Anura Lifestyle Estate Guidelines
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1. ANURA LYFESTYLE ESTATE
HISTORY
Anura Vineyards is owned and run by Tymen, Jenny and Lance Bouma. The Bouma family purchased the estate in 1989. For 10 years the farm was developed from the original 2 blocks of vineyards into 150 hectares of vines, with a production potential of 700 tons. Until Anura’s first vintage in 2001, all grapes were sold to neighbouring estates.

Positioned on the foothills on the Simonsberg Mountains, Anura enjoys a wide variety of soils, slopes and microclimates. This allows us to grow a wide selection of cultivars, some uncommon in South Africa, and to match each cultivar with its ideal soil and microclimate. Their passion is red wine and with plantings of Mourvèdre, Petit Verdot, Grenache, Pinot Noir, Sangiovese and Malbec are all ways we want to create handcrafted wines for the person who is looking for a unique experience when drinking wine.
THE RESTAURANT

Lilly Pad restaurant strives to offer you the freshest seasonal ingredients that the wine lands have to offer. With a menu made up predominantly of their homemade products, you can expect nothing but food of an exceptionally high standard. We endeavour to bring you understated food with the emphasis being on quality, taste and freshness. They grow as much of the fresh produce as possible and source our meats from local suppliers that live up to our expectations of responsible farming. They serve honest, down to earth meals which have been beautifully prepared and presented and stay true to the style of the Cape Wine lands. The gardens offer plenty of space for children to run around and explore, so bring the entire family for a fun filled day in the wine lands.

WINE TASTING AND WINE CELLAR

The Anura Vineyards Tasting room is set at the foothills of the Simonsberg Mountain with panoramic views overlooking the vineyards, ponds and fynbos. This beautiful setting, along with fine wines and handcrafted cheese, allows for a tasting experience that will stay with you long after you’ve had your last sip.

THE PRODUCE

• The Ham
  12 Pigs came to be when Charles Joubert, made the first meat order. A boutique charcuterie situated in the foothills of the Simonsberg Mountain range, producing handcrafted cured and smoked meats from acorn fed pigs. The superb marbling of fat throughout the meat from the acorn diet allows for a rich full texture and complex flavour.

• The Cheese
  Not only are Anura and Frog Hill wines available for tasting, but also our own Forest Hill Cheesery products. Brie and Camembert are the main focus, with a Danish white and Swiss Mountain Cheese making its appearance as well.

The current tasting venue is the ideal place to sit back, relax and taste through our wide range of interesting wines, before heading over to the Lilly Pad Restaurant to complete
the perfect wine lands afternoon. A New wine tasting centre and restaurant will be constructed in the near future and will become a landmark to visit.

- Frogget Sauces
  Jason Conway and Richard Hobson with a combined 77 years’ experience of cooking food and making sauces aim for freshness quality and taste. To achieve this only the freshest ingredients are used. Chillies are grown on the farm to ensure we get quality. The chilli sauces are not just hot but are tasty and full of flavour.

FUNCTIONS CONFERENCE FACILITIES

Anura Vineyards offers two beautiful, unique venues available for hosting your private event, wedding or conference. They take pride in offering a service of exceptional standard. Their venue caters to a variety of styles, tastes and themes. We specialise in tailor-made events, created to suit the exact needs of the client.

The Barrel Room, Once home to thousands of litres of award winning wines, has been transformed from original cellar to a charismatic and elegant, yet rustic venue. Up to 150 guests can dine in comfort and style in our Barrel Room. The mood is one of understated elegance, good service and jovial company in a superb setting, overlooking the Lilly Pad Pond.

Anura Vineyards provides in house catering of an exceptional standard for all functions. They pride themselves in the quality of their food and the variety of our menus. We strive to serve only fresh, seasonal ingredients, using local products as far as possible.

