



# SABIEPARK

(PTY) LTD  
(EDMS) BPK

P/Bag - P/Sak X 405 Skukuza 1350  
South Africa  
TEL: (013) 7355659  
FAX: (013) 7355493

PRIVATE NATURE RESERVE  
PRIVAAT NATUURRESERVAAT  
Reg.nr. 72/11706/07

## GENERAL INFORMATION/ ALGEMENE INLIGTING

The following rules are made available as a guide for the convenience of members, owners and their guests.  
Die volgende reëls word beskikbaar gestel vir die gerief van lede, eienaars en hul gaste.

### **NATURE CONSERVATION: NATUURBEWARING:**

Sabiepark is primarily a nature reserve, where the preservation of the natural fauna, flora, and peaceful atmosphere takes precedence.  
*Sabiepark is 'n Natuurreservaat waar die bewaring van die natuurlike omgewing en die rustige atmosfeer voorrang geniet.*

- Do not hunt, kill, tease, feed or disturb any animal in any way.  
*Geen dier mag in enige manier beseer, doodgemaak, geterg of gesteur word nie.*
- No unsealed firearms are allowed.  
*Geen ongesëelde vuurwapens word toegelaat nie.*
- The use of game spotting lights is not allowed.  
*Die gebruik van soekligte word nie toegelaat nie.*
- No tree, plant, shrub or flower may be cut, picked, broken, cut down, uprooted, removed or disturbed in any way.  
*Geen boom, plant, struik of blom mag op enige manier gebreek, gesaag, uitgetrek, verwyder of versteur word nie.*
- No trees or shrubs to be planted without the written permission of the Park Warden.  
*Geen aanplanting van bome of struie word toegelaat tensy met uitdruklike skriftelike toestemming van die Parkhoof nie.*
- No pet, domestic or other animal i/e mammal/ bird, spider or reptile may be brought into Sabiepark.  
*Geen troeteldier of enige ander dier (bv. soogdier/voël/ spinnekop of reptiele) mag in Sabiepark ingebring word nie.*
- No alien or exotic plants may be brought into Sabiepark.  
*Geen indringer of eksotiese plante mag in Sabiepark ingebring word nie.*
- Making and maintaining of lawns and gardens are not allowed.  
*Die maak van en instandhouding van tuine en grasperke word nie toegelaat nie.*
- Fires may only be made in proper braai places, and may not be left unattended, and must be put out after use.  
*Braaivleis vure mag slags gemaak word op die plek wat spesifiek vir die doel aangebring is en mag nie sonder toesig gelaat word nie en moet na gebruik behoorlik geblus word.*

### **ACCESS: TOEGANG:**

Sabiepark is a private nature reserve, exclusively for the use of owners and their *bona-fide* guests.  
*Sabiepark is 'n Privaat Natuurreservaat en is uitsluitlik daar vir die gebruik deur eienaars en hul bona fide gaste.*

- No person shall be allowed entry unless they are in possession of a Sabiepark ID photo card, in possession of an Authorisation Permit or accompanied by a legal homeowner.  
*Geen persoon sal toegang verkry sonder dat hul in besit is van 'n geldige Sabiepark Identiteitskaart of in besit is van 'n Eienaars Magtigingspermit wat deur die eienaar of genomineerde persoon geteken is nie.*
- Each Sabiepark ID photo card, or Owners Authorisation Permit, is only valid for one vehicle and the passengers within that one vehicle.  
*Elke Sabiepark Identiteitskaart of Eienaars Magtigingspermit is slegs geldig vir een voertuig en die aantal persone in die voertuig.*
- Guests in possession of an Owners Authorisation Permit must pay the prevailing entrance fee at the gate before entering.  
*Gaste in besit van 'n Eienaars Magtigingspermit moet die relevante toegangsfooie betaal voordat toegang verkry kan word.*
- No un-accompanied guests are permitted during all school holidays and long weekends. A member or owner must accompany his guests during these times.  
*Geen onvergeselde gaste sal toegelaat word gedurende alle skoolvakansies, langnaweke, publieke vakansiedae en Godsdienstige vakansie periodes nie. 'n Lid of Eienaar moet sy gaste vergesel gedurende hierdie tye.*
- All persons entering and leaving Sabiepark must complete and sign the Gate Register.  
*Alle persone moet met aankoms of vertrek by Sabiepark die Hekregister volledig voltooi en teken.*
- Guests must keep their entrance permit to hand in on leaving.  
*Gaste moet hul toegangsmitt bewaar en dit met hul vertrek aan die hekwag oorhandig.*
- No erf may be occupied for more than 122 days per year.  
*Geen erf mag vir langer as 122 dae per jaar beset word nie.*

### **GENERAL RULES: ALGEMENE REELS:**

- Do not trespass. Stay on your own property or the main roads.  
*Moet nie enige privaat eiendom betree nie. Bly op u eie eiendom of hoofpaaie.*
- No jogging, cycling, caravanning or camping is allowed.

*Geen hardloop, draf, fietsry, kampering of karavaan kampering word toegelaat nie.*

- Do not litter. This includes cigarette stompies.  
*Moet geen afval of vullis rondstrooi nie. Dit sluit sigaret stompies in.*
- Do not hang washing where others can see it.  
*Moet geen wasgoed hang waar dit deur ander gesien kan word nie.*
- Houses may not be overcrowded.  
*Huise mag nie oorbeset word nie.*

#### **ROAD RULES:**

##### **PADREËLS:**

The Roads Ordinance applies in Sabiepark.

Die bepalings van die Verkeersordonansie is van toepassing in Sabiepark.

- The maximum speed limit is 25 km/h.  
*Die maksimum spoedgrens is 25km/u*
- Do not rev in low gear between bumps. Keep car noise and dust down.  
*Moet nie voertuig enjins in lae rewolusie aanjaag nie. Hou geraas en stof tot die minimum.*
- The driver must be in possession of a valid drivers license.  
*Die bestuurder moet in besit van 'n geldige bestuurderslisensie wees.*
- No child may sit on the driver's lap.  
*Geen kind mag toegelaat word op die skoot van die bestuurder te sit nie.*

#### **CLUB FACILITIES:**

##### **KLUBFASILITEITE:**

Sabiepark Club is a private club for the use of members.

