

## **GOWRIE FARM BUILDING GUIDELINES**

### **1. BACKGROUND TO THE CODE**

The houses of Gowrie Farm have drawn their inspiration from the old farmhouses of the Midlands of KwaZulu-Natal. Initially the architecture of KwaZulu-Natal had influences from the Cape. Later, a regional vernacular developed in response to the climate and landscape.

The original farmhouses were simple, often a rectangular house of a few rooms. They were then added to, and the rooms record the growth with the bell cast profile being prevalent, and the main roof steeper than the lean-to verandah roofs.

The majority of the farm houses were single storey. A few used the roof space for bedrooms and storage, getting light through dormer windows but houses generally remained single storey in nature. The Lettered Architecture, so prevalent in the Cape, comes through strongly in the architecture of the Midlands, as well. This kind of architecture is sensible in climatic terms in the way it affords protection from sun, wind and rain.

In designing houses on the properties at Gowrie Farm, the most important consideration should be to ensure warmth and light from the sun and protection from the north-west and south-east winds. Views are important but as important as the individual views - owners must take cognisance of the views of other owners when designing their homes. Designs must ensure that they are sensitive to the surrounding landscape and must take cognisance of the slope of the land. This applies particularly to those properties on Hillside Road; the properties on the eastern side of Waterford Road; as well as Erven 268 to 272 on Dairy Road.

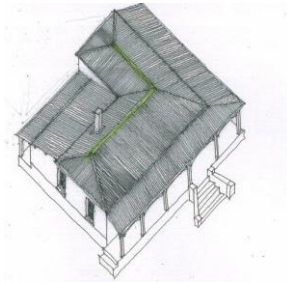
**A copy of an interpretation of the code done by the leading architect of Erf 246 Gowrie Farm is attached.**

### **2. FORM**

The houses must have a primary or core space, with secondary lean-to spaces. The houses are to conform to the "Letters of the Alphabet architecture", or variations of this. Alternatively, they may be fragmented. Fragmentation is in fact encouraged and examples of fragmented houses are on Erven 207 and 265. No monolithic structures, as determined by the Gowrie Farm Review Committee ("GFARC"), will be allowed.

The primary spaces may not exceed 6.2m in width (the width of primary spaces is measured to the centre line of a standard wall construction). Verandahs, with a minimum width of 2.4m, are encouraged. Verandahs may be enclosed with frameless glass. Secondary spaces must be in proportion to the primary spaces. The maximum width of the secondary spaces shall be 5m. Variation to the width of the primary space will be allowed on the basis of architectural merit and also when applying for this relaxation, the roof pitch must be reduced, so as to complement the increased width of the primary space.

### **"Lettered" Architecture**



### **An example of a fragmented house**

Please note that the code is not to be seen as restrictive. In fact, it allows for variances on the basis of architectural merit. (See comments under clause 5 below).

### 3. HEIGHT

In single storey houses, the wall plate height may not be lower than 3m, and the maximum height shall be 4.2m.

In the case of houses with lofts, the maximum wall plate height shall be 4.2m high and the minimum height, measured to the top of the slab or floor, shall be not less than 3m.

In measuring the heights, wall plate height shall be measured from finished floor level. It is important that when designing loft houses, that the final design is a "loft house" and not a disguised double storey house.

The following houses shall be entitled to build single-storey with lofts. The remaining houses shall all be single-storey:

**TABLE REFLECTING HOUSES WHICH MAY INCLUDE LOFTS**

<b>OLD ERF No.</b>	<b>NEW ERF No.</b>
2 - 6	207 - 211
7	266
31	235
32	236
45	267
56	256
57	257
58	258
59	259
63 - 91	268 - 296
95 - 114	300 - 319
117 - 122	322 - 325 & 327
1	Ptns 1 & 2 of Erf 334

In the case of houses being built on steep properties and here reference is made in particular to Erven 291 to 299 on Waterford Road; Erven 268 to 277 on Dairy Road; and Erven 227 to 234 on Hillside Road - basements will be considered if carefully integrated into the design and where the visual impact is kept to a minimum. Houses on these erven must take cognisance of the slope.

The finished floor level on any home may only be a maximum of 450mm above natural ground level. This 450mm will be measured at the centre of the building and will take the natural topography of the property into consideration.

#### **4. COVERAGE AND FAR RESIDENTIAL PROPERTIES**

##### **4.1 Coverage**

All the estate erven between Erven 207 to 332, including Portions 1 and 2 of Erf 334, shall be limited to the controls set out below, save for Erven 278 and 325, which are 8 693m<sup>2</sup> and 4 689m<sup>2</sup>, respectively. The coverage controls for Erven 278 and 325 are set out in clause 4.4, below.