They also offer an in house event planning service with our qualified wedding planner who will take over the planning process and décor elements of your event, should you require so.
PHASE ONE LIFESTYLE PLOTS SITE PLAN

FIGURE 1
PHASE ONE LIFESTYLE PLOTS AND ALOCATION PLAN
2. INTRODUCTION

- Anura Lifestyle Estate strives to be a unique experience with its own distinctive character and environment. The guidelines as set out should not be seen as a strict policing document but rather an instrument to ensure that all design elements enhance the overall character, design integrity and sensitivity towards one’s neighbours and immediate surrounds.

- These guidelines should be seen as a framework within which the architect can design residences with provision for flexibility to individual expression. This being said, all designs should still comply with all local authority by-laws and the national building regulations.

- All building designs are to be approved by the Anura Lifestyle Estate Design Review Committee (DRC) prior to submission to the local authority. Submission to the local authority will not be allowed without the approval of the DRC. Should any design matters arise that is not covered by these guidelines, it will be considered by the DRC for approval. These guidelines may, in the sole discretion of M&B Architects the author and the Developer, be amended from time to time without retroactive effect. These amended guidelines will be applicable only for those designs submitted for approval after publication of amended guidelines.

- M&B Architects & Interiors will be the sole company to work on the Anura Lifestyle Estate. No other Architectural firms will be considered for this appointment. This will ensure that the overall look and feel be achieved.

3. DESIGN PHILOSOPHY

- With this design philosophy, Anura Lifestyle Estate aspire to create an estate that not only relates to its context but also creates an environment that enhances wellbeing and peace of mind. It can only be found in this tranquil environment.

- The desire would be to build a home that blends natural and historic beauty with a modern contemporary farmhouse style producing sustainable architecture through the innovative application of established principles and ecological sustainable designs.

- The design should be the result of stunning proportioned spaces, clean lines, attention to detail and aesthetic quality.

- The overall goal would be to create a farmhouse with ‘textured’ modern contemporary architecture using relevant materials such as stone, timbers and steel in harmony with modern technology. This philosophy might be better described as the traditional shape using modern materials and wider proportion openings.
• The design of houses throughout the estate should be in response to the South African climate and outdoor lifestyle. Homeowners will have the freedom to create unequalled and diverse homes which will be in keeping with the proposed theme of the estate.

• We also have a unique lifestyle that requires an appropriate architectural response. We envisage contemporary interpretations of these ‘farmhouses’ and ‘manor houses’ that respond not only to the broader context, but also to the individual site and the estate as a whole. Simple, honest structures, with good indoor-outdoor living in their surroundings.

• Emphasis should be placed on proportions, scale and the interrelationship between architectural and structural elements to the landscape and context. The aesthetic of this estate should be refined through excellence in detailing and execution. Simplicity of form requires thoughtful resolution of the interrelation of forms, materials and spaces.

• It is important that all homeowners embrace the vision for the estate and it is vital that they work together with and support the developer and architect appointed to scrutinise the plans in implementing these guidelines. It should be borne in mind that all should strive to create an environment in the estate where the whole is greater than the sum of the parts and in so doing homeowners may need to make compromises for the benefit of all.
GREEN BUILDING PHILOSOPHY

We believe in natural building/ green building reducing the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- The use of natural materials that are available locally
- Reducing waste, pollution and environmental degradation as well as recycling.
- Using new technology that are constantly being developed to complement current building in creating greener structures
- Creating an energy efficient house

RECYCLING

- Waste will be collected at each house and recycled at the allocated bins area on allocated days.
- Special waste removal will be arranged with the AHOA.
- Every house will have a standard details for recycle bins to be housed
4.1 GENERAL GUIDELINES

4. DESIGN AND GUIDELINES

4.1 GENERAL GUIDELINES AND BUILT FORM

- Built form with a singular rectangular form or multiple rectangular forms will be required. These built rectangular forms must be at right angles to each other.

- Orientation, privacy, wind and view should be considered prior to the design.

