

INTRODUCTION

ROCKCLIFF ESTATE DEVELOPMENT CONTROL - PURPOSE AND AIM

This document has been compiled to guide future developments at Rockcliff Estate. The general goal being a sensitively developed neighbourhood that will enhance both, good secure living and the appreciation of each individual property. The content of this document is aimed at protecting the image, character and value of the development. The Home Owners Association (HOA) therefor reserves the right to request any changes to the design, finishing or implementation that may be needed in their opinion to preserve the style, character and quality of the Estate.

Only buildings designed according to the proposed vernacular may be erected in the Estate. The internal design and character of homes are not restricted.

The design criteria set out herein are in addition to the Municipal building regulations. The HOA reserve the right to alter or amend the design manual and the Architectural Guidelines from time to time as they may consider necessary. It is important to retain the architectural style and integrity of the Estate.

ROCKCLIFF ESTATE - DEVELOPMENT VERNACULAR

The special character and natural beauty of the site is an enormous asset for the Estate. In formulating the development guidelines it is therefor important to be considered as a point of departure the protection and enhancement of this unique natural character.

Based on this approach it will be essential to protect existing indigenous trees, and in particular those beyond 150mm diameter. The addition of other indigenous trees will over time reinforce Rockcliff Estate as a haven for indigenous fauna and flora.

With regards to building materials, the natural setting is to inform the use and colour of proposed materials to ensure overall integration.

Various components of the Villages will have their own unique image, the variety of expressions must however be unified by means of a consistency of character (The uniqueness of the separate parcels will be developed in consultation with prospective home owners and elaborated in a later addition).

Only approved members of a panel of architects, who are familiar with the requirements of the Estate, may be commissioned in the design of individual homes.