



# St Francis Field Design Guidelines:

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### 1. INTRODUCTION:

(i)

The document is a working document which records the collective efforts of the Design Review Panel (DRC) and the St Francis Field Home Owners Association (SFFHOA) to serve as a protective mechanism in ensuring a coherent identity for the development. The Design Guidelines outline the procedural, planning and aesthetic considerations applicable to the St Francis Field air park estate, aimed at achieving a development which is sympathetic to the topography, flora and fauna of the area, by creating building footprints and forms which relate to the natural attributes of the site and surrounds.

### 2. LANGUAGE:

(i)

The Architectural language of the St Francis Field represents a contemporary interpretation of traditional Eastern Cape Farm homesteads with the juxtaposition of barn like hangars and simple rectangular farmhouse forms articulated so as to not intrude on neighbours views or privacy and is accountable to the following:

- Location
- Climate.
- Topography.
- Technology.
  
- **LOCATION:**

(i)

The St Francis Field estate is situated to the west of the St Francis Bay Village within the Kouga Municipality approximately 100km from Port Elizabeth. The development comprises 52 residential stands, a 1200m grass runway, 12 hangars along with a agricultural component comprising vineyards and olive orchards.

- **CLIMATE.**

(i)

The sT francis Bay is located at the transition between the sub tropical and Mediteranean climat, with rainfall spread evenly throughout the year with temperatures averaging 20 degrees in winter and 25 degrees in summer. The two apposing winds are from the south east and the west.

- **TOPOGRAPHY:**

(i)

The estate is mostly flat with the two elevated east west dunes zoned for the residential sites overlooking Cape St Francis with spectacular views to the west.

- **TECHNOLOGY:**

(i)

All houses are to incorporate timers and load limiting relays to limit the maximum demand for electricity, the settings for this equipment will be specified by the HOA's designated electrician.

### **3. ARCHITECTURAL CONTROLS.:**

(i)

The Architectural controls are intended as a guideline in achieving the intended architectural language. All submissions will be considered on their merit and approval will be at the sole discretion of the St Francis Field Home Owners Association (SFFHOA) and the Design Review Committee. (DRC.)

- **BUILDING COMPONENTS:**

**ROOF, (PRIMARY.)**

**FORM**

- Hipped, or open gables.
- Dormer windows to be double pitched at same angle as primary roof.
- Aedicular concrete roofed dormers.
- Exposed or closed eaves with barges and fascias painted white or natural timber.

#### ELEMENTS

- Roof sheeting to be victorian profile colour dark forest green at pitch between 40 and 45 degrees.
- Roof trusses not to exceed 7m span.
- Exposed or closed eaves with barges and fascias painted white or natural timber.
- Proprietary roof lights that fall within the plane of the roof.
- Plaster and painted Masonary chimney with or without proprietary cowl or freestanding ss flue.

#### MATERIALS:

- Roof sheeting, .8mm aluminium 3003-4 Alloy or EZCLAD alloy painted color tech G4 , or SABS approved .54mmBluescope colorbond ultra or .55mm Safal Steel colorplus aluminium-zinc coated.
- Barges and fascias to be GRP, NUTEC painted white or timber painted white or natural.
- Gutters to be white seamless ogee profile aluminium, gutters, white circular PVC or rectangular aluminium.

#### ROOF, (SECONDARY.)

##### FORM

- Mono pitched.
- Exposed or closed eaves with fascias painted white or natural timber.
- Glazed solarium lean to.to include safety glass roof set in purpose built aluminium structure by specialists
- Flat concrete to trafficable balconies.

#### ELEMENTS

- Roof sheeting to be victorian profile colour dark forest green at pitch between 5 and 15 degrees.
- Roof trusses not to exceed 7m span.
- Exposed or closed eaves with barges and fascias painted white or natural timber..
- Plaster and painted Masonary chimney with proprietary cowl or free standing tethered ss flue.