**4.1.1** The maximum coverage of single storey houses shall be 430m<sup>2</sup>, excluding verandahs.

**4.1.2** Every house of 430m<sup>2</sup> shall have a minimum of 50m<sup>2</sup> of verandahs but shall be entitled to an unlimited area of open verandah. Open verandahs shall be verandahs which are open on at least one side. NB: With effect from 1 February 2018, the square meterage of verandah shall be calculated in proportion to the size of the house. The current ratio of 50m<sup>2</sup> of verandah to 430m<sup>2</sup> of house is 11.6% of the house area. Accordingly this ratio is to be applied to each house, with a minimum square meterage of 30m<sup>2</sup> of verandah required. No single verandah shall be less than 15m<sup>2</sup>. Any alterations which increase the size of an approved house, will require a proportionate increase in the size of the verandah. Verandahs must have a minimum depth of 2.4m.

**4.1.3** Owners shall be entitled to enclose open verandahs with frameless glass. If a verandah is enclosed with frameless glass, it shall not be considered as coverage for the purpose of calculating the 430m<sup>2</sup> of coverage.

**4.1.4** In the case of houses where lofts are allowed, the coverage shall be as set out in 4.1.1 above.

##### **4.2 FAR (Floor Area Ratio/Bulk)**

In the case of loft houses, the FAR shall be a maximum of 640m<sup>2</sup>. In calculating the FAR, the following shall be included:

**4.2.1** The enclosed area of the house (maximum of 430m<sup>2</sup>);

**4.2.2** Verandahs up to a maximum of 50m<sup>2</sup> of the total verandah area.

4.2.3 The loft area, which shall not exceed 160m<sup>2</sup> or 35% of the ground floor area.

### 4.3 Loft Floors vs Mezzanine Floors

Sites which are permitted lofts are set out in the table in clause 3 – Heights, above.

The maximum permissible loft area is as set out in clause 4.2.3, above.

When incorporating either a loft or a mezzanine into a house design at Gowrie Farm, the following will apply:

#### 4.3.1 Lofts

4.3.1.1 Lofts are clearly expressed as such, with the option of internal or external staircases, to gain access to the loft floor. In the event of an external staircase, it is to be treated as a key element in the overall 3-dimensional composition of the building.

4.3.1.2 The maximum allowable loft floor area of 160m<sup>2</sup> may be split between different components of the design. In the case of a house with a fragmented floor plan design, the loft may cover an entire wing of the fragmented plan composition.

4.3.1.3 A variety of fenestration options are available: dormer windows, glazed gable-ends, flush fitting fixed/openable roof lights etc.

4.3.1.4 Lofts may have balconies but the design of such balconies must suit the external aspects of the building.

4.3.1.5 The maximum wall plate height shall not exceed 4.2m and the maximum roof pitch shall not exceed 45° at any point along the roof slope. In the event of dormer windows being used, then the pitch of the dormer shall match the pitch of the principal roof. Any dormer window may only occur 1.2m from any gable-end (measured from the gable-end to the closest edge of the dormer window). The cill height of any dormer window may not be less than 1.2m below the maximum wall plate height.

4.3.1.6 Any external access point to a loft shall only occur via a gable-end. No access shall be permitted at any point along the eaves line of the principal roof. No dormer window ridge shall protrude above the ridge line of the principal roof.

4.3.1.7 No individual dormer window shall have a width of more than 900mm and all dormer windows shall have a vertical proportion. Flat roofs over dormer windows are generally not encouraged but would be considered in a contemporary design.

#### 4.3.2 **Mezzanine Floors**

4.3.2.1 Mezzanine floors have a different set of guidelines and requirements compared to loft floor. They will, however, be permitted on any of the residential properties on the estate, with the prior approval of GFARC.

4.3.2.2 The same FAR as that allowed for lofts, will apply in the case of mezzanine floors, with certain provisos.

4.3.2.3 Mezzanines will be limited to internal access and circulation only.

4.3.2.4 No external staircases are be permitted.

4.3.2.5 Mezzanine floors are limited to drawing light from the gable-ends of the building component(s) only. Flush-fitting roof-lights will be allowed, provided they can be successfully incorporated into the overall design.

4.3.2.6 Mezzanine floors are typically to be found in open volume internal spaces and may not exceed 50% of the floor area over which they occur. Mezzanine floors which are built over service and utility areas (eg garages) may cover the entire floor area over which they occur.

4.3.2.7 Mezzanine floors may not be expressed as an “element” or “feature” anywhere along the external aspect of any building and/or component of a fragmented plan configuration. Mezzanine floors may occur at any practical height within the principal volume, in which they occur.

4.3.2.8 The maximum wall plate height shall not exceed 4.2m, measured from internal finished floor level and the maximum roof pitch shall not exceed 45°.

#### 4.4 **Erven 278 and 325**

In the case of Erven 278 and 325, the maximum coverage shall be 800m<sup>2</sup>. This shall include all enclosed areas of the house, garage, barns, staff quarters and any other building that may be built on the properties, excluding verandahs which may be enclosed with frameless glass.

