliance fee, to a maximum of R20 000 (twenty thousand rand only) with the understanding that, should there be any material deviation from the approved plans on final inspection, no refund will be considered.

Owner's name:

.....

Signed by plot owner: Date: 20.....



46. Owners and Contractors Code of Conduct

46.1 General Information

This code of conduct will regulate the relationships between plot owners, home owners, the developer, ECGP, the RDC, HOA, RMD building professionals and contractors. It is necessary to regulate the building process and all forms of construction to ensure a harmonious relationship between residents already living at Royalston, the natural environment and contractor activities. The rules and regulations described below are intended to ensure that living standards are not unduly compromised by the construction activities whilst allowing contractors adequate scope to do their work efficiently.

This Code and all the requirements of the Environmental Management Plan (EMP), Architectural and Building Guidelines, Agreement of Sale and its annexure's are applicable to all plot owners and contractors. The rules and regulations must be strictly adhered to during building operations, construction activities and rehabilitation procedures.

The RMD/RDC/HOA and his agents have been appointed by the developer to enforce the Code of Conduct.

Transgression of certain of the rules and regulations will result in a penalty, which may include a fine, being imposed on the Plot Owner and / or the Contractor. The RDC will hold the plot owner personally responsible for the enforcement of all rules and regulations. Similarly, the plot owner will be responsible for payment of all fees, deposits and fines, even if they have been imposed on the contractor. The private arrangements between the plot owner and his contractors are not the business of the RDC. Fines will be payable to the relative parties.

A signed copy of this Code of Conduct, a signed copy of the Indemnity Form and a copy of the All-risks and Public Liability Insurance cover accompanied by a signed Contractor Site Access Checklist must be presented to the RMD/RDC/HOA before the commencement of any activities on the plot.



46.2 Penalties

Penalties will be imposed by the RMD/HOA or their agents for breaches of the rules and regulations set out in this Code of Conduct. The penalty is over and above the cost of rectifying the problem and/or damage. Fines may be imposed for minor offences like littering, damage to grass verges, up to the most serious like endangering of people and killing of animals. The DM will not be unreasonable with the imposition of penalties and will make sure that they are acceptable and in line with those issued in the Public Services for similar offences.

Penalties may include:

- (a) Fines which will vary on a sliding scale from R1000.00 to R200 000.00 as determined by the Chairman of the HOA and / or ECGP, the Royalston Managing Director (RMD), the RDC Chairman and the Estate Manager (acting jointly or independently) and depending on the seriousness of the breach; and / or
- (b) Denial or restriction of access to the development until such time and under such conditions as determined by the Chairman of the HOA and / or ECGP, the RMD, the RDC Chairman and the Estate Manager (acting jointly or independently) and depending on the seriousness of the breach; and / or
- (c) A written notice/instruction to cease construction activities until such time and under such conditions as determined by the Chairman of the HOA and / or ECGP, the RMD, the RDC Chairman and the Estate Manager (acting jointly or independently) and depending on the seriousness of the breach.

46.3 Pavement Deposit

A pavement deposit of R5000 (five thousand rand only), payable to the developer ECGP/HOA, must accompany the Commencement of Building Form together with the approved plans. This amount will be refundable on completion after a final inspection checklist has been successfully completed by the RDC and the RMD. The deposit or a portion thereof may



be withheld as compensation for damages resulting from the contractor's negligence during building operations.

46.4 Access to the Plot and Storage

Access to the plot will be demarcated as a straight 3000 mm wide route from the street surface onto the Disturbance area of the plot. No access is permitted other than along this route. Vehicles and pedestrian access is restricted. It is the responsibility of the plot owner, his contractors and agents to ensure that all deliveries are made via this route and that no secondary paths are created. No access via other plots and open spaces will be allowed. Access to adjoining properties and driveways must be kept clear at all times.

