



ARCHITECTURAL GUIDELINES

Revision 3 : 5 June 2009

The Royal Jozini Big 6 Architectural Guidelines are determined by the Estate Review Committee and LDM, who shall have the final decision on all architectural guidelines and controls. In this regard, this document should be read in conjunction with the Royal Jozini Big 6 Plans Approval and Construction Protocol.

These Architectural Guidelines, together with the Plans Approval and Construction Protocol, are amended from time to time at the discretion of the Estate Review Committee and LDM. It is the responsibility of the investor to ensure that he/she is in possession of the latest revisions thereof.

The principal architect is Ewald Plekker Architects supported by Swazi counterparts

1. Design philosophy

- 1.1 The design philosophy will enable an individual response to the specific nature of each site.
- 1.2 The positioning of all development sites has been carefully selected to take into account topography, views and the movement of game.
- 1.3 The overruling design philosophy is to ensure that the built form and the natural features of each site blend as one, in order to minimise the visual impact of the built form on the site. This will be achieved through the massing of the buildings, the selection of colours, materials and the construction methodology including site access, single storey roof heights, energy efficiency and light diffusion.
- 1.4 Low and passive energy design is a major consideration. Correct orientation of buildings to minimise heat loading with natural ventilation strategies to control internal temperatures is strongly recommended.
- 1.5 Decks and walkways provide a fusion of outdoor and indoor space and allow generous outdoor living, mixed around and under the existing trees.
- 1.6 Window positions and heights have been regulated to minimize light being seen from other parts of the Estate.
- 1.7 Roofs are the dominating shape and are therefore limited in span and height. The range of modular lodge designs features three distinctive themes, which can be customized to the personal choice of each investor. The lodge designs are to embrace a bush and game theme – drawing design clues from the Swazi culture.

2. Siting & footprints

- 2.1 The Big 5 and Mountain Lodge footprints have been positioned to facilitate visual and auditory privacy and the movement of game between the structures. No Mountain Lodge may be built closer than 70m to any other lodge and no lodge may be closer than 35m to the site's North or South boundary line, and no closer than 15m from its road boundary..
- 2.2 The Bush Lodge footprints, limited to 20 per cluster, have been positioned approximately 30m apart to achieve a high degree of privacy. No Bush Lodge may be built closer than 15m to any of the site's boundary lines.
- 2.3 The Waterfront Lodge footprints are positioned approximately 20m apart. Maintenance of vegetation between lodges will be strictly controlled to maximise privacy and the impact on the environment. The footprints will not protrude from the established or implied bush line and will be subject to a visual impact study. No Waterfront Lodge may be built closer than 10m from the road or the site's North or South boundary line.

- 2.4 All sites have been positioned along existing tracks, minimising the cutting of new roads through the bush.
- 2.5 Each lodge will be sited to achieve a balance between privacy and views.
- 2.6 Whilst the detailed positioning of the footprint can be adjusted to suit specific site conditions, the final positioning decision is that of the Estate Review Committee.

3. Site works, retaining systems, and driveways

- 3.1 No excavation and clearing of vegetation or natural topography is to take place outside of the approved footprint, without the consent of the Estate Review Committee
- 3.2 No trees are to be removed without the consent of the Estate Review Committee.
- 3.3 Retaining walls or systems are discouraged. Where required, retaining walls are to be clad in natural rock from the area.
- 3.4 Any cut to fill requires the approval of the Estate Review Committee, and shall not exceed a cut of 2m below the natural ground level, and shall not exceed a fill of more than 2m above natural ground level. Platforms so produced may not extend 5m beyond the perimeter of the structure to be built on such platform.
- 3.5 Driveways from the road to the footprint are to be no wider than 3.6m.
- 3.6 No driveway may have a straight section greater than 15m.
- 3.7 Driveways are to be suitably graded to shed water runoff, so as to avoid soil erosion.