Only one house may be built on the property. A guest cottage shall be allowed but may not exceed 120m<sup>2</sup>, including verandahs. No single building may exceed 600m<sup>2</sup> of coverage.

4.5 **Please note that whilst GFARC is entitled to approve variations to the Building Code based on architectural merit, it does not have the powers to relax the coverage restrictions, nor the FAR limits, as these have been fixed in terms of the approval applicable to Gowrie Farm.**

## 5. **VARIANCES**

In designing houses, variances to the code are allowed, on the basis of architectural merit. GFARC's decision shall be final and binding in the case of architectural merit.

GFARC also has the right to refuse any house, which they feel is not appropriate, despite the design complying with the terms and conditions of these guidelines.

Following on the building of the house on Erf 246, GFARC has decided to make a variance to the code to introduce red brick for special elements of houses, such as chimneys, garages, columns and other such elements. The red brick that may be used must be approved by GFARC, prior to building commencing.

## 6. **PLACEMENT**

Buildings must be placed on the property inside the building lines. The building lines on each property are set out the schedule attached hereto.

Relaxations to the building lines may be granted upon application to GFARC, which has the power to relax the building lines on the basis that such relaxation, in their opinion, will not unduly prejudice neighbouring properties; properties in the surrounding areas; or the estate as a whole.

In any decisions relating to the placement of the house on the property and the approval, GFARC's decision shall be final and binding upon the owner.

Before commencing design work, architects must contact GFARC to obtain clarity on the relaxations which are allowed.

## 7. **WALLS**

### 7.1 **External walls:**

External walls shall be plastered, bag-washed or built of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition to the material used, the method of coursing/jointing is to be approved by the GHOA. In the case of special incidents such as chimneys or plinths, stipple plaster or tyrolean finish may be used to enhance the proportions and definition of the elements and houses. In special instances "red face-brick", which has been approved by GFARC, prior to building commencing, may be utilised, if it is felt by GFARC that it will enhance the design of the house. The use of the red brick shall, however, be seen as a variance and will be judged on the basis of architectural merit and must be approved by GARC and the GHOA **prior** to build.

Provision is to be made for all plumbing to be ducted and not visible from the outside. Careful consideration is to be given to the plumbing and reticulation, bearing in mind that the sewer system will be linked to a septic tank/soak-away configuration.

## 7.2 External wall colours:

A Paint Committee has been appointed to monitor the use of external wall colours at Gowrie Farm. All queries in this regard must be directed to the HOA office.

Colours for the estate have been selected and A4 brush outs can be viewed at the Homeowners' office.

External colours shall be limited to the following colours from Plascon, who have offered assistance with interior colour choices and discounts on purchases for Gowrie Farm home owners:

- Baby elephant Y1-E1-4. This will only be allowed on certain properties, as determined by the Paint Committee, to prevent its overuse on the estate.
- Bauhaus Y2-E2-1
- Bottecelli E17-5
- Castle stone Y5-E2-2
- Crete shore 52
- Crete shore architectural grey GR-Y13. This is a very dark colour for use on specific sites only, which sites are to be determined by the Paint Committee
- Corinthian pillar Y3-E1-4
- Fever tree BBO602
- Lightning Y4 D2 2
- Madonna city Y1-E1-3
- Misty valley BBO609
- Mosaic Y5-D2-2
- Off-Shore 50
- Rhine Castle 54
- Stone wash Y2-D2-2
- Abbey Stone Y5-D1-4
- My Magnolia Y4-C2-2
- Dry Gold Y2-C2-3
- Organdy Y3-C2-1

So as to avoid monotony of colour on houses at Gowrie Farm, all exterior wall colours are to be approved by the Paint Committee, to ensure that no consecutive homes are painted the same colour.

When choosing colours for the homes at Gowrie Farm, the Paint Committee has been sensitive to the Midlands' landscape and has set out with the intention of minimising the impact of the houses in the landscape. It is important that when home owners choose their trim colours, they are sensitive to the impact that these colours will have on the overall effect of the homes at Gowrie Farm. With this in mind, the following rules are applicable:

- Colours of shutters and major verandah details such as posts should be darker than the exterior walls. White is discouraged on all major features and may only be used on windows. It is specifically excluded from use on garage doors, barge boards and fascia boards or plaster bands.



- White is permitted on wooden windows, although colours complementary to the walls and if possible darker than the walls, are preferred. In the case of aluminium windows being used, then dark colours are obligatory. No white aluminium windows or doors will be permitted in the future. Before choosing the colour of the aluminium or metal doors, these colours must be approved by the Paint Committee.
- Garage doors should be painted a dark colour, or alternatively the same colour as the walls in which they hang. Should they be timber doors, then a natural stain is permitted.
- Gutters must be the same colour as the roof on which they are fixed. Downpipes are to be painted the same colour as the walls on which they are fixed, or alternatively match the roof colour.