Site vehicles shall only be permitted on existing roads to the site as required to complete their specific tasks. No vehicles will be allowed on natural areas or on adjoining stands. The safety of other road users must be ensured at all times. All vehicles must be roadworthy. A maximum speed limit of 20kph must be observed anywhere on site. The contractor shall prevent public access to the construction site. All construction vehicles are to use the Kragga Kamma Road Entrance.

The contractor must store all building materials within the disturbance area. Materials may not be stored on the street surfaces or along roadsides. Any disturbances caused by access or storage must be made good immediately. Rubbish needs to be stored daily out of site, and removed off site weekly.

No galvanised iron, metal or timber huts are allowed on the site. The contractor must make use of a container for offices and stores.

46.5 Disturbance Areas

The disturbance area must be identified and confirmed by a registered surveyor with the approval of the RDC on plan. These disturbance areas must have been predetermined and approved. In the event that any deviation is required, the procedure as set out in the Architectural Guidelines must be followed. An application for a deviation must be brought to the RDC for consideration and approval. Additional pegs may be put in place by the building



contractor, between the four surveyed points of the disturbance area. These are to be placed before the erection of the shade cloth barrier and are to remain in place until all landscaping is complete. These pegs are to provide a clear indication of the disturbance area boundary. No activity is to take place beyond these pegs. Contractor's employees are not permitted outside the disturbance area.

46.6 Conduct of Plot Owner, Building Professionals, Contractors and Agents

The conduct of Plot Owners, Building Professionals, Contractors, sub-contractors and their personnel should be exemplary at all times. The Plot owner and his contractor are at all times responsible for their sub-contractors, suppliers and employees whilst on the development, including, but not limited to any damages caused by such sub-contractors, suppliers and / or employees whilst on the development.

The Plot Owner, Building Professionals, Contractors and Agents are not allowed to wander around the development and are restricted access to other plots dwellings, offices and facilities.

46.7 No Access to the Game Park and Nature Reserve

Building Professionals, Contractors, sub-contractors and their personnel shall not have a right of access to the game Park and Nature Reserve. They are specifically restricted to the route from the entrance gates to the specific plot via the established streets.

- The Development's public open spaces (open park and river beds), garden furniture (including possible jungle gym), entrance walling and signage must be maintained and used in terms of the Home Owners Constitution.

46.8 Vegetation

Prior to commencing with site clearing in the disturbance area notice must be given to the RMD. Plot owners are responsible for acquiring the relative permits were necessary in terms of protected species. Cleared vegetation must be removed from the site simultaneously during the clearing operation, and all cleared vegetation is to be removed from the



development within 48 hours of completing the clearing. In the event of delays, the HOA/RMD will make arrangements for the removal and charge the homeowner at a prime rate. No construction equipment or activity will be allowed outside the demarcated disturbance area.

46.9 Temporary Accommodation

No temporary accommodation is available and no such structures may be erected on site. A caravan may be placed on site for the duration of the construction program. This may be used as site office and for a guard at night. No more than one person may stay there overnight. The caravan may not be left on site for more than 3 months at a time without the written consent of the RMD, ECGP and the RDC. Once the dwelling has been roofed, the caravan must be removed from site within 7 days.

The contractor's camp, offices and storage facilities shall not be located within an environmentally sensitive area. The camp's position must be approved by the Development Manager, ECGP and the RDC. Water from taps, sinks, troughs and basins etc. shall be discharged in an approved manner.

46.10 Architectural Guidelines (AG) and Building Plan Adherence

The contractor undertakes to familiarise himself with the Royalston Architectural Guidelines. The contractor undertakes to build in accordance with, and not deviate from, the provisions of the A.G.

The Contractor must ensure that he builds in accordance with, and does not deviate from, the signed and approved building plans. The contractor must ensure that a copy of the signed and approved building plans is available on site for inspection at all times. A second copy is to be handed to the Building Control Officer prior to commencement of building operations.