#### MATERIALS:

- Roof sheeting, .8mm aluminium 3003-4 Alloy or EZCLAD alloy painted color tech G4 , or SABS approved .54mmBluescope colorbond ultra or .55mm Safal Steel colorplus aluminium-zinc coated.
- Barges and fascias to be GRP or timber painted white or natural timber.
- Gutters to be white seamless ogee profile aluminium OR PVC half round , Down-pipes, white circular PVC or rectangular aluminium.
- Closed eaves to be Nutec paneling or t&g timber painted white.
- Glazed solarium with safety glass roof set in purpose built aluminium structure by specialists

#### WALLS:

## **FORM**

- Load bearing external cavity walls, first floor ext walls restricted to 1200mm height to underside of wall plate.
- Yard screen walls ex 220mm brick max 210mm high.
- Water tanks are to be screened from view along with gas cylinders and laundry lines.
- Pool enclosure walls are to be 1200mm above finished ground level, and are to inc self closing gates

## **ELEMENTS**

- Walls bagged, smooth plaster or approved Textured plaster.
- All plumbing is to be concealed in wall cavities or ducts.
- Plumbing duct access panels are to be constructed ex nutec concrete panels painted to match wall colour.
- Tv dishes, gas heaters and aerials are to be positioned discreetly from roadway views.

## **MATERIALS:**

- Clay bricks, for cavity wall construction, for plaster, externally painted light sand colour.
- Natural cut stone cladding, to plinths and chimneys.
- Pool enclosure walls are to be 1200mm above finished ground level, consisting of, 300mm high brickwork base, smooth plastered and painted white, in combination with horizontal timber slats and vertical supporting members facing the inside of the property and smooth plastered piers at 3m centres, to a maximum height of 900mm.

## **WINDOWS AND DOORS:**

### **FORM**

- Large sliding, sliding folding glazed doors encouraged to maximise in-door, out-door, living and views.
- Glazed solarium lean to. to include safety glass roof set in purpose built aluminium structure by specialists

### **ELEMENTS**

- Windows to conform to SANS 10400 regulations.
- Sectional slide over garage type doors coloured white.
- Polycarbonate clear burglar guards to windows

### **MATERIALS:**

- Timber, painted or un-painted ,Powder coated Aluminium, in colour white or bronze .

## **4. LANDSCAPING CONTROLS.:**

### **(i)**

The Landscaping controls are intended as a guideline in blending landscape elements both hard and soft into the natural indigenous environment. The eradication of foreign plants in favour of indigenous material is encouraged.

## 1) BUILDING COMPONENTS:

### **BOUNDARY WALLS/FENCING:**

Boundary walls or fences are not permitted. Pet Enclosures for dogs are permitted to a maximum height of 1200mm constructed of clearview fencing or similar and approved.

### **DRIVEWAY:**

Only one driveway per erf linking to a main access road is permitted, constructed of either grit or interlocking concrete pavers.

### **GARAGE:**

Garages as part of the dwelling is favoured over free standing structures.

### **HANGARS**

Hangars are permitted on residential stands and limited to 200 sq.m. and are to conform to the construction and are to be detailed in accordance with the existing hangars on the airfield. Temporary huts and similar free standing structures are not permitted. Pergolas and gazeboes are to compliment the main building in finish and character.

### **SWIMMING POOLS**

Pools are to be fenced and secured with self closing gates.

### **POOL FENCING**

Pool enclosure walls are to be 1200mm above finished ground level, consisting of, 300mm high brickwork base, smooth plastered and painted white, in combination with horizontal timber slats and vertical supporting members facing the inside of the property and smooth plastered

### **RETAINING WALLS**

No retaining walls are to exceed 1m in height after which the wall is to be set back 1 metre. Dry stack retaining walls are to be planted so as to blend into the landscape. Pre-cast concrete walling is not permitted.

### **FILTRATION AND HEATING SYSTEMS**

All equipment associated with pools, irrigation systems, and heating is to be screened from the road and or neighbours views.

### **UTILITIES**

All new houses are to provide for their own transformers, timers and loading relays, the details and specifications of which are to be obtained from the estate Electrician.