Before final approval is given for paint colours, contractors shall paint samples onto a northern, eastern and western wall and these colours must then be approved by the Estate Manager, together with the Paint Committee.

### 7.3 **Garden walls:**

Garden walls may be plastered, bag-washed or made of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition, the method of coursing/jointing is to be approved by the GHOA. They shall be a minimum width of 225mm with horizontal copings.

### 7.4 **Retaining walls:**

Retaining walls shall be plastered, bag-washed or built of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition, the method of coursing/jointing is to be approved by the GHOA. No loffelstein retaining walls may be used.

### 7.5 **Boundary walls and fences:**

Fencing at Gowrie Farm is discouraged. Where fences are necessary, they shall blend in with the surrounding fences on the farm and shall be either four or five stranded fences, save in the instances where the owners have dogs, in which case they shall be bonnox wire or weld mesh steel fences. All poles shall be of CCA treated timber and shall be natural and not turned poles, so as to give the impression of a farm fence. No steel posts are permitted.

It is intended that the gardens shall connect with the open spaces around them. Cynodon lawns are encouraged. In areas where the properties are surrounded by natural grassland only, Cynodon lawns will be allowed. In the cases where there are kikuyu pastures, kikuyu lawns are allowed.

In instances where properties are surrounded by grasslands or natural veld the connection between the garden and the natural veld must be made with natural

grasses and indigenous plants only. Gardens around the houses are not, however, restricted to indigenous grasses.

## **8. ROOFS**

### **8.1 Materials:**

Roofs shall be painted corrugated iron, or chromodeck in the Victorian profile. With the consent of GFARC, clip lock sheeting, or brown built sheeting, may be used where appropriate.

IBR profile roof sheeting is specifically excluded. In the event of “translucent” sheeting being used to optimise light, then no clear roof sheeting shall be allowed.

### **8.2 Colour:**

Roofs shall be dark dolphin, charcoal grey, or a grey colour approved by GFARC.

### **8.3 Flat Roofs:**

Flat roofs may be used to link buildings where houses are fragmented. Flat roofs may also be used where they are appropriate for the architectural style of the house, but consent of GFARC is required.

### **8.4 Roof form and pitch**

Primary roofs shall be symmetrically gabled or hipped, with a slope of between 35° and 45°. Secondary lean-to's shall have a slope of between 8° and 10°.

### **8.5 Eaves**

Eaves shall be clipped or shall have detailed overhangs. In the event of there being overhangs, they must be exposed rafters. Details of the overhangs must be submitted to GFARC with the submission of plans.

GFARC has the power to vary the code here, subject to detailed drawings being submitted.

### **8.6 Gutters and down pipes**

Gutters, when used, shall be made of aluminium and shall be in a colour to match the roof. Down-pipes may be in aluminium or PVC and shall be in a colour to match the wall to which it is fixed, or the same colour as the approved roof colour.

### **8.7 Fascias and barge boards**

Barge boards shall be timber, or fibre cement and barge caps shall be aluminium or iron. Gables need not have barge boards or barge caps and may be detailed similarly to the Club House gable ends.

Barge boards and fascias shall be a colour to match the roof.

NO ASBESTOS BARGE BOARDS ARE PERMITTED UNDER ANY CIRCUMSTANCES.

Overhangs must have exposed trusses. If a fascia is required, it must be detailed so as not to be visible below the gutter. Drawings of the eaves details must be submitted when submitting the plans.

A single storey home may have a roof window, as long as it stays within the parameters of a single storey house.

#### 9. **DORMERS**

Dormers in lofts, where allowed, shall be habitable, placed not closer than 1m from a side wall, and have a gable with a slope to match the principal structure.

Dormers in lofts must be well proportioned with the scale in keeping with the roof.

#### 10. **SKYLIGHTS**

Skylights may be used but shall be flat and shall be placed so as to not be easily visible from the common areas. They shall be painted to match the colour of the roof.

#### 11. **WINDOWS**

Windows shall be made of wood, powder coated aluminium, or U-PVC, and shall be glazed with clear glass or frosted glass, in the case of bathrooms. Sand-blasted windows are permitted in the case of front doors. No mirror glass, or any other type of reflective glass may be used.

In the case of aluminium or U-PVC windows, the section dimensions are to have a minimum profile of not less than 50mm (System 36). The minimum profile of frame sections for timber windows, shall be no less than 44mm.

Frame colours are to be in keeping with the rest of the architecture.

Windows shall be rectangular, vertically proportioned and operable, or alternatively, in instances where horizontal windows are complementary to the architectural style of the house, then such windows must be specifically approved by GFARC. No cottage pane windows are allowed.

Where appropriate clerestory/ventilator windows may be used.

It is encouraged that window proportions should not be less than 1:1,6. It is pointed out that the most common proportions in the old traditional farmhouses were 1:1,7 or 1:2. All openings must be carefully proportioned.

Windows which are attached to doors are generally discouraged and will only be considered if the window cill height extends down to the finished floor level.

