

Architectural & Building Criteria

(as revised and updated 2014)

Building Area

The building is to be within the four cadastrals of the Site. Under exceptional circumstances, the Board may consider an application to build outside a Site's cadastral lines.

Density

There shall be a maximum of 12 beds accommodation per residential site excluding staff accommodation which shall not exceed 5 beds per site.

House Size

The maximum floor area ratio (being the ratio of floor area to site area) shall not exceed 0.5, unless approval is given in writing by the Board on advice of its Aesthetic and Building Committee.

Aesthetic Concept

Any site improvements should project a tropical Indian Ocean concept / visual effect and shall comply with the architectural rules listed below. Any external element not described below shall be assessed and approved by the Board before construction commences against general aesthetic criteria which shall be in the sole discretion of the Board.

Structures should blend into the environment and not present an overbearing visual impact when approached from the sea side.

Height Restriction

The height of any free-standing building or structure on the site shall not exceed 8 (eight) metres measured from the lowest natural ground level of such building or structure.

No double storey buildings are allowed. In the event of a steeply sloping site, where gradient permits a structure to cascade without visually intruding on neighbours or the building ethos the Board may on application and on advice of the Aesthetics and Building Committee relax this rule.

Roofs

All pitched roof coverings are to be natural thatch or jecca. The Board may consider an application for alternative roof covering that is of similar appearances to thatch or jecca. Long straight roof lines should be avoided.

Flat roofs are discouraged but in specific and unusual circumstances may be considered upon application to the Board.

House Walls

Hardwearing waterproof coatings or paint which weathers to give a naturally aged appearance should be used. The wall coating is to be an earthy or similar subdued natural colour to be approved by the Board.

Yards and Screen Walls

Screen walling may be of solid or of lightweight construction, but shall be in keeping with the general aesthetic standards of the Sanctuary. Any “alien” wood species used must be properly treated for woodborer infestation and formally certified as such before installation on site.

Windows and doors

Window frames and doors are to be either of hardwood or aluminium that is either powder coated or anodised. Window and door styles must be aesthetically acceptable and samples must be approved by the Board in advance of installation.

Garage Doors

To be of a suitable construction and appearance to match general aesthetic design of the house

Outbuildings

All garages, staff quarters and proposed outbuildings shall be constructed and finished to match the main house.

Covered Patios/Pavilions

These are to be an integral part of the house or if situated as a separate unit be of similar thatch or wood constructions as the main building.

Beach pavilions may not be constructed outside the cadastrals of the site without permission in writing from the Board.

Security

No security spikes or razor wire is permitted.
Invisible electronic systems may be used.

Carpports

No carpports of light construction and/or shade cloth covering are allowed and sheet metal and asbestos cement sheets or tiles may also not be used - unless prior approval is obtained by the Board.

Plumbing Pipes

No visible pipes or sewer-pipes will be allowed on any external façade. No vent pipes allowed (vent valves may be used in lieu thereof).

Sewerage disposal

Depending on the location of the house, specific engineered solutions must be proposed. This may vary from septic tanks to collection tanks shared by a number of units.

Swimming pools and ponds

Detail of swimming pool and pond aesthetics are to be included within the general house design.

Low level lighting

Only low level lighting is allowed within external areas.

All general external lighting must be subdued so as not to create any visual disturbance at night. Spotlights or naked bright lights are not allowed.

Light fittings for external areas/ terraces / patios and entrances are to be wall mounted and eyelid type fittings shining down.

TV aerials and satellite dishes

TV and radio aerials and satellite dishes should be hidden as far as possible and not highly visible or intrusive when judged from any neighbour's perspective.

Air conditioning units

All air conditioning equipment and associated service pipes and conducting must be integrated within the general structure of the building. (Exposed services are not in keeping with the aesthetic philosophy of the Sanctuary).

Air conditioning units must be positioned in such a way as not to cause any noisy disturbances to neighbours.

Lockable storage facilities for refuse bins

Refuse bins must be locked or stored within enclosed rooms so as to ensure no access by roving animals.

Garden landscaping

Landscaping shall be permitted, but not closer than 5m from the site's boundary line. Indigenous flora should be re-established in any areas destroyed during building operations to blend with existing flora.

Species

Gardens on all Sites must comprise indigenous flora only, and must be restricted to the confines of the Site. However, Residential and Commercial Sites may plant non-indigenous palm trees, subject to prior request to and approval by the Manager with regard to the specific nature and extent of such non-indigenous palm trees. Save as set out above, no non-indigenous, noxious or prohibited flora shall be planted anywhere on the Sanctuary.

Water Storage

A Site must, including during construction, have a minimum water storage facility of 10,000 litres with a booster pressure pump. No elevated tanks above ground level will be allowed without Board approval. The Company will pump water to tanks on ground level only, from where it will be the member's responsibility to pump / transfer the water to the approved elevated tank(s).

Water pressure and quality

The responsibility for treating water and providing sufficient pressure shall remain with the Site member. Though not obliged to, the Company may supply water to a water

meter point (which water meter shall be supplied by the Company) with a flow of approximately 5,000L/24 hour period.

Water allowance per day

During construction on a Site, water consumption shall not exceed 150 000 litres in any calendar month. Should there be an expected higher water demand for specific works, the Manager's prior written permission must be obtained at least 48 hours in advance.

Site's own borehole

It is strongly recommended that a site has its own borehole fitted with a pump and connected to the site's power supply in order to supply the Site with sufficient water. The location of the borehole to be approved by the Board.

Solar power

The use of solar power is strongly recommended.

Solar panels must be positioned in such a way that they are aesthetically acceptable and should not present an unsightly spectacle to neighbouring sites.

Wind turbines

Should any owner wish to install a wind turbine, the turbine itself and the placement thereof requires prior approval by the Board and may not exceed the height of the ridge of the particular lodge.

Generators

Noise generated from a Site's generator or wind turbine may not exceed 57 decibel measured at a distance of 7m in all four directions.

Seawalls

Seawalls may be of solid or of lightweight construction, but shall be in keeping with the general aesthetic standards of the Sanctuary. Seawall designs require prior approval by Board.

Jetties

Members have no rights (contingent or otherwise) to any jetty not yet approved in the same way that a member has no rights to adjacent open areas to his site. An applicant for a jetty must apply to the Board to purchase the additional jetty site subject to an approved Sanctuary EIA (based on the environmental report already presented to the SOA Board), plan approval of the jetty construction (in the same way as any other building plan must be approved by the relevant committees) and the applicant allowing reasonable use of the jetty to other members when he is not in residence. The purchase price for the jetty would be a negotiated price between the applicant and the Board (but indexed loosely on prevailing market prices for unimproved land in the particular zone). In the event of the Board turning down the application for the non-compliance of any of the above conditions, or the parties being unable to agree on the price, the applicant / member shall have no further recourse.

Maintenance

Members shall at all times maintain their properties in good repair and preserve the natural state of the environment to the satisfaction of the Board.

Appearance

Members shall at all times ensure that anything, which may in the sole opinion of the Board be considered unsightly or diminish the general appearance of the Sanctuary, is removed forthwith or screened within screened areas or placed within courtyards (e.g. water tanks on stands, washing lines, lightning conductors, rubbish bins etc.) the specifications and location of which shall be agreed with Sanctuary in advance of construction thereof.