



SABIEPARK

PRIVATE NATURE RESERVE / PRIVAAT NATUURRESERVAAT

BUILDING RULES AND REGULATIONS

1. The provisions of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) are applicable in Sabiepark.
2. 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. One sepia and 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.
3. Any building plan or plans submitted to Sabiepark shall be signed by the registered owner.
4. 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.
5. 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.
6. 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.
7. 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.
8. No person shall use, or cause to be used, any material other than thatch for roofing material on any dwelling or building without the express written authorisation of both the Township Owner.
9. 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.
10. 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.
11. 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.
12. No building or dwelling on any erf may consist of separate units but shall consist of only one single unit.
13. Any building inclusive of any outside structures or outbuildings must be sited in an area with a maximum **diameter** of 25 metres, notwithstanding the determination in clause 14 below.
14. The total area coverage of all buildings, inclusive of any outside structures or outbuildings, 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.
15. A unit or units in the form of a lapa, boma, lean-to or carport of wood and thatch structure may be erected loose or separate from the main building or dwelling only if such a structure or structures are approved by Township Owner, and that all such structures fall within the maximum 25 meter **diameter** allowed, and only if the total area of all buildings, dwellings and structures does not exceed the 7% maximum area as stipulated in sections 13 and 14 above.
16. 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.
17. 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.
18. No building or dwelling shall be constructed of iron or raw bricks.
19. No tree may be removed, cut or otherwise trimmed, damaged or removed without the written authority of the Park Warden.
20. No material shall be excavated from any erf except in the preparation thereof for building purposes.
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 five (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 17:00 of any one day and 07:00 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 during any December Builders' recess, 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 6000Kg is permitted in Sabiepark without the prior written approval of the Management Committee.
33. No vehicle with an overall length of greater than eight thousand six hundred millimetres (8, 6 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 provided for in the National Building Regulations and Building Standards Act, Administrator's Notice 92, 1972, Administrator's Notice 722, 1975, and Administrator's Notice 1492, 1978 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 a Certificate of Safety issued by a competent person registered with the National Gas Association in respect of any gas appliances and/or gas piping installed in the building or dwelling.
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 500mm x 500mm, and;
 - c) such a board or sign is not affixed, attached or erected within four (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.
40. No building or structure may exceed eight (8) meters in height.

BUILDING PLAN APPROVAL CHECKLIST

	ITEM	REQUIREMENT	APPROVED	REQUIRES AMENDMENT	NOT PERMITTED	COMMENTS
	<u>PLANS</u>	-				
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					
	<u>DIMENSIONS</u>	-				
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				
	<u>ROOF</u>	-				
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				
	<u>WALLS</u>	-				
27	Face brick					
28	Stone					
29	No plaster (External)					
30	Retaining wall/s					
	<u>WINDOWS & DOORS</u>	-				
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)					

	COLOURS INDICATED	To be approved				
35	Door frames					
36	Window frames					
37	Burglar bars					
38	External plumbing					
39	Lightning conductor					
	PLUMBING	-				
40	Septic tank plan					
41	French drain plan					
42	External plumbing					
43	Sufficient for no of people.					
	SAFETY	-				
44	Firewall/s					
45	Firehoses					
46	Lightning conductor/s	SABS specs				
47	Chimney spark arrest					
48	Concrete slab - Engineers design	Engineer design				
	OTHER	-				
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					
	GENERAL	-				
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					
	ADDITIONAL	-				
70	Concrete apron around house					
71						

* Concrete - GREEN

* Wood - YELLOW

* Iron - BLUE