GFARC places extreme importance on the proportions of windows and has the right to reject any proportions and placements of windows and shall scrutinise all openings with the utmost care.

#### 12. **SHUTTERS**

Shutters may be timber or powder coated aluminium, but must be operable, sized and shaped to match the opening.

### 13. **EXTERNAL DOORS**

Windows attached to any external doors may not be used without specific approval from GFARC.

Security doors and burglar bars are discouraged, but may be allowed, subject to the condition that they are approved by GFARC.

### 14. **VERANDAHS AND STOEPS**

14.1 Verandahs and stoeps are elements that are found on all the traditional Midlands farmhouses. Houses should have generous stoeps or verandahs. The widths of verandahs must be in proportion to the primary spaces.

14.2 Every house shall have a minimum of 50m<sup>2</sup> (see clause 4.1.2 above for variation) of verandah but shall be entitled to an unlimited area of open verandah. Open verandahs shall be verandahs which are open on at least one side. With effect from 1 February 2018, no single verandah may be less than 15m<sup>2</sup> and the depth of verandahs must be a minimum of 2.4m.

14.3 Verandah columns may be square or cylindrical. They may be timber, concrete, plastered masonry or brick. Timber posts must not be less than 100mm x 100mm. In the case of plastered columns, the finished dimensions may not be less than 360mm x 360mm, and APPROPRIATE BASES are to be provided.

If pre-cast columns are to be used, only traditional style columns may be used. The shaft of the column must be tapered and have a smooth finish.

14.4 No "broekie lace" is permitted.

14.5 Verandahs may be enclosed with frameless glass. If they are enclosed with frameless glass, they shall still be counted as verandahs for the purpose of calculating the 50m<sup>2</sup> verandah requirement (see clause 4.1.3).

### 15. **GARAGES**

15.1 Not more than one double garage may be built. If more than two garages are required, then the third or additional garages must be built as a separate building. The "suburban" style garages of 6m x 6m are not acceptable, and all garages must be designed in such a manner as to have a rural or barn-like feel to them. Garages that take on the proportions of a barn or similar structure are encouraged.

15.2 When designing the position of garages, architects must take into account the impact the garage/s will have on neighbours, as well as the impact on the road.

15.3 Garages which face onto public space, or which are easily visible from neighbouring properties, must have two separate single doors and not a single double door. Single double doors will only be allowed when garages face onto

private spaces. Double doors will only be considered on architectural merit and will be allowed at the sole discretion of GFARC.

15.4 GFARC encourages garages which have an attractive, barn-like design and feel.

#### 16. **DRIVEWAYS**

Only twin strips of concrete, gravel or any other natural material may be installed from the road to the property boundary. This may be stabilised with concrete or natural rock and must have grass in between the strips. In specific instances where the driveway is not easily visible from the remainder of the farm, relaxation may be requested. Inside the property boundary, tar, dark cobble or any other natural product may be used. No "cement" colour products may be used, only charcoal, red, brown and cobblestone. Natural cement is specifically excluded.

The prime consideration in making this ruling is to ensure that driveways have a low impact from a visual point of view.

#### 17. **COURTYARDS**

When designing at Gowrie Farm, place must be provided for a kitchen/washing yard, where bins may be kept. The object is that these areas must be created in such a way so as to ensure that bins, gas bottles and washing, is not visible to neighbours. When designing, the natural light of the sun should be borne in mind, for the purposes of drying areas.

#### 18. **ELECTRICITY**

The electrical reticulation system of Gowrie Farm provides for the following:

- a. Single Phase with a maximum of 80 amps
- b. Three Phase with a maximum of 25 amps per phase

#### 19. **SEWERAGE**

In the case of all properties, individual septic tanks must be installed, which septic tanks must comply with the National Building Regulations. Soak-aways must then be built and with special consent, may be built outside of the property boundaries on the farm land.

In the case of septic tanks, these must be inspected by an engineer, appointed and paid for by the owner, and approved, prior to them being closed. In addition, a filter must be placed at the outlet pipe, preventing any foreign matter passing through into the system. A two-pipe drainage system is required, one for solid waste and one for grey water. The grey water line is to bypass the septic tank and feed directly into the soak-away. All septic tanks must have a manhole that is easily accessible, so that waste may be pumped out from time to time.

Homeowners are to ensure that they place signs in their bathrooms advising people that the houses are on a septic tank system. Please also ensure that if you are discharging water into the communal system, a filter is placed at your outlet.