A copy of the Owner's and Contractor's Code of Conduct must also be signed by the plot owner and his contractor(s) and handed to the BCO prior to commencement of any construction activities.



The contractor is also required to have a registered Land Surveyor certify that the final height of the highest point of the apex of the structure above NGL (Natural Ground Level) is at the maximum not more than 9000 mm.

46.11 Environmental Controls

The plot owner and the contractor(s) acknowledges that they are working in an environmentally sensitive development in a Game Park and Nature Reserve and agree to conform to all regulations and environmental controls specified in the Environmental Management Plan, Reserve and Conservation Management Plan and all other relative annexures to the agreement of sale for the development or as directed by the Environmental Control Officer (ECO) and the Royalston Managing Director (RMD). They certify that they have read and understand the EIA.

46.12 Contractual Obligations

The contractor hereby acknowledges receipt of a copy of the RDC approved building plans, and has familiarised him/herself with the EMP, the ABG, as well as the relative annexure's to the agreement of sale and confirms that he will immediately familiarise himself with the contents thereof. The contractor shall comply with all environmental obligations imposed by the RMD and the RDC.

The contractor shall co-operate fully with the RMD, ECGP, RDC & the HOA to ensure that the objectives of all the relevant binding documents, or the relevant parts thereof, are fulfilled in the course of the contractor's execution of his works.

The contractor undertakes to ensure that all workers undergo induction training on the requirements of the code of conduct and EMP. The RMD or RMD's agent must be present at the time of preparing snag lists and must confirm that all work has been completed before issuing a completion certificate.

The RMD or the RMD's agent, must be present when the local authority conducts its inspection prior to issuing an occupation certificate.

All work has to be executed in compliance with the applicable National Building Regulations.



46.13 Erosion Control

The contractor shall take all necessary and adequate precautions to prevent soil erosion resulting from diversions, restrictions or increases in the flow of storm water or water resulting from its operations and activities to the satisfaction of the RMD, ECGP and the RDC.

The contractor(s) shall ensure that any disturbances or excavations on steep slopes/inclines and the creation of steep slopes are kept to a minimum, thus reducing the potential for erosion. Where soil erosion does occur during the construction period, the contractor shall reinstate such areas to the satisfaction of the DM, the BCO, ECGP, RDC and the Local Authority. The contractor shall be responsible for rehabilitating all areas in such a way that erosion potential is minimised.

The plot owner will ultimately be held personally responsible to ensure adequate compliance.

46.14 Noise Control

The contractor(s) shall contain and limit noise levels as far as is possible during construction activities and familiarise themselves with, and adhere to, any local by-laws and regulations regarding the generation of noise. Any work conducted over a weekend must be “quiet work” if allowed at all.

46.15 Dust Control

The contractor shall implement appropriate measures to minimise dust or wind bourn sand generated as a result of his work, operations and construction activities which measures shall be to the satisfaction of the RMD and the RDC. Particular attention shall be paid to preventing dust generation during earth moving and stockpiling activities. Dust control measures should include regular and effective treatment of working areas.

Fencing around the entire perimeter of the work site needs to be a minimum of 1.5m, with suitably secured support posts and sturdy wooden frame which needs to be entirely covered by 80% green shade cloth. Where a boundary is shared with an existing neighbour, or a side



of the site affects a neighbour, the height of that particular part of the fencing needs to be 1.8m

A farm-type gate to be used for the main entrance on the site.

Storage containers to be in good condition and painted green.

All temporary stockpiles to be placed within the disturbance area and are to be no higher than 1.6m

Temporary stockpiles are to be securely covered by at least an 80% green shade cloth or tarpaulin.

Excess topsoil needs to be carted away to designated stockpile area.

The contractor shall take appropriate precautions to limit run-off. The contractor shall ensure that no materials escape from transport vehicles by providing covers to confine the material during transport. Any materials deposited on verges, in streets, in open spaces and on any other land must be cleared immediately.

Penalties and fines for non compliance may be imposed.