- Generally the use of a first floor will be allowed, but it is encouraged to be utilized as a mezzanine level in the roof space with a wall plate height of 1.8m. The aim is to reduce the general bulk and to achieve a human scale. This will enhance the natural skyline and immediate environment.

- The preferred gable will have proportions of 1:1.5 to the height. This vertical proportion is true to the farm house Architecture. Concrete roofed Verandas, concrete joining roofs & balconies are encouraged to reduce out of scale or large proportion buildings.

- Loft main structure with double-pitched roof to be limited to 7m (3.5m ground floor + 2.1m loft) height restriction.

- Double story main structure with double-pitched roof to be limited to 9.5m (3 ground floor + 3m first floor + 2.5m roof) height restriction.
• Building forms must be simple rectangular or composite rectangular. The maximum permissible height of any building when measured from the highest point of the roof line to the average of the 4 corner pegs of the natural ground level (15 9.5m)

• A lever will be allocated by the Land surveyor to every plot

• All individual buildings should be designed to complement the natural contours and orientation of the site. Building must be stepped and terraced on the site and no portions of the building plinth to be higher than 1000mm above natural ground level (NGL).

• Special consideration to be given to existing neighbouring residences to ensure that privacy is respected in terms of placement of overlooking windows and balconies of upper / mezzanine levels. Where necessary vertical screens must be installed to ensure privacy.

• In areas where the land slope is very severe the architect may amend the restrictions to minimize the impact and height should it be necessary.

• Proportions must play a major role in the overall design and bulky gable designs are to be avoided.

• Architectural features may project a maximum of 1.5m above the height restriction.
4.2 BUILDING LINES

STREET BUILDING LINES
- Main building 5m
- Garage facing away from street 2.5m
- Garage facing towards the street 5m

SIDE BUILDING LINES
- “Loft” First floor min of 1.5m from any boundary
- All standard first floors min of 3m from any boundary
- Garages 0m, but to allow for storm water downpipes on the side (100mm)
- Do we have down pipes and gutters?
- Swimming pools facing open spaces 0m and pools on common boundaries 1m
- Pergola 1m.
- Stands with the front boundary length less than 20m, the building lines on the sides will be 1.5 +1m respectively on ground floor
- Stands with the front boundary length between 20 - 25m, the building lines on the sides will be 2.5m + 1m respectively on ground floor
- Stands with the front boundary length above 25m, the building lines on the sides will be 2.5 + 2m respectively

DAM & ORCHARD REAR BOUNDARIES
- Orchard dwellings to be set back by 3m
- 3m for dam dwelling houses on ground floor and first floor
- Dam stands may encroach over the building line as an uncovered structure, giving back, the same sqm in return as an extention of the dam into the property.
- Pools on the rear boundary has a Ometer building line.

4.3 COVERAGE
- The coverage allowed will not be more than 50% for double storey houses and includes the following: Main dwelling, garages and outbuilding (not stoep area’s)
- Single story houses can have coverage of 60% and includes the following: Main dwelling, garages and outbuildings (not stoep area’s)
- The minimum building footprint of 150m² (external measurement) including garages is compulsory. This 150m² excludes covered patios, balconies, carports, pergolas and overhangs.
- All properties only to have 1 dwelling per property. Properties over 1250m² are allowed to have a ‘granny’ flat of not bigger than 120m², consent from local council will be required for this.
• A stand may not be subdivided or rezoned or a sectional title plan be registered under any circumstances. Two dwellings are not permitted. No sub-divisions or rezoning, or consolidation will be allowed on any plot.

• Laundry drying areas and refuse storage areas must be enclosed with a 1.8m -2.1m screen walls so as to screen them from view at street level, these area’s to be limited to the kitchen area.

• No private stables will be allowed.

• Boats and caravans must be concealed inside garages. Domestic trailers may be stored on the property provided they are screened from the street. Temporary or permanent structures including Wendy Houses, huts and tents are not permitted on any plot.