*Sabiepark klub is 'n private klub vir die gebruik deur lede.*

- Club members must show their ID cards to access the club facilities.  
*Klublede moet hul ID kaarte toon alvorens toegang tot die klubfasiliteite verkry kan word.*
- Guests must be accompanied by an Club member.  
*Gaste moet vergesel wees van 'n Klublid.*
- All guests must pay the facility entrance fee. SPPOA "green cards" allow free entry for guests only when accompanied by the Club member.  
*Alle gaste moet toegangfooie tot die fasiliteit betaal. SPEEV se "groen kaarte" verleen slegs gratis toegang aan gaste wanneer hulle deur 'n lid van die Klub vergesel word.*
- Guests not accompanied by a Club member must have a Temporary Membership card. Temporary Membership must be arranged by the owner during office hours, and is issued at the discretion of the Park Warden. Temporary Membership is NOT valid for access to the picnic site.  
*Gaste wat nie vergesel is deur 'n Klublid nie, moet in besit wees van 'n Tydelike lidmaatskapkaart. Tydelike lidmaatskapkaarte moet gedurende kantoorure deur die eienaar gereël word en word met die diskresie van die Parkhoof uitgereik. Tydelike lidmaatskap is NIE geldig om toegang tot die Piekniekterrein te verkry nie.*
- The facilities are only open during the times displayed.  
*Die fasiliteite is slegs oop gedurende die tye soos aangetoon.*
- No ball games allowed at any of the club facilities.  
*Geen balspeletjies word toegelaat by enige van die klubfasiliteite nie.*
- No radios, tapes recorders, CD players, or musical instruments allowed.  
*Geen radio's, bandopnemers, CD spelers of musiekinstrument word toegelaat nie.*
- No shouting, loud noise or boisterous behaviour allowed.  
*Geen geskree, harde geraas of onbetaamlike gedrag word toegelaat nie.*
- Children under 12 years of age must be accompanied by an adult.  
*Kinders onder die ouderdom van 12 jaar moet deur 'n volwasse persoon vergesel wees.*

#### **TENNIS COURT:**

##### **TENNISBAAN:**

- Only flat soled tennis shoes allowed on the tennis court.  
*Slegs skoene met plat sole word op die tennisbaan toegelaat.*
- Court bookings can be made at the Main Kiosk.  
*Besprekings vir die gebruik van die tennisbaan kan by die Hoof Kiosk gemaak word.*
- The gate key is available from the Main Kiosk and must be returned when finished.  
*Die sleutel vir die hek is beskikbaar by die Hoof Kiosk en moet teruggeneem word na gebruik.*

#### **SWIMMING POOL:**

##### **SWEMBAD:**

- No glass bottles, mugs or cups allowed.  
*Geen bottels, glas of glassware mag ingebring word nie.*



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**PICNIC SITE:  
PIEKNIKAREA:**

- Do not cross any barriers.  
*Moet nie die afgebakende areas oorsteek nie.*
- Make fires only in the braai places provided.  
*Maak slegs vuur op die plekke wat vir die doel aangebring is.*
- Guests must be accompanied by a Club member at all times.  
*Gaste moet te alle tye van die Klublid vergesel wees.*

**TV ROOM:  
TV KAMER**

- The key is available from the Gate guard.  
*Die sleutel is beskikbaar by die Hekwag.*
- Turn off the TV, lock the door and hand key back when finished.  
*Skakel die TV af wanneer klaar, sluit die deur en handig die sleutel in by die Hekwag.*
- In the event of a dispute, the seniority of homeowner cards are applicable.  
*Indien daar 'n dispuut sou ontstaan, sal die Hoofkaarthouer genader word.*

**SERVICES:  
DIENSTE:**

Sabiepark (Pty) Ltd offers a variety of discretionary house, maintenance and sales services for the owners who's levies are paid up;  
*Sabiepark (Edms) Bpk offer 'n verskeidenheid diskresionêre huis, instandhouding en verkoop dienste aan die eienaars wie se rekenings opbetaald is.*

- Sabiepark (Pty) Ltd may, at its discretion, offer services to guests, who must then pay cash for the use of any service.  
*Sabiepark (Edms) Bpk mag, met hul diskresie, dienste offer aan gaste, wie dan kontant moet betaal vir enige diens gelewer.*
- Services must be arranged timeously during office hours.  
*Dienste moet vooraf en gedurende kantoorure gereël word.*

**SALES:  
VERKOPE:**

Firewood, Charcoal, Gas, Cooldrinks, Milk, Ice, sweets, ice cream and chips are available. Sales points are open at the following times;

*Hout, Braaikole, Gas, Koeldranke, Melk, Ys, lekkergoed, roomys en skyfies is beskikbaar. Verkoopspunte is oop gedurende die volgende tye; -*

- |  |   |
|--|---|
| • Weekdays<br><i>Weeksdae</i>  | between 08:00 and 16:00<br><i>tussen 08:00 en 16:00</i> |
| • Saturdays<br><i>Saterdag</i>   | between 09:00 and 13:00<br><i>tussen 09:00 en 13:00</i> |
| • Sundays and Public Holidays<br><i>Sondae en Publieke Vakansiedae</i> | between 09:00 and 12:00<br><i>tussen 09:00 en 12:00</i> |
- PICNIC SITE: Hours as indicated at the Picnic entrance gate.  
PIEKNIK AREA: *Ure soos aangetoon by die Piekniek ingangshek.*

**OFFICE HOURS:  
KANTOOR URE:**

- |  |  |
|--|--|
| • Weekdays<br><i>Weeksdae</i>  | between 08:00 and 16:00<br><i>tussen 08:00 en 16:00</i>  |
| • Saturdays<br><i>Saterdag</i>   | closed (please make appointment beforehand for any consultations requested)<br><i>gesluit (reël asseblief voortydig indien u enige konsultasies sou verlang)</i> |
| • Sundays and Public Holidays<br><i>Sondae en Publieke Vakansiedae</i> | Closed.<br><i>Gesluit</i>  |

IN ANY EMERGENCY CONTACT THE GATE GUARD.