4. Foundations, surface beds and slabs

- 4.1 These are to be designed as a specific response to the individual site conditions, and engineered where required.
- 4.2 Mountain and Bush sites - no surface bed shall be higher than 2m above natural ground level for more than 60% of the surface area of the building, where the site exceeds a gradient of 1:6. Where the gradient is less than 1:6 no part of the surface bed shall be higher than 1.5m for more than 60% of the area of the building.
- 4.3 Waterfront sites - no surface bed or slab shall be higher than 1.5 metre above natural ground level for more than 60% of the surface area of the building, where the site exceeds a gradient of 1:6. Where the gradient is less than 1:6 no part of the surface bed shall be higher than 1 metre above natural ground level for more than 60% of the surface area of the building.
- 4.4 Decks may not be higher than the surface bed to which the deck is attached.

5. Walls

- 5.1 Brickwork, blocks, approved concrete walls, and local stone, are permitted.
- 5.2 Dressing and layering of walls with thatching laths is permitted.
- 5.3 Technique plasterwork is permitted.
- 5.4 No facebrick is permitted.
- 5.5 No plasterwork to look like stone or blocks is permitted.
- 5.6 Contrasting colouring and textures is encouraged.
- 5.7 No wall plate may exceed 3m from the floor level.
- 5.8 All colouring to be selected from permitted colour chart.

6. Roofs

- 6.1 No roof may span more than 8m.
- 6.2 The maximum ridge height of any roof may not exceed 8m from surface bed level.
- 6.3 Natural or synthetic thatch – the primary roof space will be at a 34 - 45° pitch
- 6.4 Victorian pattern roof sheeting is permitted at a maximum of 450 pitch.
- 6.5 Approved "thatch tile" is permitted.
- 6.6 Transparent roof sheeting is permitted providing that it is laid flat and dressed to both sides with natural laths and saplings and it is not visible from any other part of the Estate.

- 6.7 *Overhangs extended low over the walls are encouraged.*
- 6.8 *Parapet gables and dormer windows are not permitted.*
- 6.9 *Chimneys are permitted – but may not extend more than 500mm above the ridge line.*
- 6.10 *Flat roofs may not be higher than 4m from the surface bed.*

7. Floors

- 7.1 *Hardened concrete floor screeds, finished in technique.*
- 7.2 *Only sandstone tiles are permitted externally.*

8. Decks & walkways

- 8.1 *Concrete, stone and timber walkways are permitted.*
- 8.2 *No walkways are to be greater than 1.8m wide.*
- 8.3 *Decks and walkways to be designed around trees and natural features.*

9. Openings / windows & doors

- 9.1 *Large openings are encouraged.*
- 9.2 *No cottage pane window / doors are permitted.*
- 9.3 *Windows, doors and openings may have a maximum height of 2.4m from surface bed level, with the exception of garage doors where extra height may be required to accommodate boats and/or game viewing vehicles.*
- 9.4 *Solid hardwood timber windows and doors are to be stained and sealed.*
- 9.5 *Aluminium windows and doors are permitted in bronze or charcoal.*
- 9.6 *Roll down canvas blinds are permitted in dark green and khaki only.*
- 9.7 *Timber shutters are permitted in place of or in addition to windows.*
- 9.8 *Shutters in timber lathes are encouraged.*
- 9.9 *No false shutters are permitted.*
- 9.10 *No external burglar guards are permitted.*
- 9.11 *Internally insect screens are permitted.*
- 9.12 *No reflective or tinted glazing is permitted.*
- 9.13 *Only SABS compliant glazing is permitted.*

10. Boma's, yards & external buildings

- 10.1 *Bomas are to be screened from adjoining sites and roads, with a minimum of 1.5m and maximum of 2.7m high timber laths screen.*
- 10.2 *Brickwork and timber seats inside the boma are permitted.*
- 10.3 *A suitable basin is to be constructed to contain fire.*
- 10.4 *All bin yards are to be suitably screened off and bins to be locked and approved by LDM.*
- 10.5 *No washing lines are to be visible.*
- 10.6 *External buildings designed to house generators are to be sound proofed.*
- 10.7 *All solar panels are to be screened off.*

