



1. INTRODUCTION

Dean Jay Architects, Kevin Lloyd Architects & Stefan Antoni Olmesdahl Truen Architects have been appointed as the architects on the Hawaan Forest Estate and this document is intended to illustrate the design guidelines which the architects are applying to the design of houses on the Estate. The designers have intended to produce a rich and varied architectural landscape so these guides are applied to the individual homes to ensure unique responses while retaining a similar architectural vocabulary.

2. SITE CONTROLS

The estate is divided into 3 separate areas from the highest side of the site down towards the forest. The 3 zones are, Villa Sites, the Avenue Homes Sites and the Forest Edge Sites. Please refer to the Annexure A – Site Plan Phase 1-4 & Annexure B – Table D: Density Zones. The characteristics of these 3 areas differ slightly as indicated on table below;

	Villa Sites
Height	Dwellings not to exceed two storeys with a maximum height to the ridge of 7.6m from the highest point on natural ground level within the site prior to development
FAR	0.35
Coverage	33.3%
Side Planting Servitude	3m
Rear Planting Servitude	5m
Front Planting Servitude	5m , 6m or 7m (street)
Earthwork Platforms	Restricted in accordance with height restriction

	Avenues Homes
Height	Dwellings not to exceed two storeys with a maximum height to the ridge of 7.6m from all points on the natural ground within the site prior to development
FAR	0.35
Coverage	33.3%
Side Planting Servitude	3m
Rear Planting Servitude	5m
Front Planting Servitude	5m , 6m or 7m (street)
Earthwork Platforms	Excavations to be balanced 'cut to fill'

	Forest Edge sites Dwellings – Single Storey
Height	Dwellings not to exceed a single storey with a maximum height to the ridge of 4.2m from all points on the natural ground level within the site prior to development. A basement defined as being more than 50% below the original natural ground level does not count as a storey and is permitted.
FAR	0.35
Coverage	33.3%
Side Planting Servitude	3m
Rear Planting Servitude	5m
Front Planting Servitude	5m , 6m or 7m (street)
Earthwork Platforms	Excavations to be balanced 'cut to fill'

3. PLANNING GUIDES

Over and above the conditions of establishment imposed with the sub-division of the original property, the Hawaan Homeowners Association and the consultants have imposed certain Planning Guides in attempt to regulate the building forms further;

A) Planting Servitudes: Please refer to Planning Guide Definitions.

B) Height Restriction: The height restriction on the Avenue homes is 7.6m above the natural ground level at any point on the property - instead of the highest point on the property - to reduce the overall height of the majority of the buildings. (Only chimney breasts are exempt from this restriction).

The height restriction of the single storey Forest Edge sites is 4.2m above the natural ground level at any point on the property. **(Chimneys are exempt from this restriction) but must not exceed 4.5m.**

C) Balanced "Cut to Fill": The profile of the building platforms is intended to follow the natural ground levels as far as possible. To this end the building platform is to be placed to balance cut and fill. This will limit the height of embankments and retaining walls between properties. Villa sites are exempt from this guide.

D) Building Placement: The main site plan illustrates the most suitable anticipated placement of buildings, but this is not a fixed requirement due to the following reasons;

- If sites are consolidated, the "footprints" do not apply.
- Certain specific requirements of clients could differ from the determinates applied to the selection of specific house placement.
- Localised variation in contours may impact on placement of houses.

The designers assess each site in the Design Concept Stage of the project.

E) Building Orientation: The main site plan indicates that most dwellings are orthogonally placed on the property. This is not essential and occasionally the specific application of a base plan suggests a modified angle for the plan. This is assessed in the Design Concept Stage of the project.

F) Limit to first floor construction: (Limited to Avenue Homes Sites) In an attempt to reduce the visual impact of the Avenue Homes Sites on houses higher up the slope the applicable base plans have limited the area of the first floor relative to the ground floor, and to the overall area of the site. The application of this guide is at the discretion of the Hawaan Homeowners Association and the designers and in consideration of the following;

- i) Percentage of first floor internal area relative to covered ground floor area; (note covered ground floor areas to include pergolas and balconies) **is limited to 50%.**
- ii) Width of first floor relative to site boundaries, when viewed in a South Easterly direction (i.e. towards the sea) **is limited to 50% of width of site.**

Note:

- Site width measurement taken to the widest portion of site.
- Panhandle sites to be measured to usable portion of site, (i.e. excluding access panhandle).
- For houses which have been angled, the measurement is perpendicular to the sea facing boundary.

G) Privacy Considerations:

- i) Screen walls have been included to various areas to create privacy between owners sites. To be determined in Design Concept Stage and limited as far as possible.
- ii) Various Villa Sites have been limited with regard to the extent of first floor balconies in an attempt to limit views from neighbours into each others properties. These considerations shall be explained in Design Concept Stage.

4. BUILDING FORM AND ROOF

The Architectural language of the estate is rich and varied with the intention of creating beautiful unique homes with a common thread of contemporary living and consideration of the unique climatic conditions of the area. The buildings will have a layered depth with the inclusion of metal work and timber screens and shutters. The buildings will be fragmented to engage with the natural environment and include internalised courtyards and gardens. The houses have been placed to best enjoy the specific aspect of the property.