078 175 3605

IN NOODGEVAL KONTAK DIE HEKWAG.

078 175 3605

## **ANNEXURE A - RULES AND REGULATIONS (Updated July 2015)**

### **Introduction:**

Sabiepark is first and foremost a proclaimed Private Nature Reserve (Administrators Proclamation 3134 of 27/1/1965). In keeping with the spirit of the establishment of Sabiepark the Policy of Sabiepark is -

- to maintain Sabiepark as a Private Nature Reserve.
- to preserve the Natural Environment, Peace, Tranquility and Harmony inherent in the area known as Sabiepark for the present and future benefit and enjoyment of all Property Owners in Sabiepark.
- to cater for the non-destructive and non-consumptive utilisation of the natural resources by allowing for recreational and leisure opportunities - in keeping with the preservation of the Natural Environment - for the Property Owners in Sabiepark.
- to ensure that any development complies with the spirit of the establishment of Sabiepark and the policy of Sabiepark.
- to protect and promote the common interests of the Property Owners in Sabiepark.

To this end it is necessary to have a set of rules and regulations in place to ensure that all persons entering Sabiepark are fully aware of what is required of them, and to ensure an ordered and peaceful society and environment in which the owners can experience the Peace, Tranquility and Harmony of the Natural Environment, which Sabiepark offers.

Enforcement of the rules and regulations only becomes necessary in the face of the disregard of these rules and regulations at the expense and disturbance of the natural environment and/or other owners and their guests. The security personnel and management are responsible for enforcing the rules and regulations. The personnel's rigid enforcement of the rules and regulations must not be interpreted as being rude and obnoxious. They are really only performing their duty for the benefit of Sabiepark and the Owners.

The most important latest amended and approved legislation and rules applicable to Sabiepark are the following:

1. All relevant By-laws.
2. Town Planning and Townships Ordinance
3. Local Government Ordinance
4. Local Authorities Rating Ordinance
5. Nature Conservation Ordinance
6. The Occupational Health and Safety Act
7. The National Building Regulations and Building Standards Act
8. The Road Traffic Act
9. The Animal and Parasites Act
10. Animal Health Act
11. The National Parks Board Act
12. The Abuse of Dependence-Producing Substances and Rehabilitation Centres Act
13. Administrator's Notice 148
14. Administrator's Notice 92
15. Administrator's Notice 722, - Declaration of Approved Township, Conditions of Establishment and Conditions of Title.
16. The rules and regulations as approved by the Management Committee of Sabiepark (Pty) Ltd as contained in various minutes of that Management Committee and various minutes of the Annual General Meetings of the Sabiepark Property Owners Association.

Entry into Sabiepark is at own risk. No claim shall be made against Sabiepark (Pty) Ltd, Sabiepark Property Owners Association or the Sabiepark Club in respect of any injury, loss, accident or theft sustained within the limits of Sabiepark Nature Reserve and Holiday Township.



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## WHO IS ENTITLED TO A SABIEPARK IDENTITY CARD?

**A.** Sabiepark (Pty) Ltd, Sabiepark Property Owners Association and the Sabiepark Club recognise the following **natural** persons or nominated persons to be owners for the purposes of effective administrative and security control;

- 1 The registered owner as recorded in the Deeds office, where the registered owner is a natural person.
- 2 In the case where the registered owner is not a natural person (eg. Companies, Closed Corporations, Trusts, Funds, Partnerships, Body Corporate, Body Incorporate, Undivided Shares, etc) only one natural person which is a shareholder or member of such owner (legal person) as nominated in writing by the registered owner and approved by Sabiepark will be recognized as being authorised to act on behalf of, and for, the registered owner, and to have all the powers, functions and duties which an owner of property in Sabiepark Private Nature Reserve may exercise or perform.

Only such registered owners, or nominated persons of a registered owner, who are members of the Sabiepark Property Owners Association, will be issued with a pink Sabiepark Owners Identity Card.

**B.** For the purpose of exercising access control, as well as the use of the facilities and services provided in Sabiepark, the following categories of persons may be afforded the rights and privileges of the registered owner only in so far as the entrance to Sabiepark and the use of the Sabiepark facilities and services are concerned;

1. In the case where the registered owner is a natural person -
  - The spouse (husband or wife) of the registered owner.
  - Any child, either natural or legally adopted, of the registered owner.
  - Any grandparent, parent, parent-in law, spouse, brother, sister, brother-in-law, sister-in-law, child, son-in-law, daughter-in-law or grandchild of the nominated person, where the registered owner is a natural person.
2. In the case where the registered owner is NOT a natural person -
  - Any person so authorised in writing by the nominated person, with a maximum of five (5) such people allowed to be so authorised,  
Or
  - Any immediate family of the nominated person, as defined in B.1 above, including a Trust and a Closed Corporation that are established exclusively for family use. (Single entity ownership – not for combinations of entities owning a property)
3. A registered owner may nominate a “Class B” member or members in excess of the maximum number as stipulated by paying an annual fee per additional member, as determined from by the Committee from time to time, with the provision that such additional member or members shall be family members (as defined) of the registered owner, or of a shareholder, member, partner or joint owner, having an interest in the registered owner.  
In any and all cases the maximum number of “Class B” members for any one registered owner will not exceed eleven (11).

Persons as authorised in writing by the registered owner, or the nominated person on behalf of a registered owner, may be issued with a white Sabiepark Owner’s Identity Card.