## 20. **EXTERNAL LIGHTING**

- 20.1 All external lighting is to be limited to 40 watts maximum and to radiate vertically upwards or downwards only.
- 20.2 No day/night switches, or lights set by timers, will be permitted.
- 20.3 Lights must be switched off in unoccupied houses.
- 20.4 A sample of the light fitting is to be brought to the Gowrie Farm Estate Manager for approval, prior to installation.
- 20.5 Any form of flood lighting will be strictly prohibited.
- 20.6 The external wall height mounting of any light fitting on a single storey house, shall be no higher than 2.2m above natural ground level.
- 20.7 As a guideline, the external wall height mounting of any light fitting on a loft house, shall be no higher than 3m above natural ground level, if mounted along the eaves line of the loft. Should there be external access to the loft via a gable end wall, then the light fitting height shall be restricted to 1.8m above the finished floor level of the loft.
- 20.8 Preference will be given to light fittings that project the source downwards, rather than upwards.
- 20.9 If CFLs (compact fluorescent lights/energy savers) are used, then "warm" light globes are a requirement.

**In addition to the guidelines for outside lighting, set out above, attention is drawn to the following house rules of the Gowrie Farm Homeowners' Association:**

- *The External Lighting plan of all homes is required to be approved by the Gowrie Farm Architectural Review Committee*
- *Home owners shall ensure that lights affixed to the outside of their dwellings, or to gates, or boundary walls, do not cause a nuisance to other residents. The Board may require a home owner to remove an offending light altogether from a dwelling or building, alternatively to reduce the brightness of such light to an acceptable level.*
- *For home owners not in residence, it is required that all exterior lighting is switched off, except for the front entrance lights - if necessary.*
- *Spot lights are permissible if faced downward and used occasionally for external functions.*

## 21. **WATER TANKS**

These must be untreated, galvanised tanks. In the case of jo-jo tanks, these must be set-down in the property and must be screened. Approval of the GFARC is to be obtained prior to the installation of any water tank.

## 22. **STORM-WATER RUN-OFF**

Each home owner must provide suitable means, at their own cost, for the control and disposal of accumulated stormwater which may run-off into and from their property.

## 23. **SOLAR INSTALLATIONS**

Solar installations shall be allowed but consideration of the aesthetics of the building must be considered when placing and fixing the panels. The following must be complied with:

- All solar installations must be submitted to and approved by GFARC, prior to installation.
- Flat solar panels may be placed flush against the North or North East facing roof slope
- Free standing solar panels on flat roofs are not permitted. No panel may protrude above parapet walls
- No external tanks are permitted

## 24. **STREET SIGNAGE**

The only signage allowed on the roads shall be the street numbers. These shall be placed in a manner and form approved by GFARC, prior to them being erected. Names of houses may be placed on the walls of houses in the vicinity of the front door and shall be sensitively done.

## 25. **AWNINGS**

The style and colour of external awnings is controlled by GFARC. Authorisation from GFARC must be obtained prior to installation.

## 26. **DEDICATED STAFF HOUSING ON GOWRIE FARM – SMALL ERVEN**

Guidelines for Erven 384 to 404 (inclusive) are contained in a separate document, which can be found on the Gowrie Farm website. The submission of plans for staff housing on these erven must follow the same procedure as plans for Gowrie Farm Estate and must be approved by GFARC, prior to build commencing.

## 27. **CONTRACTOR'S AGREEMENT**

Please note that the GFHOA Contractor's Agreement and the GFHOA Building Procedure (both available on the website and from the GFHOA Office) must be read with the code before commencing designing and in particular before commencing building.

In the case of builds where there is no supervising architect, then an additional fee is payable to the HOA and is required to cover at least 4 inspections which will be made by a Board appointed architect, to ensure that the build is in accordance with the approved plans.

All alterations which affect the external areas of houses at Gowrie Farm require the prior approval of GFARC, and once approved, the GFHOA Contractor's Agreement

and GFHOA Building Procedures apply and must be complied with before alterations are started.

**Notes :**

1. For Survey and Topographical Diagrams, owners may contact Ant Haines of Haines and Jefferys. Tel: 033-342 8658 / 082 338 6500.
2. Only architects approved by GFARC may design houses at Gowrie Farm. The present panel comprises the following architects:

<b>ARCHITECT</b>	<b>CONTACT No.</b>	<b>E-MAIL ADDRESS</b>
<b>DURBAN</b>		
Sally Adams Architect	031-205 1902	sallyadamsarchitect@gmail.com
Design Workshop	031-303 5191	admin@designworkshop.co.za
Lead Architects	083-225 2378 031 205 1410	info@leadarchitects.co.za amanda@leadarchitects.co.za
Horner Ass Architects	031-266 9908 083 776 3937	richard@horner.co.za
Paul Nel Architects	031 313 1230	studio@paulnelarchitects.com
ZAARC	031-569 2041	office@zaarc.co.za
Axiom Arc	031-566 2499	michael@axiomarc.co.za
<b>PIETERMARITZBURG</b>		
Allen Architect	083 788 0009	patrick@allenarchitect.co.za www.allenarchitect.co.za
Creative Blueprint	033-342 8523	llew@architects.co.za
Greg Bellars Architects	033-343 2232	greg@gbarc.co.za
Interplan Architects	033-394 1785	nick@gbarc.co.za
Michael Birss Architect	033-3295068 083-659 9555	mikebirss01@gmail.com
<b>JOHANNESBURG</b>		
Vurv Architects	083 646 4220	office@vurv.co.za www.vurv.co.za
Karen Mailer Architect	083 407 4147	karen@karenmailer.co.za

3. Information on services may be obtained from the consulting engineers, Sukuma Consulting Engineers. Telephone number: (033) 345 3284 - Contact: Allison Maud.