46.16 Fires

There is a high risk of fires in the area, particularly during the dry summer months and periods of high wind velocity. The contractor(s) shall take all reasonable steps to avoid increasing the risk. No open fires or naked flames for heating or cooking shall be allowed on site. Electrical equipment shall only be permitted in the contractor's camp and may never be left unattended.

The contractor shall ensure that all personnel are aware of the fire risk and the need to extinguish cigarettes before disposal. The contractor must have a fully functioning 3kg dry powder fire extinguisher on site at all times and must ensure that all personnel are taught how to use it. **No burning of waste on any part of the development is permitted (including the building site and disturbance area).**

The contractor shall identify the authorities responsible for fighting fires in the area and shall liaise with the developer and the DM regarding procedures to be followed in the event of a fire.



Green Bushes Fire Station	041-5085640	041-5085640
Miramar Fire Station	041-5085620	041-5085620
South End Fire Station	041- 5852311	041- 5852311

The contractor shall ensure that his staff are aware of the fire risk and are aware of the procedures to be followed in the event of a fire. The contractor shall also ensure that all the necessary telephone numbers etc. are posted at conspicuous and relevant locations. The contractor shall advise the relevant authority of a fire as soon as one starts and shall not wait until he can no longer control it.

The fire danger is also very high on the site due to the type of vegetation and long grass that naturally occurs. This is further aggravated by removal of trees and vegetation as part of the rehabilitation plan. Smoking will only be allowed in designated areas. Cigarette butts may not be dropped anywhere on the development.

46.17 Animals

Construction areas including trenches and stores must be checked daily for animals. In the event that wildlife is present on the plot, please inform the RMD immediately. No fauna may be harmed, trapped or killed. Most animals move away naturally except possibly snakes and tortoises. Domestic pets are not allowed on the plot during the construction process. Setting of snares will be regarded as a serious offence and will lead to the eviction of the guilty party from the development and attract a severe penalty.

46.18 Drinking and Construction Water

The contractor shall provide safe clean water for drinking and construction purposes on a temporary basis until such time as it is available from the local system. Water must be used sparingly and all taps securely closed when not in use. The water used during construction must be metered.



46.19 Fuel and Chemical Management

The contractor shall ensure that fuels and chemicals (e.g. drums of fuel, grease, oil, brake fluid, hydraulic fluid, thinners, turpentine, paraffin etc.) are stored and handled so as to minimise the risk of spillage. Appropriate steps are to be taken to prevent pollution and contamination. All fuel, oil, chemicals etc. shall be confined to specific and secured areas within areas of low environmental importance within the disturbance area. These substances must be stored in a bunded area with adequate containment (at least 1,5 times the volume of fuel) for potential spills or leaks. Bunding, also called a bund wall, is the area within a structure designed to prevent inundation or breaches of various types. Fuel dispensers shall be hung within the bunded area while not in use. Gas and fuel shall not be stored in the same storage area.

The contractor shall stand any equipment that may leak and does not have to be transported regularly, on watertight drip trays to catch any pollutants. The drip trays shall be of a size that the equipment can be placed inside it. Drip trays shall be cleaned regularly and shall not be allowed to overflow. This waste is to be removed from site.

The contractor is responsible for the cleaning-up operation of any fuel, chemical and hazardous substance spillage on the plot or any other areas caused by the construction or related process. Any such spillage must be reported to the DM immediately. The contractor shall also ensure that rainwater does not run off from areas containing cement, paint, aggregates, oil, diesel, petrol and contaminants etc. and thus result in a pollution threat.

46.20 Earthmoving and Stockpiling of Topsoil / Materials

The contractor shall temporarily stockpile topsoil materials in such a way that the spread of materials is minimised and thus the impact on the natural vegetation reduced. The stockpiles must be placed within the disturbance area. Any excess topsoil is to be carted, at the expense of the contractor, to a designated stockpile area as indicated by the RMD. No topsoil is to be removed from the development without approval from the RMD.