## GENERAL RULES AND REGULATIONS

1. No person shall trespass on any private property.
2. No person shall light a fire in any place other than a place specifically designated and constructed for that purpose.
3. No person shall leave a fire that has not been doused with water and/or fully covered over if unattended, or cause such a fire to be unattended.
4. No person shall throw away any burning object.
5. No person shall throw away any refuse, litter, harmful substance, or other object at or in any other place than a place or container specifically set aside for or designated for that purpose.
6. No person shall relieve nature at any other place than a designated sanitary convenience.
7. No person shall use, or cause to be used, any generator or the like, unless with the express permission of the Park Warden.
8. No person shall make, or cause to be made, any undue or loud noise that causes or may cause a disturbance or hindrance to any other person or animal.
9. No person shall play, or cause to be played, any recording or recordings of any animal sound.
10. No person may be on foot at any place other than his or her own property during the hours of darkness.
11. No person shall behave in such a manner that his or her behavior affects or may affect the safety or comfort of any other person.
12. No person shall jog, run or cycle within Sabiepark, with the exception of permanent employees of Sabiepark in the execution of their tasks.
13. No person may be under the influence of intoxicating liquor or dependence producing substances in any of Sabiepark's public areas..
14. No person shall conduct any business or carry on trading within Sabiepark, with the exception of the owner of erf 170 who holds the sole business rights within Sabiepark.
15. No person shall collect money from the public, with the exception of the Township Owner in conducting of its business.
16. No person shall present any public entertainment, with the exception of the Township Owner.
17. No person shall distribute any pamphlet, handbill, book or other document, without the written approval of the Township Owner.
18. No person shall hold or address a meeting, with the exception of Sabiepark (Pty) Ltd, Sabiepark Property Owner's Association and Sabiepark Club, without the written authorization of the Park Warden.
19. No person shall place, or cause to be placed, any form of advertising, notice or propaganda, without the written authority of the Park Warden.
20. No person may obstruct any official, worker or employee of Sabiepark (Pty) Ltd in the execution of his or her tasks or duties.
21. No person may disturb or otherwise intrude on any official, worker or employee of Sabiepark (Pty) Ltd unless by prior appointment approved by the Chairman of the Board or the Park Warden.
22. No person may disturb or otherwise intrude on any official, worker or employee of Sabiepark (Pty) Ltd outside of normal working hours, except in the case of a dire or life threatening emergency. In the case of a dire or life threatening emergency only the security personnel stationed at the main entrance gate should be approached for assistance.
23. No person shall park, erect, raise, construct or fabricate any caravan, off-road caravan, off-road trailers, tent or pre-fabricated building on any property within Sabiepark.
24. The failure to carry out a lawful instruction issued by an official or worker of Sabiepark shall be an offence.
25. The Park Warden, Chief Executive Officer or any person delegated by them, may order any person who contravenes or fails to comply with any rule or regulation to leave Sabiepark and the person shall obey the order forthwith.



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## HOUSE AND OCCUPANCY RULES AND REGULATIONS

1. No Person shall allow or cause any dwelling to be overcrowded. There must be a minimum of four (4) square metres of bedroom floor space, and a minimum of twelve (12) cubic metres of bedroom space, per person simultaneously occupying a house, whether by night or by day. For the purposes of this section the space and floor space of rooms other than bedrooms, as indicated on the approved plan, shall not be taken into account in the determination of space.
2. No erf shall be occupied, nor shall any person cause or allow any erf to be occupied, for more than 122 days during any single calendar year.
3. No person shall occupy any erf, or cause or allow any erf to be occupied, unless such occupation is exercised in an approved house or dwelling for which an occupation certificate has been issued.
4. Failure to keep any dwelling and surrounding area in a clean and hygienic condition is an offence.
5. No person shall hang any washing or clothing out to dry or otherwise, or cause any washing or clothing to be hung out to dry or otherwise, in any place where such washing may be visible from any road or from any neighboring property.
6. All household waste shall be placed in a bin designed for that purpose, or taken to the entrance gate and placed in the bins provided there.
7. All waste or refuse containers or bins shall be made to be baboon-proof. No waste or refuse may be left out, or put out, in any bin or receptacle, which is not baboon proof.
8. No electrical generating machine or machinery may be used in Sabiepark without the written permission of the Park Warden.

## **RULES AND REGULATIONS RELATING TO THE USE OF VEHICLES AND ROADS**

The provisions of the The Road Traffic Act, 1989 (Act 29 of 1989) are applicable in Sabiepark.

1. The maximum speed limit on all roads within in Sabiepark is 25km/h.
2. No person shall drive a vehicle in such a manner that it constitutes or may constitute a danger to any other person, animal or other vehicle.
3. No person shall drive a vehicle while under the influence of intoxicating liquor or dependence producing substances.
4. No person shall drive, or otherwise be in control of a vehicle, unless they are in possession of a valid driver's license.
5. No person shall ride or drive any motorcycle, golf cart, tricycle or bicycle within Sabiepark.
6. No vehicle with a gross (loaded) mass of greater than 4,000 kg is permitted in Sabiepark without the prior written approval of the Management Committee.
7. No vehicle with an overall length of greater than 8,600 metres is permitted in Sabiepark without the prior written approval of the Management Committee.
8. No vehicle with an overall height of greater than 2.6 metres is permitted in Sabiepark without the prior written approval of the Management Committee.
9. No person shall drive or park any vehicle at or on any other place than on the roads or driveway entrances. No vehicle shall be driven through the bush.
10. No person shall use any vehicle hooter.
11. All Caravans, Off road caravans, and Golf carts must be parked at main gate caravan parking facility.