• No shade cloth clad structures are permitted, including mono pitched carports.

• Dog kennels are permitted provided that they are screened from view at street level. Refer to boundary walls.

• No banners or advertising boards may be erected on the stands.
BUILT FORMS AND ROOF DESIGNS
FIGURE 7
5. ROOFS

- **PITCHED ROOFS**: Pitched roofs must be the dominant form. All major plan forms must have a double pitch roof with a pitch of **45 degrees**. The high volume in the pitched roofs will ensure a cooler dwelling. Flat roofs should be concrete with no parapets to create secondary links between main structures. No hip roofs will be allowed.

- “Floating” roofs over horizontal glass panels is encouraged. No lean to roofs will be allowed.

- The **gable end parapet walls** to be minimum **600mm** thick, giving the illusion of thick walls but utilized internally as usable space.

- Roof lights and roof windows are permitted provided that they are set in the plane of the roof. Boxed in dormer windows and doors are allowed. Roof lights flush with the roof finish will be allowed.

- Roof covering are to be restricted to **grey corrugate sheeting**.

- No solar panels may be visible from the street.

- **FLAT ROOFS**: Floating concrete flat roofs are encouraged. No lean-to roofs will be allowed.

- All links between main roofs to be **concrete**.

- **Up to 30 percent** of the total roof area, which includes the main dwelling, garages and outbuildings may be in concrete flat roofed structures which are extensions of the main house or outbuildings.

- Sections which are constructed in concrete shall be covered with brown stone chips on top to a thickness of no less than 50mm. No silver waterproofing may be visible. As a standard the visible edge of the off shutter concrete slab will not be more then 180mm with a 40mm set back up stand. Slabs can be tapered to accommodate thicker sections.

- Roof lights being flush with the roof finish will be allowed. Colour of roof window frames to match windows of the rest of the building.
CONCRETE SLAB DETAIL

CONCRETE SLAB DETAIL A

CONCRETE SLAB DETAIL B
6. BRAAIS & CHIMNEYS

- See samples below.
- All chimneys to comply with the **standard detail** design to compliment the character. These proportions must be followed. See the different sizes.
- Internal Jet master-type fires must be enclosed by masonry surround with no rotating type cowls allowed.
- Ornate or decorative chimneys will not be allowed.
7. **EXTERNAL WALL MATERIALS & FINISHES**

- Natural stone will be available from the Estate to give a uniform character and depth to the design. NO fake concrete facings will be allowed. No type or form of face brick or similar will be permitted on the outside facade. Stone walls should form at least 20% of the external face of the building. Dry pack stone walls should be a dominant feature of the house but may be considered for decorative purposes solely. No other stone colours or variants will be allowed.

- External walls may be plastered or bagged and finished with white cement. These walls are not allowed to be painted.

- External walls may be finished off with off shutter concrete in its raw format.

- External walls may be cladded with timber, also available from the estate. Sheet metal cladding will also be allowed to match the roof.

8. **DOORS**

- Brown aluminium (powder coated) or brown anodised and glazed to match windows and roof finish

- Sliding doors and sliding shutters are encouraged as an extension of the internal space. Shutters to be made from timber slats, sheet metal to match roof profile and colour, glass or brown anodised aluminium.

- Natural hardwood feature doors are also permitted.

9. **WINDOWS**

- All windows to be brown anodised aluminium or brown powder coated in the same colour as the roof finish.

- Large panel windows will be allowed however not disproportionate to and within balance with the rest of the finishes on the specific façade.

- The use of corner windows and square bay windows may be used within balance of the design.
• All glazing to conform with the National Building Regulations (NBR).

• Glazing with efficient solar control and low reflective appearance to be used.

• No steel and timber windows allowed.

11. SHUTTERS, SECURITY BARRIERS & SCREENING

• The use of horizontal roller shutters for doors and windows are encouraged.

• Timber or powder coated sliding screens are also allowed as panelling.