11. Electrical devices, airconditioning & satellite dishes

- 11.1 *All external electrical devices fitted to or built into the structure or roof, are to be completely hidden from view from the rest of the estate.*

- 11.2 *The colour must blend in with the building.*
- 11.3 *All air conditioning units and plants must be completely screened off and sound proofed as required.*
- 11.4 *Only low electrical air conditioning units are permitted.*
- 11.5 *No audible burglar alarms or sirens are permitted.*
- 11.6 *No satellite dishes are to be visible.*

12. Lighting

- 12.1 *All light sources are to be screened from direct view.*
- 12.2 *No spotlights are permitted.*
- 12.3 *Only low voltage energy saving lights are permitted.*
- 12.4 *No external feature lights are permitted.*
- 12.5 *Where external lighting is necessary, it must be completely screened from view.*
- 12.6 *Only diffused lighting is permitted in the boma and other external areas – the source of the light is not to be seen.*
- 12.7 *No lights are permitted to be directed outwards.*
- 12.8 *No driveway lights are permitted.*
- 12.9 *No roof lights are permitted.*

13. Landscaping

- 13.1 *No harvesting of natural rock is permitted without prior approval of the committee.*
- 13.2 *Landscaping between the components of the lodge is discouraged, but will, however, be permitted in consultation with, and subject to, the approval of the Estate Review committee.*
- 13.3 *Only endemic plants are permitted.*
- 13.4 *A proposed landscaping layout is to accompany all house plans.*
- 13.5 *Existing trees and plants may only be removed with the prior approval of the Estate Review Committee.*
- 13.6 *Only stones which are endemic to the area may be used for landscaping purposes.*
- 13.7 *Each lodge will, after construction, be assessed for rehabilitation of the landscape*

14. Fencing

- 14.1 *Fencing of perimeters, or between buildings, is not permitted, with the exception of Big 5 sites, where electric fencing between buildings is permitted, provided that a single length may not be longer than 50% of the site, and the fence does not enclose more than 25% of the site area.*
- 14.2 *No other fencing is permitted around lodges.*

15. Pools

- 15.1 *All pools must be salt chlorinated.*
- 15.2 *All pool colours must be dark shades.*
- 15.3 *All pool pumps are to be hidden and soundproofed*
- 15.4 *Pool backwash must discharge into a dedicated soak pit*

16. Fire protection & lightning conductors

- 16.1 *All lodges must have a number of designated fire protection external taps – positioned to ensure that every section of the lodge, including the boma, can be reached. Pipes to these taps must have a 50mm diameter.*
- 16.2 *A 30m hose reel with jet spray is to be permanently plumbed in.*

- 16.3 A roof water sprinkler system is permitted.
- 16.4 Fire protection regulations will be enforced by the Estate Manager.
- 16.5 Each room must have a 4.5kg fire extinguisher.
- 16.6 Each lodge must have a 1m apron of non-combustible material around each building. This must be included in the design.
- 16.7 Each roof must be earthed by way of a lightning conductor.
- 16.8 No lightning conductors are permitted to protrude more than 1.5m above roof height.