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## ***POWERS, FUNCTIONS AND DUTIES OF PEACE OFFICERS***

Any Peace Officer appointed in terms of section 334(3)(a) of the Criminal Procedures Act, 1977 (Act 51 of 1977), or any member of the South African Police Service, may, with jurisdiction in Sabiepark;

1. At any time enter upon any land or premises and there carry out any investigation which he deems necessary to determine whether the provisions of the applicable Acts, Ordinances, By-Laws, Rules and or Regulations are being complied with;
2. Search any land, premises, building, vehicle or container if he has reason to suspect that there is anything thereon or therein which is being or has been used for the purpose of or in connection with the commission of an offence in terms of the applicable Acts, Ordinances, By-Laws, Rules and or Regulations or which may serve as proof of the commission of such an offence;
3. Seize anything which he reasonably believes to have been used for the purpose of or in connection with the commission of an offence in terms of the applicable Acts, Ordinances, By-Laws, Rules and or Regulations or which may serve as proof of the commission of such an offence;
4. At any time interrogate any person who, in his opinion, has information relating to the contravention of a provision of any applicable Act, Ordinance, By-Law, Rule or Regulation and order such person to furnish such information;
5. Demand the name and address of any person;
6. Demand from any person who is required in terms of any applicable Act, Ordinance, By-Law, Rule or Regulation to keep or carry with him or her any Document, Identity Card or Permit to produce it for inspection;
7. Instruct any person who, while in Sabiepark, contravenes or fails to comply with any provision of any applicable Act, Ordinance, By-Law, Rule or Regulation to leave Sabiepark;
8. To destroy any pet (i.e. mammal, bird, spider or reptile) which has been brought into Sabiepark without the necessary authorization.

## ENVIRONMENTAL CONSERVATION RULES AND REGULATIONS

**The provisions of the Transvaal Nature Conservation Ordinance and the Mpumalanga Parks Board Act, as well as sections of the National Parks Board Act, are applicable in Sabiepark.**

1. 1.(a) No person shall bring into, or cause to be brought into, Sabiepark any pet ( ie. mammal, bird, spider or reptile ), or; remove from, or cause to be removed from, Sabiepark any animal except under the authority of a written permit issued by a State Veterinarian and the written authorization of the Park Warden.  
1.(b) Any such animal as contemplated in 1.(a) above may be destroyed on sight.
2. No part of any animal, including; the skin, hides, hair, bristles, horns, skull, hooves, bones, semen, blood, manure, meat, biltong, organs, and viscera may be removed from Sabiepark except on the authority of a written permit issued by a State Veterinarian and the written authorisation of the Park Warden.
3. No person shall collect, gather or disturb any firewood or any other wood in the veld.
4. No person shall damage, or cause to be damaged, any tree or plant except on the written authority of the Park Warden.
5. No person shall remove from the veld any tree, plant, or; branch, leaf, flower or seed of any tree or plant, living or dead except on the written authority of the Park Warden.
6. No person shall plant or bring into, or cause to be planted or brought into Sabiepark any exotic or alien vegetation.  
6.(a) The owner of a property shall be responsible for the removal of any exotic or alien vegetation from his/her property.  
6.(b) Sabiepark may, at its discretion, remove, or cause to be removed, any exotic or alien vegetation from any property Sabiepark at the expense of the owner of that property.
7. No person shall clear or remove from the property any vegetation, or cause any vegetation to be cleared; around any dwelling greater than a maximum distance of 2 metres from any dwelling, with exception of alien plants for which clearance permission will be granted by the Park Warden.
8. No person shall plant, create, construct or maintain, or cause to be planted, created, constructed or maintained, any garden or lawn, with the exception of the planting of indigenous trees and shrubs, and with the exception of the planting of lawn, such lawn to extend no further than 2 metres from any dwelling, without the express written authorisation of the Park Warden.
9. No new trees are to be planted without the permission of the Park Warden.
10. No person shall operate, or cause to be operated, any game spotting light at night.
11. No person shall hunt, kill, injure or disturb any animal.
12. No person shall feed or in any other manner allure or disturb an animal.
13. No person shall pollute the waters of any dam, river or watercourse, lake or pan or place any offensive or harmful material, refuse or litter therein.
14. No person shall fish, angle or otherwise trap or catch any aquatic vertebrate or invertebrate in any river, stream or pond, temporary or permanent.
15. No person shall enter or leave erf 322 (the picnic site and river bank) unless by means of the picnic site entrance gate and in accordance with the rules and regulations governing the use of the picnic site.
16. No unsealed rifles, shotguns, cross-bows or other lethal weapons are permitted in Sabiepark, except under the control of the Park Warden.
17. No person shall bring into Sabiepark, or cause to be brought into Sabiepark, any explosive, firework, poison, or trap of any description.
18. No person shall use or distribute, or cause to be used or distributed, any insecticide, herbicide or rodenticide without the written authorization of the Park Warden.
19. No person shall drill or equip any borehole, or utilise sub-terrainian water in any manner, except on the written authorization of the Sabiepark Management Committee.
20. No person shall leave a dwelling open in a manner in which baboons or monkeys can gain easy access to the dwelling.
21. No person shall swim, paddle or wash in, or approach within 3 metres of, the waters edge of the Sabie river.
22. No house lights shall be positioned so as to shine away from any house.



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## **BUILDING RULES AND REGULATIONS** 2015-06-17

The provisions of the latest National Building Regulations and Building Standards Act, are applicable in Sabiepark.