• Concealed security shutters will be allowed. Powder coating to match window frames.

• All burglar bars and security gates must be used in a discreet manner and all to be installed internally.

• Security will be done and controlled from a control centre at the main entrance gate. 24 Hour roaming guard will be in radio contact with main control room at all times. Individual / private areas of the estate will be controlled by access control booms only accessible by residents. Access to visitors will only be allowed once security has confirmed with the owner.

• The estate will have a security fence to the main road and abutting property. Upon breach of this fence the control room will be notified of the security breach in said sector and roaming guards will respond immediately.

• No general public and visitors will be allowed into the estate without security clearance.
12. COVERED VERANDAS & PERGOLAS & GAZIBO’S

- The use of patio/verandas and pergolas are encouraged to create a lifestyle of connecting with outdoor living.

- All veranda and pergola supports should be constructed of either steel I-beams, timber concrete, or stone columns.

- No round fibre cement columns, pre-cast decorative columns or pediments will be permitted. Simple caps, bases and brackets will be allowed.

- No external fixed or mobile awnings will be permitted.

13. BALCONIES & DORMER BOXES

- Balconies and dormer boxes are to be seen as a lightweight structure with a frameless, aluminium or thin steel profile balustrade.

- Balustrades to be constructed from glass, steel or natural hardwood. No pre-cast concrete will be permitted. All railings, balustrades and detailing must be simple and in keeping with the ‘farmhouse’ aesthetic. No elaborate pre-cast concrete mouldings, fountains or sculpture will be permitted. All to be in keeping with the modern pallet of architecture.

14. RETAINING STRUCTURES

- Only natural materials are allowed for example concrete, timber, stone and steel gabions.

- Gabion retaining walls is encouraged using stone supplied by the estate.
15. BOUNDARY WALLS, GATES & FENCES

- The joining factor of the farm style estate is the “kraal” wall built out of stone and used to keep farm animals inside. The use of a 600mm thick wall at entrances and boundary walls (low) will be encouraged.
- No security walls may be built on the first 33% of any plot, only feature low wall’s, this is to create a traditional street scape. Walls beyond this point are not to be more than 1,2m high except the drying yard and screened areas that must be at a height of 1,8m. A motivation for any 1,8m wall to be submitted to the architect should a high wall be required.
- Special exception will be given where the location of the swimming pool or living area is situated on the road side, or where privacy is a problem.
- No high front boundary wall may be closer than 3,5m from the boundary line, even for the pools.
- The use of hedges, shrubs and trees are encouraged to obtain privacy.
- Refuse areas and gas bottles are to be screened off with screens or screen walls.

- All boundary walls must be built in accordance with SABS 0400.
- No artificial type stone finish will be allowed. No more than 50% of the front boundary may be solid.
- Walls may consist of off-shutter concrete, plastered brick or bagged or timber. Only stone obtained by the developer may be used.
- Galvanised square wire mesh fencing shall be permitted on a stand, provided that it is combined with indigenous creeper plants covering it as a natural barrier. Palisade must be custom designed in natural timber or steel with a galvanized finish or painted in approved colour.
- Prefabricated palisade and pre-cast fencing will not be allowed.
- All building sites must be temporarily fenced during construction with an approved barrier of wire mesh fencing with Hessian or shade netting attached. See contractors code of conduct.
16. GARAGES, CAR PORTS, GOLF CAR, DRIVEWAYS & PARKING

- Garage setback as per part 4.

- Carports and golf cart parking must form part of the architectural design of the residence.

- Garage doors may be sliding, tip up or sectional overhead in timber or aluminium.

- All garages doors to have horizontal fluted lines. No ornate panelled doors will be allowed.

- Aluminium garages doors to be brown to match the window frame colour.

- Garage positions: More than two single garage doors or more than one double garage door facing the street will not be allowed.

- All golf cart parkings to be screened off from the street. Easy access to these carts are vital as it would be the preferred means of transport on the estate. Every house will be required to have at least one cart.