All spoil material is to be carted off site by the contractor, at their own cost, to a recognised dump site, unless otherwise specified by the RMD. Notice must be given to the RMD and the



RDC when the operation commences. No spoil material is to be dumped anywhere on the rest of the development without the written approval of the RMD and the RDC.

46.21 Construction of the Dwelling

All activities relating to the construction of the dwelling must adhere to the specifications as set out in the Environmental Management Plan. The National Building Regulations apply and will be enforced by the Local Authority building inspector.

46.22 Temporary Fencing

Before the commencement of any construction or land clearing work, the footprint of the work must be identified in consultation with the RMD and RDC. This footprint must then be clearly fenced with shade cloth to a minimum height of 1,5m on all sides of the disturbance area, with sides affecting neighbours increased to 1,8m.

46.23 Blasting

No conventional blasting will be allowed on the plot. Where required, rock-breaking techniques must be used as approved by the RMD.

46.24 Storm water

Storm water requirements are included in the EMP for Road Design and Contractor Control Measures. Construction must take place under the guidelines of the RMD.

- The natural storm water runoffs must be maintained as far as practically possible.
- Potential storm water erosion must be prevented by a system of gabion/natural stone dissipaters at all storm water discharge outlets.
- Regular monitoring of storm water outlets and water courses during and after rain is essential, especially during construction that opens up the natural soil level i.e. digging of trenches, removal of ground cover and topsoil.



Surface and groundwater pollution must be prevented at all costs. The contractor shall take all reasonable steps to prevent pollution of surface and groundwater as a result of his building activities. Pollution could result from the release (accidental or otherwise) of chemicals, paint, oil, petrol, diesel, sewage, construction water or waste products. Cement and building waste must be placed in a bin or skip. All waste must be regularly removed from site to an approved dump site.

Runoff from painting activities is not allowed. All painting materials and equipment is to be cleaned off with care. This is to be carried out over drip trays filled with sawdust or similar absorbent material.

Any refuelling of machinery and vehicles is to take place under adequate spill prevention measures to prevent leakage. A trap or tray is required to prevent spillage. The sand in the trap must be replaced regularly and its contents disposed of off the site at an appropriate waste disposal facility. The cost and any clean-up will be for the account of the contractor.

In the event of any pollution entering any water course the contractor shall inform the RMD immediately.

46.25 Use of Alcohol and Intoxicating Substances

The use of intoxicating substances such as spirits, alcohol, dagga or drugs is strictly prohibited on the development. Intoxicated plot owners, contractors, building professionals, staff and invitees will not be permitted on the development. They will be escorted off the property by the security officers.

46.26 Privacy

When building on a site where the neighbouring property is already completed and occupied, the contractor(s) must screen the building area of the plot from the neighbouring property by using at least 1.8m high 80% shade cloth or similar material, maintaining it for the duration of the contract only. After completion of the project, it must be removed and suitably disposed of.



46.27 Working Hours

Working hours at Royalston are as follows:

Monday to Friday: 07h00 to 18h00

Saturday: 07h00 to 14h30 (Alternate)

No work is allowed on Sundays and Public Holidays or during the official Builders' Annual Holidays.

Extended working hours may be negotiated with the RMD depending on the plot location and with due consideration of other residents.

46.28 Watchmen and Security Arrangements

No employees will be allowed to remain or sleep on site outside permitted working hours. In the event that a need arises for watchmen and special security arrangements, these need to be approved by the DM.

46.29 Deliveries to the Plot

No delivery is allowed on the development or any plot on Saturday after 13h00 and Sundays or Public Holidays and before 07h30 and after 17h00 from Monday to Friday. The contractor must make all the necessary arrangements regarding deliveries with his suppliers.