## SCHEDULE OF BUILDING LINES:

ERF No	BOUNDARIES			
CLUBHOUSE ROAD				
206	5m (N)	5m (S)	5m (E)	5m (W)
207	5m (N)	5m (S)	2m (E)	5m (W)
208	5m (N)	5m (S)	2m (E)	5m (W)
209	5m (N)	5m (S)	2m (E)	5m (W)
210	5m (N)	5m (S)	5m (E)	5m (W)
211	2m (N)	5m (S)	5m (E)	5m (W)
MERION ROAD				
212	2m (N)	5m (S)	5m (E)	2m (W)
213	2m (N)	5m (S)	2m (E)	5m (W)
214	2m (N)	2m (S)	5m (E)	2m (W)
215	2m (N)	2m (S)	5m (E)	5m (W)
216	2m (N)	2m (S)	2m (E)	5m (W)
217	2m (N)	2m (S)	5m (E)	2m (W)
218	2m (N)	5m (S)	5m (E)	5m (W)
219	2m (N)	5m (S)	2m (E)	5m (W)
GOWRIE AVENUE				
303	2m Road	2m Pasture	5m (SE)	2m (NW)
304	2m Road	2m Pasture	5m (SE)	5m (NW)
305	2m Road	2m Pasture	5m (SE)	5m (NW)
306	2m Road	2m Pasture	5m (SE)	5m (NW)
307	2m Road	2m Pasture	5m (SE)	5m (NW)
308	2m Road	2m Pasture	5m (SE)	5m (NW)
309	2m Road	2m Pasture	5m (SE)	5m (NW)
310	2m Road	2m Pasture	5m (SE)	5m (NW)
311	2m Road	2m Pasture	5m (SE)	5m (NW)
312	2m Road	2m Pasture	5m (SE)	5m (NW)
HILLSIDE ROAD				
227	5m Road	2m Pasture	2m (SE)	2m (NW)
228	5m Road	2m Pasture	2m (SE)	2m (NW)
229	5m Road	2m Pasture	2m (SE)	2m (NW)
230	5m Road	2m Pasture	5m (SE)	2m (NW)
231	5m Road	2m Pasture	2m (SE)	5m (NW)
232	5m Road	2m Pasture	5m (SE)	2m (NW)
233	5m Road	2m Pasture	2m (SE)	5m (NW)
234	2m Road	5m Pasture	2m (SE)	5m (NW)
235	5m (NE) Road	5m (SW) Pasture	5m (SE)	2m (NW)
236	2m (NE) Road	5m (SW) Pasture	2m (SE)	2m (NW)
237	5m (NE) Road	2m (SW) Pasture	2m (SE)	5m (NW)
COTTAGE ROAD				
273	2m (NE)	5m (SW)	2m (SE)	5m (NW)
274	2m (NE)	5m (SW)	5m (SE)	5m (NW)
275	2m (E)	5m (W)	5m (SE)	2m (NW)
276	2m (E)	5m (W)	2m (S)	5m (N)
277	2m (NE)	5m (SW)	5m (SE)	2m (NW)

**DAIRY ROAD**

269	2m (NE)	2m (SW)	2m (NW)	5m (SE)
270	2m (NE)	2m (SW)	5m (NW)	5m (SE)
271	2m (NE)	2m (SW)	5m (NW)	5m (SE)
272	2m (NE)	2m (SW)	5m (NW)	2m (SE)

**DAM CRESCENT (ext of Dairy)**

263	3m (N)	2m (S)	5m (E)	2m (W)
264	2m (N)	2m (S)	5m (E)	5m (W)
265	2m (N)	2m (S)	2m (E)	5m (W)
266	5m (N)	5m (S)	5m (E)	5m (W)
267	2m (NE)	2m (S)	2m (E)	2m (W)
268	2m (NE)	2m (S)	2m (E)	2m (W)

**LITTLE CRESCENT**

300	2m (N)	5m (S)	5m (E)	2m (W)
301	2m (N)	3m (S)	5m (E)	5m (W)
302	2m (N)	2m (S)	2m (E)	5m (W)

**GOWRIE AVENUE**

220	2m (N)	5m (S)	2m (E)	5m (W)
221	2m (N)	5m (S)	5m (E)	5m (W)
222	2m (N)	5m (S)	5m (E)	2m (W)
223	2m (N)	5m (S)	2m (E)	2m (W)
224	2m (N)	5m (S)	2m (E)	2m (W)
225	2m (N)	5m (S)	2m (E)	5m (W)
226	2m (N)	5m (S)	5m (E)	2m (W)
238	2m (N)	2m (S)	5m (E)	5m (W)