- The use of motor vehicles must be minimized as far as possible. The estate will create pathways for easy access to walk, run, cycle or carting.

- The use of paving to be used in a sensitive manner. All patterns should be simplistic in design with either one of the materials below or a combination of some of the materials mentioned below.

- The following paving materials will be allowed.
  Concrete cobbles (predominantly grey or brown to match estate roads)
  Natural stone
  Exposed aggregate concrete
  Laterite
  Hardwood timber
  Grass blocks
17. UTILITY AREAS

- All service areas such as drying yards, refuse areas and gas bottle storage areas are to be concealed with 1,8m high wall or screens.

- All gardening equipment to be housed in a dedicated room, no free standing storage or Wendy house type units will be allowed. Free standing cladded sheds to house golf carts and other equipment is encouraged.

- Visible aerials and receivers are not permitted. Satellite dishes may not be visible from the street and must be fitted below the eaves line of the building. Colour to match the adjacent wall or roof.

- The use of solar panels is encouraged. Placement thereof however to be done in such a manner not to dominate the aesthetics of one particular elevation and be spread around to soften the overall impact thereof. All piping and support framework to match colour of roof.

- The use of heat exchangers is strongly advised and must be situated behind a screen wall.
• All air conditioning equipment to be hidden away. Preferably to be screened off with appropriate screening. Positioning of such units to be indicated on plan. Noise levels of condensers to be minimised.

• All services such as sewer drainage and ventilation must be hidden away in ducts and no such articulation will be allowed on outside of any part of the building.

• Gutters and downpipes must be painted to match the colour of the roof and no exposed down pipes must he paint to match the colour(s) of the external walls.

• Plumbing pipes must be concealed with access points acceptably concealed. Window mounted air-conditioning units are not permitted. Wall mounted air-conditioning units are permitted provided that they are mounted at ground, level and screened from view at street level.

• The architect will be entitled to regulate the position and intensity of all external lighting. Signs relating to the address and/or the number of the house are permitted provided that the height of the lettering does not exceed 300mm.

• Rainwater tanks to be hidden underground or hidden behind a screen wall.

• A minimalistic approach is encouraged, no ornate signage will be allowed.

All signage (contractor's boards etc.) must not exceed 1200 x 800mm and may only be mounted in front of the applicable property. All signage must be kept to standard professional boards only, no private marketing or sales boards will be allowed. No signage of any type including for sale boards etc. may be displayed on any portion of the common property on the estate or near the entrance to the estate.

No other signage such as security company signage or house names will be allowed.

18. OUTBUILDINGS & CONSERVATORIES

Outbuildings are allowed and should be part of the all over architectural design. Special consent to be obtained for conservatories as the XA regulations do not allow these in our climate
19. SWIMMING POOLS & TIMBER DECKS

- Rectangular, square and long shape pools are encouraged.
- Free shape pools to be designed with the necessary sensitivity to the overall design.
- All pools and safety measures taken must comply with NBR and local by-laws.
- The use of timber decks, tiles or paving around pools are permitted.
- Use of fences around pools to be as per NBR.
- No pools must be drained or backwashed into the storm water system, landscaped areas or vineyards.
- No above ground pre-fabricated, temporary pools will be allowed.
- The restriction of the building lines shall apply to the positioning of swimming pools as 1m from the building line. Filtration plants may be erected on the zero building line. Pool pumps must be enclosed and screened so as not to be audible or visible from adjacent properties or the street.

- Any fencing of the pool must be sympathetic to the architectural style and designed accordingly.
20. LANDSCAPING

- All landscaping must be documented and must comply with the list of recommended plants included in these guidelines in the landscape schedule. Sensitivity towards using indigenous plants is vital to provide a harmonious environment with minimal impact on the existing area.

- The extensive use of indigenous fynbos species is encouraged.