Contractors will at all times be responsible for adherence to this Code by their own staff and delivery persons. It is the contractor's responsibility to inform all delivery drivers/companies of the Code of Conduct and all requirements as it applies to them. All orders must include the delivery address and plot number on the delivery note. Deliveries to the building site may take place only from the street frontage of the site. All delivery vehicles shall leave the development once the delivery is complete. No building material may be off-loaded or stored on any sidewalk or roadway. Delivery vehicles may not be parked or left unattended upon any roadway, sidewalk, verge or parking bays in the development. Any diesel, petrol or oil spillage caused by any construction or delivery vehicle on any street, verge or sidewalk shall immediately be cleaned by the contractor. For the removal of material, builder's rubble, equipment, plant and equipment from the development, the same restrictions as noted above are apply.



The contractor must ensure that his and the delivery drivers keep to the development speed limit of 20km/h. The contractor is responsible for any damage caused by his vehicles, as well as delivery drivers, staff and vehicles.

Special care must be taken with the delivery of concrete. The delivery of concrete has the potential to cause lasting damage to the street surfaces, verges, pavements and landscape vegetation. It is therefore important that these deliveries are handled with particular care. Any spillage from the concrete trucks onto these surfaces is to be swept with a broom and washed off with water before concrete reaches its initial set. Aggregate spillage is to be removed from street surfaces and verges. The mixing of mortar or concrete is not permitted on any street surface. Inspection covers, concrete surfaces or any area outside the disturbance area is not meant for the mixing of concrete.

46.30 Induction of Contractor and Staff

All contractors and their personnel, sub-contractors as well as major suppliers will be required to attend an induction prior to them commencing work at the development. At this course, the contractor(s) must inform their staff of all the contents of the Code of Conduct, Health and Safety Arrangements, Fire and Security Arrangements.

46.31 Refuse Storage and Disposal

Refuse shall be disposed of at an approved waste site as agreed between the contractor(s) and the Local Authority or his/her appointed waste disposal sub-contractor. Refuse shall not be burnt or buried on or near the plot or anywhere on the development. The contractor shall provide labourers to clean-up the contractor's camp and site on a daily basis. The contractor shall also clean the contractor's camp and site of all structures, equipment, residual litter and building materials at the end of the contract.

Contractors shall not make themselves guilty of fly tipping under any circumstances. The game Park and Nature Reserve is not a tipping site.

Refuse refers to all solid waste, including building rubble (ie. cement bags, wrapping materials etc), waste and surplus food, food packaging, organic waste etc. The Contractor



shall ensure that all refuse is deposited in refuse bins, which he shall supply and arrange to be emptied on a regular basis. Refuse bins shall be of such design that the refuse cannot be blown out and that animals are not attracted to the waste and cannot spread it around. Refuse bins shall be water tight, wind-proof and scavenger proof.

46.32 Ablutions

A Minimum of 1 chemical toilet per 10 people is required. The contractor shall be responsible for providing all sanitary fittings for the staff on site. The toilets shall be of sound construction and shall be provided with doors and locks and shall be secured to prevent them from being blown over. The contractor shall keep the toilets in a clean, neat and hygienic condition. The contractor shall supply toilet paper at all toilets. The contractor shall be responsible for the cleaning, maintenance, servicing and emptying of the toilets on a regular basis. The contractor shall ensure that the toilets are emptied before the builders' or other holidays and the waste be stored and disposed of at an appropriate place off site. The contractor shall ensure that no spillage occurs when the toilets are cleaned and emptied.

The contractor(s) shall ensure that their staff do not urinate and deposit human stool on the plot, in open spaces, on other plots, on verges, in streets or anywhere on the development other than in toilets.

The contractor(s) may only be allowed to connect toilets to the sewer system with the approval of the RMD.

46.33 Staff and Vehicle Identification

The contractor must issue a list of staff names and identity documents for approved access to the RMD, who will make suitable arrangements with the security company. Access to the estate will be controlled by the RMD and their security company.

Cotractors are obliged to submit staff and vehicles for inspection upon entering and leaving the estate.

