



LEBOMBO RIDGE

Nestled at the heart of the Southern Kruger Wilderness

ARCHITECTURAL VISION



Winchester
MARKETING
PRESTIGIOUS LIFESTYLE PROPERTIES

• Northern Boundary Resort River Chalets :

- To be natural earth tone colours combined with rock to blend into the environment.
 - To be restricted to 4M height on the River and 7M inland
- To have strict lighting control measures with predominate outside down lighting
 - To have partial roof top gardens to the North .
- The design of individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, reducing the potential of damaging individual trees.
 - Privacy of neighbours must be considered at all times.
 - Carports must match the design of the main building with the use of similar colours and materials.
- Surveyor plans showing contours of natural ground level and trees prior to any building or excavations shall be submitted with the site plan.





Eastern Boundary Resort Chalets :-



- To be limited to single storey holiday chalets of 7m inc viewing deck.
- Surveyor plans showing contours of natural ground level and trees prior to any building or excavations shall be submitted with the site plan.
- The maximum number of persons allowed to occupy the improvements on an Original Portion shall not exceed 10 (ten) persons, including staff.
- It is intended that the architecture of the Reserve be harmonious and of human scale, avoiding unnecessarily large building forms. Large building forms must be broken up into smaller well defined components.
 - Only natural earthy colours which will blend with the natural environment, especially during the dryer winter months will be acceptable.
 - The colour of the roof covering will be an additional unifying element. The colours of all roofs to be dark grey or black.
 - Renewable energy forms must be used where possible.
- No styles or themes have been adopted as they only go in and out of fashion, and the Company has chosen to celebrate the landscape of the area, spirit of place, materials and climate. The vision for the Reserve can be described as sophisticated modern African design embracing crisp, warm modern architecture with strong graphic qualities and honesty in the selection of materials.
- The Architecture is to be combined with nature, the utilization of materials which will blend with the landscape is encouraged so that eventually, buildings will be overwhelmed by the indigenous surroundings, forming an integral part of the environment.
 - Artificial means of lighting will be closely monitored and must be designed to reduce excessive heat emission and generally reduce light pollution.
- The light source to all external lighting may not be more than 1m above natural ground level and may not shine onto adjacent portions or be directly visible from the road - it must be indirect light, shining downwards.
- The design of individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, reducing the potential of damaging individual trees.





- A Residential Portion and its improvements may only be used for residential and recreational Purposes.
- Dwellings will have a maximum height of 7 m whether they be single or double story homes.
- The maximum number of persons allowed to occupy the improvements on an Original Residential Portion shall not exceed 10 (ten) persons, including staff.
- Municipal Occupation Certificates will be issued by the Nkomazi Municipal Town Planner Subject to receipt of a MGR Occupation Certificate.
- Trees are to be planted on the Northern and Southern servitudes on double storey building lines as screening. No large rooted trees may be selected for this screening.
 - Single storey dwellings are considered to be the most sympathetic to the natural environment and will be encouraged.
 - Dwellings must at all times be within a 7m height zone running parallel to the NGL prior to any earth works, filling or excavation.
 - It is intended that the architecture of the Reserve be harmonious and of human scale, avoiding unnecessarily large building forms.
 - Natural earthy colours which will blend with the natural environment, especially during the dryer winter months will be acceptable subject to the approval of the AAC (colour samples will be requested). Within this natural colour range, designers will be allowed to make use of darker accent colours, which falls within the same range.
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- The design of individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, reducing the potential of damaging individual trees.
- The light source to all external lighting may not be more than 1m above natural ground level and may not shine onto adjacent portions or be directly visible from the road - it must be indirect light, shining downwards. All internal and external lights must be of low wattage and the naked bulb may not be visible at eye level. The intention is that all lighting will be subdued and indirect.