- The sidewalk landscaping in the estate itself shall conform to the Landscaping Master Plan. A homeowner must obtain written consent from the development company prior to the establishment of any landscaping on the sidewalk adjacent to his stand and thereafter the planting may be carried out in terms of the conditions of such approval.

- Homeowners are encouraged to make use of indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant list. No non-indigenous (exotic) trees will be allowed. No palm trees will be allowed on the estate.

- All landscaping is to be limited to indigenous species and will be done by the Home Homeowners Association on all common areas. A landscaping design of the property should be prepared and submitted to the aesthetics committee with the architectural design for approval. The final garden landscaping design must be completed within 90 days of issue of the Local Council’s Occupational certificate. All landscaping plans must display what method of storm water disposal will be employed. No storm water is to be disposed of directly into
neighbouring stands and must comply with National Building Regulations. Ideally, storm water should be disposed of into a storm water drain, water feature, or soak pit.

- Included in the architectural guidelines is a strictly indigenous tree planting policy: The landscaping and especially the trees, due to their size, go a long way to determining the overall aesthetic ambience of an estate. With our indigenous landscaping policy we hope to reinforce the uniquely South African nature of this estate, not to mention the numerous additional advantages of planting indigenous.

- Each site should plant three well established trees (at least 4m in size) depending on the stand size. Positions and type to be approved by the landscape architect and the Estate.

- The bird life is significantly increased through the planting of indigenous trees that have berries for food, or thorns for protection from birds of prey.

Home owners are to familiarize themselves with the regional climate and make sure that the landscaping ensures water wise vegetation at all times. Attention should be given to the following:

- Conservative use of land area
- Grouping of plants with similar irrigation characteristics
- Usage of captured rain and storm water as well as grey water

If unsure, also use regulation 15 of the Conservation of Agricultural Resources Act (No 43 of 1983) as reference for restricted plant material declared as weeds and invader plants use.

All garden features such as water features and use of statues etc to be approved by the ANURA LIFESTYLE ESTATE.
PUBLIC AREAS AND LÉSURE
RESTAURANT AND WINE CELLAR LOOK AND FEEL
21. BUILDING PLAN SUBMISSION

Anura Lifestyle Estate Home Owners Association has nominated M&B Architects to oversee scrutiny and approval of all building designs, plans and documentation before submission for approval to the local authority.

M&B Architects will ensure that all designs adhere to the set guideline in order to make sure the overall aesthetic integrity of the estate will be maintained and that a holistic approach will be maintained throughout the whole development.

Additional approval will be necessary for the following items, after initial approval:
• Alterations & additions to existing structures
• Adding of a new structure such as boundary walls, swimming pools and driveways
• Landscaping

PLAN APPROVAL PROCESS

STAGE 1 _SKETCH PLANS-A3 Booklet including:
• Site plan set
• Full set of plans and elevations
• A listed Landscaping design by the landscape architect of the development.

Two sketch plan booklets are to be submitted, one in colour and one monochrome.

STAGE 2 _WORKING DRAWINGS -including:
• Working drawings A1
• Plans, sections, elevations, roof plan, foundation plan and all schedules.
• All services

Five paper copies are to be submitted, coloured according to NBR.

STAGE 3 _
• After stage two has been approved and signed off they should be submitted to the local authority for approval.

These Aesthetics guidelines are to be read in addition to the requirements of local authority and the National Building Regulations.

22. CONTRACTORS AND BUILDING

See annexure B for ‘Contractors code of conduct’. 
23. CONSTRUCTION COMPLETION

The contractor may not vacate the site before the final inspection by the ARC. The inspection will be done to ensure that all construction, specification and landscaping was adhered to as per original approved drawings.

The contractor may only vacate the site once all outstanding matters that may have occurred, i.e. Issuing of certificate, any outstanding fees and fines have been settled.

Any deviations must be remedied or resubmitted for approval prior to final completion.

No occupancy of the premises will be allowed without proof of the certificate of final completion has been sent to the ARC.