1. No new structure, or addition or alteration to any existing structure, shall be built, constructed or erected without the prior submission of a full set of building plans to the Township Owner and any other relevant authority, and without the written approval of such plans by the Township Owner as well as any other relevant authority. Two copies of the building plans must be submitted to Sabiepark and shall include and contain all relevant information including materials and colours to be used, and shall be of a scale of no less than 1:100, and the site plan of a scale of no less than 1:500. One copy to be coloured in to clearly indicate all new structures and/or alterations. Colours to be according to national standard coding
2. Any building plan or plans submitted to Sabiepark shall be signed by the registered owner.
3. No new structure, or addition or alteration to any existing structure, shall be built, constructed or erected without the prior payment of the relevant fees to the Township Owner and a written Building Plan Approval certificate issued by the Township Owner.
4. The Township Owner shall only approve the construction of such buildings or dwellings which aspect of, or external appearance of which, they deem to be consistent with the natural environment, and in the spirit of the establishment of Sabiepark.
5. No person shall use, or cause to be used, any material other than natural stone, face brick or semi-face brick in the construction of the external walls of any dwelling or building unless with the written authorization of the Township Owner. Under no circumstances may any exterior wall be plastered, painted, cement washed, ochred or coloured in any way.
6. No person shall use, or cause to be used, any door frame or window frame in the construction of any dwelling or building that is not either wood or bronze anodised aluminium except with the express written authorisation of the Township Owner.
7. No person shall use, or cause to be used, any material other than thatch, or approved material, for roofing on any dwelling or building without the express written authorisation of the Township Owner.
8. A qualified and registered land-surveyor shall, at the owners cost, mark the boundary pegs of any property no less than one month prior to the commencement of any building, construction or erection of a new dwelling or addition to an existing dwelling, and prior to the inspection by the Township Owner of the building site when pegged.
9. The owner of any erf shall inform the Township Owner and invite inspection of the completion of each stage of building or construction as indicated on the Building Plan Approval form, and shall not continue with any further building or construction work until such time as each stage of the of building or construction has been inspected and approved in writing.
10. Any new building or dwelling must be completed within the time it would normally take to complete such a building or dwelling. No building or dwelling shall be left in an un-completed condition.
11. No building or dwelling on any erf may consist of separate units but shall consist of only one single unit.
12. Any building inclusive of any outside structures or outbuildings must be sited in an area maximum 25mx25m, notwithstanding the determination in clause 14 below.
13. The total area coverage of all buildings, inclusive of any outside structures, outbuildings, paving etc. on a erf shall not exceed 7% of the area of the erf, or, in the case of a building on a erf where that erf has been consolidated with one or more other erfs to create a single larger erf, shall not exceed 7% of the area of the original erf before consolidation.
14. A unit or units in the form of a lapa, boma, lean-to, carport, solar panel structure, wood or thatch structure may be erected loose or separate from the main building or dwelling only if such a structure or structures are approved by the Township Owner, and does not exceed the 7% maximum area as stipulated in sections 13 above.
15. No building, dwelling or structure shall be erected or constructed within 16 metres of the North and North-Eastern boundary of Sabiepark, nor within 10m of any road, nor within 2m of any other boundary.
16. No building, dwelling, structure or attachment shall exceed the height of the surrounding trees on the property, and under no circumstances shall any building, dwelling, structure or attachment exceed a height of eight (8) metres.
17. No building or dwelling shall be constructed of iron or raw bricks.
18. No tree may be removed, cut or otherwise trimmed, damaged or removed without the written authority of the Park Warden.
19. No material shall be excavated from any erf except in the preparation thereof for building purposes.
20. No outside dams, drinking ponds or holes to be excavated without the written authority of the Park Warden.
21. No solar panel or panels, television or radio aerial, satellite dish or wash line may be erected or placed at a distance greater than 5 metres from any dwelling, and no solar panel or panels, television or radio aerial, or satellite dish may be placed or erected at a height greater than the highest ridge of the roof of that dwelling.
22. No washline shall be placed in such a position that it may be visible from any road or from any neighboring dwelling.
23. No fence or fences of any description, boundary or otherwise, shall be erected on or around any erf.
24. No bricks, tiles, pipes of earthward or any similar articles shall be manufactured on any erf.
25. No building materials, building equipment and building rubble stored on site during building operations shall cover a single area greater than 20m x 20m, said area to be identified by the Park Warden prior to the commencement of building operations.
26. No more than 30 000 bricks may be stored on any construction site at any one time.
27. All building rubble, including; thatch, brick, mortar, cement bags, wire and tins shall be removed from the site by the owner or a person delegated by the owner at least twice weekly, and shall be taken out of Sabiepark for disposal.

28. No contractor, sub-contractor or worker shall be allowed to be present in Sabiepark, or work in or on any property in Sabiepark between 17h00 of any one day and 07h00 of the next day, nor shall they be present in Sabiepark, or work in or on any property in Sabiepark at any time during any Saturday or Sunday or public Holiday or long Weekends or during any school holiday as determined by Sabiepark from time to time, with the exception of employees of Sabiepark.
29. No contractor, sub-contractor or worker shall walk between the site where he or she is engaged to work and any other place. All contractors, sub-contractors or workers shall drive or be transported by vehicle directly between the main entrance gate and the site where they are engaged to work.
30. No contractor, sub-contractor or worker shall, while in Sabiepark, be at any place other than the site where they are engaged to work.
31. No person shall relieve nature at any other place than a designated sanitary convenience. The erf owner shall be responsible for the provision of a sanitary convenience for all workers engaged to work on his or her property.
32. No vehicle with a gross (loaded) mass of greater than 4,000 kg is permitted in Sabiepark without the prior written approval of the Management Committee.
33. No vehicle with an overall length of greater than 8,600 metres is permitted in Sabiepark without the prior written approval of the Management Committee.
34. No vehicle with an overall height of greater than 2.6 metres is permitted in Sabiepark without the prior written approval of the Management Committee.
- ~~35.~~ The Township Owner shall only issue a Completion Certificate in respect of any new dwelling or building, or additions or alterations to any dwelling or building on having deemed that all the conditions as per Sabiepark building regulations have been met, that the dwelling or building conforms to the spirit of the establishment of Sabiepark, and that the Township Owner is in receipt of all required certificates (Certificate of Safety issued by a competent person registered with the National Gas Association in respect of any gas appliances and/or gas piping installation, COC for electrical installations voltages > 220volt, Engineers certificate for all concrete supported floors and/or structures.)
36. The owner shall provide a recognised refuse bin or refuse bins at his or her dwelling, and such a refuse bin or bins shall be secured in such a manner as to prevent pilferage of refuse by baboons and monkeys.
37. No person shall affix, attach or erect any name and/or number board or sign, or cause or allow any name and/or number board or sign to be affixed, attached or erected, to or on any property without the prior written approval of the Management Committee unless;
  - a. such a board or sign is made of and/or constructed of an un-painted natural material - such as wood, copper, bronze, stone, or un-glazed clay - or combination of such un-painted natural materials, and;
  - b. such a board or sign is no larger than 500 x 500mm, and;
  - c. such a board or sign is not affixed, attached or erected within 4 metres of any road, and;
  - d. such a board or sign does not contain or indicate any information beyond the name of the property, the name or names of the owners, and the number of the erf.
38. No person shall erect, raise, construct, fabricate or occupy any caravan, tent or pre-fabricated building on any property.
39. No Escom electrical connection is permitted to any erf.