It is the responsibility of the contractor to ensure that the staff and vehicle lists are complete and up to date at all times.

Right of admission is reserved by the state management.



46.34 Health and Safety plus Insurance

The plot owner and his contractor(s) will be responsible for ensuring that a compliant health and safety policy and procedure is in place for the duration of the construction process. They must do the following:

- 1. Register the project, staff and company as required**

Decide whether you need to notify the Health and Safety Executive or your local authority about your building activity and where necessary, do so.

- 2. Take out Compulsory Employer's Liability Insurance**

Employer's Liability Insurance covers you against claims from employees who are injured or become ill as a result of their work.

- 3. Appoint a competent person**

Appoint a competent person to help you meet your health and safety duties. This does not have to be an external consultant.

- 4. Write your health and safety policy**

Your health and safety policy sets out the arrangements you have put in place for managing health and safety in your business and on site for this particular project. It is a unique document that says who does what, when and how.

- 5. Assess the risks**

Decide what could harm people and what precautions you intend taking in the event of an accident or injury. This is your risk assessment. You must act on the findings of your risk assessment, by putting sensible controls in place to prevent accidents and ill health and making sure they are followed.

- 6. Provide basic welfare facilities**

The plot owner and the contractor(s) must provide a safe and healthy working environment for all their employees. This includes toilets, washing facilities, drinking water, rest areas and appropriate lighting and temperature.

- 7. Provide free health and safety training and supervision**

Everyone who works for you, including self-employed people, needs to know how to work safely and without risks to health. So you need to train them and supervise their work.



8. Consult your workers and ensure they wear safety gear

Consultation means discussing health and safety with your workers allowing them to raise concerns and influence decisions. Take their concerns seriously.

9. Display the health and safety law posters / safety signage

The poster includes basic health and safety information and lets people know who is responsible for health and safety in your workplace. Or you can give workers a leaflet.

10. Study and understand the relevant reporting procedures

The Reporting of Injuries, Diseases and Dangerous Occurrences must be handled sensitively and you have to report work-related accidents, diseases and near-miss incidents. Make sure you know how to report, even if you never need to.

11. Be current and keep up to date

Follow the news in your sector through e-bulletins, news feeds, pod casts and texts to your cell phone.

12. "Rather safety than sorry".

Contractors are required to take out all-risks and public liability insurance cover. The contractor and plot owner will indemnify ECGP, the DM, the RDC, the HOA, the BCO and their heirs from any claims arising from the building activity on the plot. A copy of the insurance and a signed copy of the indemnity form must be delivered to the DM before any construction is started.

Workers are to be delivered to, and collected from, the erf site they are working on, and are not allowed to walk to and from the gatehouse to site.

46.35 Acceptance of the Code of Conduct

This Code of Conduct is hereby accepted unconditionally by the undersigned plot owner and his/her contractor. The developer (or its duly authorised agent/s) is hereby authorised to impose the penalties as set out above.



46.36 Indemnity Form

The undersigned plot owner and his/her contractor(s) confirms that:

46.36.1 They are aware that ECGP, the RMD, the RDC, the HOA, and their heirs, its employees, agents, contractors and / or any other associated bodies ("the parties"), cannot ensure his or their associates, invitees, employee's or subcontractor's safety during construction activities.

They agree to exonerate "the parties" and indemnify them against any injury, loss, claim or damage which they or any others, including their associates, invitees, employees or sub-contractors, may suffer due to any act or omission on the part of "the parties", whether through negligence or otherwise.

46.36.2 They indemnify "the parties" against any costs or damages whatsoever arising as a result of the implementation and enforcement of this Code of Conduct and/or the building activity on the plot.

Name of Plot Owner _____

Plot number _____

Postal Address _____

Physical Address _____

Telephone Number _____

Cell phone Number _____



Fax Number _____

E-mail Address _____

SIGNED _____ DATE: _____ 20.....