### **GARBAGE STORAGE**

Monkey-proof pre-collection garbage storage enclosures are to be provided at the entrance to the property.

### **PLANTING LAYOUT**

Submissions are to indicate notional planting layouts along with stormwater management.

## 5. TOWNPLANNING CONTROLS.:

(i)

The Estate falls under a special zoning and is into the Kouga town planning scheme. The zoning makes allowance for, residential, and aircraft hangarage land usage.

(ii)

No erf's may be sub-divided, re-zoned or alienated by means of sectional title.

## 2) TOWNPLANNING COMPONENTS:

**COVERAGE:**

Coverage or footprint of total building including garages and under-cover verandahs with maximum 1000sq.m for single storey and 500 sq.m. for double storey. with a minimum of 200 sq. And 100 sq.m respectively.

**SECOND DWELLINGS:**

Second dwellings, (Granny flats) are permitted and are to compliment the main dwelling in design and detailing. No outbuildings may be erected independently of a main dwelling

**BUILDING LINES:**

A ten meter building line applies to the rear, side and road frontages.

**HEIGHT RESTRICTIONS.**

8.5m for double storey and 7.3 m for single storey from natural ground level, both exclusive of basement,

**BASEMENTS:**

Basements primarily for garages are permitted on steep sites, interconnecting stairways with direct access to the home is encouraged as apposed to external connectivity.

**PARKING:**

Parking for no2 visitors is to be provided per dwelling. Trailers, caravans and boats are to be stored out of site from road and neighbours.

**FIRE FIGHTING:**

Dwellings are to be equipped with a minimum of one SABS approved 30 meter fire hose reel, positioned on the western side of the building feeding off the main ring main.

**PLUMBING.:**

Sewerage disposal is by means of septic tanks.

**USAGE:**

Any building on the estate may not be used for any other purpose other than that shown on the approved plan of such building or for such purpose which causes a change in the class of occupancy as contemplated in the South African National Standards regulations.

**6. HOME OWNERS PLAN APPROVAL PROCESS:**

The St Francis Design Review Panel (DRP.) is appointed by the St Francis Field Home Owners Association (HOA) and are responsible for vetting of building plans which attracts a fee of R6000.00 (six thousand rands.)

Upon approval granted by The St Francis Field Home Owners Association drawings are to be submitted to the Kouga Municipality for Statutory Municipal Approval.

Building work may only commence after this approval process has been concluded. The contract period is not to exceed 12 months which in the event of an over-run the owner may be liable for a fine to be determined by the HOA, not exceeding R100 per day.

Any proposed fundamental departure from the design guidelines will require approval by way of a detailed motivation, with the ultimate decision resting on a Home Owners Association referendum.

Initially one copy of stage 2 drawings is to be submitted to the controlling Architect for approval in principal, followed by 6 copies of Municipal stage drawings.

Upon DRC and HOA approvals, the latter of which which will be concluded within 12 working days the Municipal SANS 10400 compliant Drawings are thereafter to be submitted by the Home Owners agent to the Kouga Local Authority.

Construction may only commence upon Municipal approval.

Upon completion the (HOA) will issue a clearance certificate for submission to the Local Authority in order to obtain an occupation certificate.

#### **7. CONTRACTOR'S PROTOCOLS.**

Contractors are to submit registered copies of identity documents of all employees to the HOA.

Access to the Estate is permitted via THE St Francis Drive entrance gate from 06h00 to 18h00 Monday to Friday. No work is permitted on Weekends and Public Holidays, unless prior written approval is obtained from the Estate Management.

Employees must be under the supervision of a foreman or supervisor at all times whilst on the Estate.

No employee may walk from the gates to sites, or between sites. All employees will be transported by 4-wheeled vehicle.

No employees may stand around the Estate gates waiting to be transported to and from the Estate. Any pick-up point is to be away from the Estate gates.

No advertising is permitted on the estate.

The Main Contractor is responsible for the removal of all building rubble and refuse created from the services provided, only Local Authority authorized dump sites may be used.