**GLENGOWRIE ROAD**

Ptn 1 of 334	2m (N)	3m (SW)	5m (SE)	2m (NE)
Ptn 2 of 334	5m (NW)	3m (SW)	2m (SE)	2m (NE)
313	2m (NE)	2m (SW)	5m (NW)	5m (SE)
314	2m (NE)	2m (SW)	5m (NW)	5m (SE)
315	2m (NE)	2m (SW)	5m (NW)	5m (SE)
316	2m (NE)	2m (SW)	5m (NW)	5m (SE)
317	2m (NE)	2m (SW)	5m (NW)	5m (SE)
318	2m (NE)	5m (SW)	2m (NW)	5m (SE)
319	5m (N)	5m (SW)	5m (NW)	2m (E)
320	5m (N)	5m (SW)	5m (W)	2m (E)
321	5m (N)	5m (SW)	5m (W)	2m (E)
322	2m (N)	2m (S)	2m (W)	2m (E)
323	5m (N)	2m (S)	2m (W)	2m (E)
324	2m (N)	5m (S)	2m (W)	2m (E)
325	5m (N)	5m (S)	5m (E)	5m (W)
326	2m (N)	2m (S)	2m (E)	5m (W)
327	2m (NE)	2m (NW)	5m (SE)	2m (SW)
328	2m (NE)	5m (NW)	5m (SE)	3m (SW)
329	2m (NE)	5m (NW)	5m (SE)	2m (SW)
330	2m (NE)	2m (NW)	5m (SE)	2m (SW)

**WATERFORD ROAD**

283	5m (N)	2m (S)	5m (E)	2m (W)
284	5m (N)	5m (S)	5m (E)	2m (W)
285	5m (N)	5m (S)	5m (E)	2m (W)
286	5m (N)	5m (S)	5m (E)	2m (W)

287	2m (N)	5m (S)	5m (E)	2m (W)
288	2m (NW)	2m (S)	2m (E)	5m (W)
289	2m (N)	2m (S)	5m (E)	5m (W)
290	2m (N)	2m (S)	2m (E)	5m (W)
291	2m (NE)	2m (NW)	5m (SE)	2m (SW)
292	2m (NE)	5m (NW)	2m (SE)	2m (SW)
293	2m (NE)	5m (NW)	5m (SE)	2m (SW)
294	2m (NE)	5m (NW)	2m (SE)	2m (SW)
295	2m (NE)	2m (NW)	5m (SE)	2m (SW)
296	2m (NE)	2m (S)	5m (E)	2m (W)
				5m (NW)
297	2m (N)	2m (S)	5m (E)	2m (W)
298	2m (N)	2m (S)	2m (E)	5m (W)
299	2m (N)	2m (NW)	2m (SE)	2m (SW)
<b>FARMHOUSE ROAD</b>				
279	2m (N)	2m (S)	2m (E)	2m (W)
280	5m (N)	2m (S)	2m (E)	2m (W)
281	5m (N)	5m (S)	2m (E)	2m (W)
282	5m (N)	5m (S)	2m (E)	2m (W)
<b>SMYTHE CRESCENT</b>				
239	2m (N)	2m (S)	5m (E)	2m (W)
240	2m (NE)	2m (NW)	2m (SE)	2m (SW)
241	2m (N)	3m (S)	2m (E)	2m (W)
242	3m (N)	3m (S)	2m (E)	5m (W)
243	3m (N)	3m (S)	2m (E)	5m (W)
244	3m (N)	3m (S)	2m (E)	5m (W)
245	3m (N)	5m (S)	2m (E)	5m (W)
246	2m (NE)	2m (NW)	5m (SE)	5m (SW)
247	5m (NE)	2m (NW)	2m (SE)	5m (SW)
248	5m (N)	2m (S)	2m (E)	5m (W)
249	4m (N)	3m (S)	2m (E)	2m (W)
250	4m (N)	4m (S)	2m (E)	2m (W)
251	4m (N)	4m (S)	2m (E)	2m (W)
252	4m (N)	4m (S)	2m (E)	2m (W)
253	4m (N)	4m (S)	2m (E)	2m (W)
254	4m (N)	4m (S)	2m (E)	2m (W)
255	2m (N)	4m (S)	2m (E)	2m (W)
256	2m (NE)	2m (NW)	5m (SE)	2m (SW)
257	2m (NE)	5m (NW)	2m (SE)	2m (SW)
258	2m (N)	5m (S)	2m (E)	2m (W)
259	2m (N)	4m (S)	2m (E)	2m (W)
260	2m (N)	2m (S)	2m (E)	5m (W)
261	2m (NW)	2m (NE)	2m (SW)	2m (SE)
262	5m (NW)	2m (NE)	2m (SW)	2m (SE)