SIGNED at _____

WITNESS _____

PRINT NAME _____

Name of Contractor _____

Plot number _____

Postal Address _____

Physical Address _____

Telephone Number _____

Cell phone Number _____

Fax Number _____

E-mail Address _____



SIGNED _____ DATE: _____ 20.....

The Contractor _____

SIGNED at _____

WITNESS: _____

PRINT NAME: _____

46.37 Plot Owner and Contractor's Action List to Commence Construction

The following items need to be completed in order to enable the main contractor(s) to commence construction on the plot. The sequence below should be followed and no construction activities may commence without the approval of the RMD.

Name of Owner: _____

Name of Architect: _____

Name of Contractor: _____

Plot Number _____



Requirements:

1. A signed and stamped set of plans together with substantiating documents approved by the RDC and the Local Authority.
2. A signed copy of this Code of Conduct, a signed copy of the Indemnity Form and a copy of the All-risks and Public Liability Insurance cover accompanied by a signed Contractor Site Access Checklist must be presented to the developer before the commencement of any activities on the plot.
3. Identify correct site and disturbance area with approved surveyor and liaise/confirm in writing with RMD.
4. Demarcate disturbance area with danger tape and place additional pegs between four corners.
5. Erect shade cloth fence around disturbance area.
6. Contact RMD for clearance certificate.
7. Construct driveway/access and erect site signage board.
8. Place toilets and connect water, sewer and electrical services as required.
9. Put up Project and Health and Safety Signage. (To be removed upon completion)
8. Liaise with RMD and commence with construction.

DATED AT _____ ON THE _____ DAY OF _____ 20.....

CONTRACTOR

Principal Architect

Developer/Royalston Managing Director (RMD)



46.38 Indulgences

No indulgences, variations, amendments, leeway or extension of time granted by the developer to the plot owner and his/her contractor(s) shall be deemed in any way to affect, prejudice or derogate from the rights of the developer ECGP, the RMD, the RDC, the HOA and in any respect under this Code of Conduct, nor shall it in any way be regarded as a waiver of any rights and obligations under this Code of Conduct and the Architectural Guidelines (AG).

47. Contact Details

Developer:

East Cape Game Properties (Pty) Ltd

Managing Director/Owner: Valence Watson

vmw@royalston.co.za Cell: 082 321 1680

Royalston Managing Director:

Valence Watson

valence@royalston.co.za Cell: 072 600 0717 Tel: 041 372 2113

Principal Civil Contractor/Building Contractor/Project Management:

Simmer & Jack (Pty) Ltd

Managing Member: Daniel Watson

Contact: Mark Dyer Tel: 078 859 0644

mark.d@simmers.co.za



Consulting Engineer:

JJ Spies Civil Engineers

Director/Prof Engineer: Jaco Spies

jacospies@telkomsa.net Cell: 082 4566 119 082 4566 119

Tel: 041 368 1009 041 368 1009

Fax: 041 368 3470

53 Louise Michael Drive, Lovemore Heights, Port Elizabeth 6070

Structural Engineer:

G Squared Project Management (Pty) Ltd

Don Garcia 041 274 1551

1 Kingston Road, Adcockvale, PE, 6001

Environmental Consultants:

CEN Integrated Environmental Management Unit CC

Dr Mike Cohen

steenbok@aerosat.co.za 082 320 3111 082 320 3111

Belinda Clarke

bclarke@telkomsa.net 072 725 6400 072 725 6400

36 River Rd, Walmer, Port Elizabeth 60770

Tel: 041 581 2983 041 581 2983 Fax: 086 504 2549

Townplanners:

Urban Dynamics

Johan van der Westhuysen



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083 321 2299

117 Cape Rd, Port Elizabeth 6000

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Land Surveyors:

Hemsley and Myrdal

Director : Andrew Hemsley

Tel: 041-585 1537

041-585 1537

Fax: 041-585 1594

5 Rose St Central, Port Elizabeth 6000