The roofs will be a signature feature of the estate. The following options are available;

- i) Double pitched roof (pitch limited to 14°).
- ii) Mono pitched roof (pitch limited to 14°).
- iii) Flat roof with timber rafters and
- iv) Combination concrete slab roof and timber framed roofs (either of the above 3). The intention is that the extent of concrete flat roof will not exceed 50% of the roof area, unless covered with planters.
- v) **Flat concrete slab roofs where used in combination with timber elements such as timber cladding, screening or pergolas.**

The pitched roofs would either have a cement tile or natural slate finish to provide further variety to the roofs.

5. ARCHITECTURAL FEATURES

It is envisaged that the buildings will all be unique from one another with variations due to aesthetic concerns of the employers and subtleties of the individual sites. For these reasons the aesthetics have been conceptualized as being “inclusive” rather than “exclusive”. The design team will assess each and every project at the Design Concept and Design Detail Stages. Please consider the following phrases which encapsulate the designers views with regard to the elements which make up a building;

Hawaan Forest Estate is a high quality luxury Estate and all work implemented should be of an acceptable quality.

i) Walls:

- Clean strong planes of expansive walls and large openings.
- Finishes to be varied of smooth or stipple plaster, stone cladding and / or timber cladding or off shutter concrete.
- Colours to be rich and earthy to heighten the contrast with lush natural vegetation (refer to sample boards).
- Exclusions;
 - Facebrick.
 - Pre-cast “rock face” looking products.
 - Ceramic tiling to external walls.

- ii) Windows and Doors:
 - Windows to be considered as abstract 'punctures' into walls or expansive openings, blurring the difference between internal and external areas.
 - Frames to be powder coated aluminium (colour – Dark Umber Grey or similar).
 - Only clear or frosted glass is to be used, no tinted glass is permitted.
 - Doors and windows to be catalogue sizes or custom made sizes.
 - Framed brickwork openings and plaster bands encouraged to articulate facades.
 - **Front doors to be either pivot type or hinged of stained, not painted, hardwood timber construction as SAOTA detail or Frameless glass. Glazed panels in door not permitted.**
 - **External gates to be steel framed hardwood timber clad construction.**
- iii) Covered Terraces and Pergolas:
 - Either connected to building or slightly separated off to encourage landscaping to extend up to building facade.
 - Often of varied material to main building to accentuate the “assembled” look of the buildings.
 - These areas could be fitted with adjustable timber shutters to screen off from high winds and use all year round. **Permissible shutters include timber or timber with steel frames or frameless glass. The use of frameless glass enclosures will however result in the Covered Terrace being classified as a room and would therefore become part of F.A.R.**
- iv) • **No exposed drainage pipework, conduits, trunking or cabling is permitted on external wall surfaces. All to be internalised within cavities.**
- v) • Suitable Hard Wood to be utilized for all exposed timber. Timber to be Balau, Garappa or Iroko.

6. EXTERNAL WORKS

- i) Retaining Walls:
Either of vertical concrete, brick walls with textured plaster finish ,landscaped stacked pre-cast walls (Corobrik Terraforce Code L22 Rockface finish) or gabion wall.
- ii) Landscaped Banks:
All landscaped banks are to be at a maximum slope of 26°.
- iii) Garages, Carports and Driveways:
Garages are either double or triple. Permitted finishes to Garage Doors include:
 - Timber horizontal slats (no timber finger jointing permitted)
 - Aluminium – horizontal slatted with colour to match external garage wall finish
 These are either linked to the building or freestanding. Carports are only permitted if they resemble external terrace pergolas (i.e. of timber work and roofing materials in accordance with main roofs).
- iv) Boundaries and Street Edges:
Site edges to be neatly landscaped. Fences are not permitted.
- v) Driveways
Autumn Clay Paver or Cederberg Paver to be used for all driveways.
- vi) Signage
House numbers only permitted to be displayed on approved sleeper design signpost.

7. LANDSCAPING

Refer to attached Landscape Concept Plan – Annexure C.

8. SUBMISSION PROCEDURES

- i) Design Concept drawings are prepared by the appointed architects and once approved by the owners these are to be submitted to the HOA for approval at the Hawaan Architects Review Panel (HARP) monthly meeting. Drawings presented are to adequately illustrate the Design Concept and roof plans of Adjacent properties are to be indicated on the Site Plan.
- ii) Once Design Concept drawings are approved by H.A.R.P the architects will then prepare Local Authority drawings for submission and H.A.R.P approval at the subsequent monthly meeting. Once approved the Local Authority drawings will be signed by HOA and Hawaan Investments for submission to the Local Authority.

Please refer to HOA documentation regarding submission procedures for more detail.

Note:

The following are to be clearly indicated on Local Authority submission drawings:

- 1. Position, setting out and type of pool fence to be utilised.
- 2. Retaining walls to be clearly indicated.
- 3. Position of A/C condenser units.
- 4. Position of Geysers or Solar Geysers if located externally.
- 5. Existing swales position and profiles to be clearly indicated.