17. Colour chart

17.1 Roof:

- 17.1.1 Natural or Synthetic thatch
- 17.1.2 Synthetic thatch tiles – matt charcoal
- 17.1.3 Chromodeck – smoky grey or charcoal (matt)

17.2 Pools:

- 17.2.1 Dark colours
- 17.3 Decks / Walkways / Windows / Doors:
- 17.3.1 Timber - Natural or dark stained and sealed
- 17.3.2 Aluminium – bronze or charcoal

17.4 Wall: Plascon

- 17.4.1 Y1-D1-2 TEA COOKIE
- 17.4.2 Y1-D1-4 BUSHBUCK
- 17.4.3 Y1-E1-2 DUNG BEETLE
- 17.4.4 Y1-E1-4 BABY ELEPHANT
- 17.4.5 Y2-C1-3 FUZZY DUCK
- 17.4.6 Y3-C1-3 EGOLI
- 17.4.7 Y3-C1-4 CLOVER HONEY
- 17.4.8 Y3-D1-3 WACKY KHAKI
- 17.4.9 Y3-D1-4 PALE YARROW
- 17.4.10 Y4-B2-1 YELLOW MYSTERY
- 17.4.11 Y4-C1-4 SWEET ANGELICA
- 17.4.12 Y4-C2-1 RIVER REEDS
- 17.4.13 Y4-D2-1 BRIGHT IDEA
- 17.4.14 Y4-E1-2 HIDEOUT
- 17.4.15 Y4-E2-1 SAMOVAR
- 17.4.16 Y5-C2-1 ACID WASH
- 17.4.17 Y5-D1-2 URBAN CHARM
- 17.4.18 Y5-D1-3 SECRET PLACE
- 17.4.19 Y5-D1-4 ABBEYSTONE
- 17.4.20 Y6-E1-3 JUNGLE DREAM
- 17.4.21 Y6-E1-4 SPEAK TO ME
- 17.4.22 Y6-E2-1 BUTTERFLY WING
- 17.4.23 O6-D1-3 PECAN NUT
- 17.4.24 O6-E1-2 STUCCO WALL
- 17.4.25 O7-D1-2 FORGOTTEN LAND
- 17.4.26 O7-D1-3 SUNNY HORIZONS
- 17.4.27 O7-D1-4 ROCK OUTCROP
- 17.4.28 O7-E1-2 SAND ISLAND
- 17.4.29 O7-E1-3 MOSS BANK

18. Waste disposal

18.1 Piped to septic tanks and soak away drains, layout and position to be approved by Estate Review Committee prior to installation.

19. Storm water disposal

19.1 Storm water disposal from roofs is to be natural runoff from the roofs or piped to a spreader and discharged evenly over the surface away from the lodge.

20. Potable water

20.1 Each lodge is to connect to the main water reticulation system provided.

20.2 It is the responsibility of the lodge owner to use correct appliances to suit the water pressure.

20.3 Lodge owners are permitted to provide additional water storage on site provided that such storage is hidden from the road and general public.

20.4 The cost of the connection is for the lodge owner.

21. Electrical supply

21.1 It is recommended that all lodge owners install an approved separate alternative hybrid electrical supply by way of a generator and battery back up system.

21.2 Solar panels are permitted provided these are completely hidden.

21.3 A range of Energy saving light fittings with restricted light output available.

21.4 No electrical geysers will be permitted – it is recommended that solar water heaters be installed.

21.5 Stoves and ovens are to be gas.

21.6 Electrical and plumbing installations are to be carried out by a Swazi registered contractor.

22. Zoning, land use and areas

22.1 No lodge may be used for any other use other than that of a residential nature. No change of use is permitted without the approval of LDM.

22.2 The combined footprint area of the lodge may not exceed 25% of the site area. The footprint is calculated by drawing a straight line around the perimeter of all the buildings and encapsulating the total area of buildings and land.

23. Lodge areas are restricted as follows

23.1 The maximum number of bedrooms permitted per lodge is 6. The maximum number of people permitted per lodge is 12.

23.2 Separate domestic / staff accommodation is not permitted. Staff are to be housed at the residence of the employer – this housing is included in the 6 bedrooms permitted.

23.3 All lodges are single storey. Mezzanine floors are permitted provided that such floors fall completely in the roof space

23.4 Split levels are permitted where no split exceeds 2.0m in height

23.5 Driveways may be shared between lodges by mutual consent.