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## BUILDING PLAN APPROVAL CHECKLIST

	ITEM	REQUIREMENT	APPROVED	REQUIRES AMENDMENT	NOT PERMITTED	COMMENTS
	<b>PLANS</b>	-				
1	Three copies: * 1 COLOUR					
2	Refers to NBR					
3	Refers to SP regulations					
4	1:100 scale					
5	Terrain plan 1:500					
6	Trees to be removed indicated	Written approval				
7	Building line indicated					
8	Signed by Architect					
9	Signed by Owner					
10	Signed by Contractor					
11	Surveyor pegged					
12	One plan to be coloured					
13	Indicate 50 year flood line					
	<b>DIMENSIONS</b>	-				
14	Within 25m diameter	25 m diameter				
15	Under 8m height	8m maximum				
16	Under tree height	Tree ht maximum				
17	One single unit	No separate units				
18	Foundations	NBR - specified				
	<b>ROOF</b>	-				
19	Thatch					
20	Harvey Thatchtile					
21	Pitch/es	45 degrees				
22	Roof Height	8m maximum				
23	Chimney height	maximum roof Ht				
24	Thatch thickness	minimum 250mm				
25	Poles	NBR - specified				
26	Lathes	NBR - specified				
	<b>WALLS</b>	-				
27	Face brick					
28	Stone					
29	No plaster (External)					
30	Retaining wall/s					
	<b>WINDOWS &amp; DOORS</b>	-				
31	Wood					
32	Bronze anodized					
33	Metal	Colour to be approved				
34	Burglar bars (Optional)	Colour to be approved				
	(Colours to be approved by Sabiepark)					

	<b><u>COLOURS INDICATED</u></b>	To be approved				
35	Door frames					
36	Window frames					
37	Burglar bars					
38	External plumbing					
39	Lightning conductor					
	<b><u>PLUMBING</u></b>	-				
40	Septic tank plan					
41	French drain plan					
42	External plumbing					
43	Sufficient for no of people.					
	<b><u>SAFETY</u></b>	-				
44	Firewall/s					
45	Firehoses					
46	Lightning conductor/s	SABS specs				
47	Chimney spark arrest					
48	Concrete slab - Engineers design	Engineer design				
	<b><u>OTHER</u></b>	-				
49	Washline					
50	Solar panels					
51	Boma/Lapa					
52	Braai					
53	Screens					
54	Water hole					
55	Carport					
56	TV aerial					
57	Satellite dish					
58	Dustbin/s	baboon proof				
59	Sign/s	Sabiepark regulations				
60	Decks	NBR				
61	Stairs	NBR				
62	Ballustrade/s	NBR				
63	Drip line					
	<b><u>GENERAL</u></b>	-				
64	Rules signed by Contractor					
65	Toilet provided by Contractor					
66	Gas installation certificate					
67	Electrical COC certificate					
68	Concrete slab - Engineers certificate					
69	Contractor abide by inspection schedule					
	<b><u>ADDITIONAL</u></b>	-				
70	Concrete apron around house					
71						

\* Concrete - GREEN

\* Wood - YELLOW

\* Iron - BLUE



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## SABIEPARK CLUB

The Constitution of the Sabiepark Club is applicable.

1. The right of admission to any and all the facilities of the Sabiepark Club is reserved.
2. Entry into, and use of the Sabiepark Club facilities is entirely at own risk. Any person entering any Sabiepark Club facility shall be deemed to absolve and indemnify Sabiepark (Pty) Ltd, Sabiepark Property Owners Association, the Sabiepark Club and the National Parks Board from any liability whatsoever.
3. The entrance into, and use of the Sabiepark Club facilities is restricted to club members and their accompanying guests.
4. The Park Warden may, on the written application of a Class A member (Pink card holder), and at his sole discretion, and on receipt of the applicable fee or fees, issue a Temporary Membership card (YELLOW card) to any non-member affording such a person *gratis* admission to and use of the Sabiepark Club facilities, **EXCLUDING THE USE OF THE PICNIC SITE**, for the period specified on the Temporary Membership card.
5. Temporary Membership cards must be returned to the office at the end of the period specified on the Temporary Membership Card.
6. Any non-member who is accompanied by either a member who is a member of the Sabiepark Property Owners Association, or a Temporary Member, and who has paid the relevant Club facility entrance fee or fees, may be admitted to, and make use of the Sabiepark Club facilities, except that temporary membership is not valid for the picnic site.
7. Any non-member who holds a Sabiepark Property Owners Association green card and who is accompanied by an owner who is a member of the Sabiepark Property Owners Association shall be exempt from the payment of any Club entrance fee or fees.
8. No non-member shall be allowed to use any Club facility unless accompanied by a club member.
9. The use of the picnic site is restricted to Members only. Guests may use the picnic site only if accompanied by a Member. Temporary membership is **not** valid for the picnic site.
10. The facilities must be treated and utilised with respect, and left in the condition in which they were found.
11. No person shall, on any facility of the Sabiepark Club, bring or use, any radio, tape recorder, compact disc player, television or musical instrument.
12. No person shall, on any facility of the Sabiepark Club, bring in or use, any ball or ball game, with the exception of the game of tennis being played on the tennis court.
13. No person shall, on any facility of the Sabiepark Club, bring or use, any bottle, glass or glassware into the swimming pool area.
14. No child under the age of 12 years shall be in or on or use any Club facility unless accompanied by an adult.
15. No person shall be on, or use, erf 322 except within the demarcated Picnic area.
16. No person shall be permitted in or on any Sabiepark Club grounds unless attired in fitting attire.
17. No person shall enter or leave any Sabiepark Club grounds or facility except by means of the recognised entrance gate.
18. The Debtor's Policy of Sabiepark authorises Sabiepark Officers to prohibit non/slow/arrear payers from using Club facilities. All accounts are on a strictly 30 day basis payable.

## **SABIEPARK PRIVATE NATURE RESERVE AND HOLIDAY TOWNSHIP GATE ENTRY AND EXIT RULES AND REGULATIONS**

All persons wishing to enter Sabiepark must comply with one of the following conditions:

- a) Be in possession of his/her own valid Sabiepark Identity Card.
- b) Be accompanied in the same vehicle by an owner who is in possession of his/her Sabiepark Identity Card.
- c) Be in possession of a Sabiepark Authorization Permit signed by a registered owner or nominated person.

**NB.** During all school holidays, long weekends, public holidays and religious holiday periods no guests or visitors will be allowed to enter Sabiepark unless accompanied by their Sabiepark Identity Card holder host, or unless visiting their Sabiepark Identity Card holder host who is in residence during that period.

### **A. Gate entry fees**

- A.1. Entry into Sabiepark is *gratis* for all persons carrying their own valid Sabiepark Identity Card.
- A.2. Entry into Sabiepark is *gratis* for all guests or visitors who are accompanied by a person with his/her own valid Sabiepark Identity Card.
- A.3. All other guests or visitors who are not accompanied by a valid Sabiepark Identity Card must be in possession of a Sabiepark Authorization Permit signed by the registered owner or nominated person, and must pay the relevant gate entrance fees. A Sabiepark Authorization Permit is only valid for one vehicle and the number of occupants as given on the permit. The gate entry fees are subject to amendment from time to time, as determined by the Committee and are amended as required.

Gate entrance fee (current)  
R30-00 per vehicle  
R35-00 per person  
Gratis children under 12 years of age.

- A.4. The office may issue a *gratis* Sabiepark Entry Permit to *bona fide* workers, contractors or delivery persons on receipt of a written request from the registered owner or nominated person. Such persons may only enter Sabiepark on weekdays after 07h00 in the morning and must leave Sabiepark before 17h00 on the same day.

### **B. Gate entry procedure**

The following procedure must be followed at the Entrance Gate to Sabiepark before entry will be permitted;

- B.1. The Gate Guard must be shown either-
  - a) a valid Sabiepark Identity Card
  - or
  - b) a Sabiepark Authorization Permit signed by the registered owner or nominated person.
- B.2. The Gate Entry Register must be completed in full by the driver of the vehicle;
- B.3. All applicable entrance fees must be paid.
- B.4. In the event of A3 and B3 above, the Gate Officer will issue a Sabiepark Entry Permit in favour of the vehicle and person/s entering Sabiepark for the duration of their visit. The Sabiepark Entry Permit also serves as a receipt for the entrance fee as well as an exit permit.

### **C. Gate exit procedure**

- C.1. Card holders must show their Sabiepark Identity Cards.
- C.2. Guests/visitors must show the Sabiepark Entry Permit issued in favour of the vehicle and person/s wishing to leave Sabiepark and this permit must be handed over to the Gate Officer. Should guests/visitors for any reason not be able to produce a permit on exit, they must pay the full entrance fee before they will be allowed to leave.
- C.3. The Gate Exit Register must be completed in full, by the driver of the vehicle.

**NB.** Guests/Visitors who entered *gratis* in the company of a card holder must again be accompanied out of the gate by the card holder. If not, the unaccompanied guests/visitors must pay the full entrance fee before they will be allowed to leave.

### **D. Day exit and return procedure**

Guests or visitors who are not accompanied by a card holder who exit Sabiepark for a day and return again within 24 hours of having exited are not liable to again pay the relevant entry fee on their return entrance, unless the guests were originally allowed into the park





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accompanied by the Sabiepark ID card holder. In this case the card holder must sign them out and again fetch them on return. The following procedure must be followed in respect of a day exit and return;

- D.1. The Sabiepark Entry Permit issued in favour of the vehicle and person/s wishing to leave Sabiepark must be handed over to the Gate Officer.
- D.2. The driver of the vehicle must complete in full the Day Exit/Entry Register at the gate.
- D.3. On returning to Sabiepark the Day Exit/Entry Register must again be completed by the driver of the vehicle.
- D.4. The Gate Officer will return the Sabiepark Entry Permit issued in favour of the vehicle and person/s to the driver.

**NB.** Any additional person/s in the vehicle wishing to enter Sabiepark who was/were not signed out of Sabiepark on the Day Exit/Entry Register must pay the relevant gate entry fee.

#### E. Gratis entry permits

Any paid-up Class A member of the Sabiepark Property Owners Association may apply in writing for a *gratis* entry permit for his or her guests/visitors who are not accompanied by a member. Such a *gratis* permit will only be issued by the office in office hours under the following conditions:

- E.1. A Sabiepark Identity Card holder must be in residence in Sabiepark over the period when his/her guests for which he has applied for *gratis* entry will be visiting.
- E.2. Each Class A member will be entitled to a maximum of twelve (12) *gratis* permits per calendar year.
- E.3. Each *gratis* permit will only entitle a maximum of six (6) persons and their one vehicle to *gratis* entry to Sabiepark. All additional persons will be liable to pay the relevant entry fee.
- E.4. *Gratis* entry permits will only be arranged and issued during office hours.

#### GENERAL GATE REGULATIONS

- 1. During all school holidays, long weekends, public holiday and religious holiday periods no guests or visitors are allowed in Sabiepark unless accompanied by their Sabiepark Identity Card holder host or unless visiting their Sabiepark Identity Card holder host who is in residence during that period.
- 2. Should a guest arrive unannounced at the Sabiepark Entrance Gate wishing to visit an owner, Sabiepark can arrange for a message to be sent to the owner at his erf informing him of his/her visitor at the gate. If the owner is in residence he/she may choose to either;
  - a) Issue a Sabiepark Authorization Permit for his/her guest/s (Permits issued by Owners)(entry fee applicable)
  - or
  - b) Arrange for a *gratis* entry permit for his/her guest/s (during office hours only).
  - or
  - c) personally meet them at the entrance gate and escort them back to the gate.

If the owner is not in residence, or decides not to make entry arrangements for the visitor, the unannounced visitor will not be allowed entry.

**NB** Sabiepark cannot assist "visitors" who do not know the name or erf number of the owner he/she wishes to visit.