

Zimbali Architectural Information

The following are excerpts of the "Architectural Language" information provided in the ZIMBALI LIFESTYLE GUIDE published by the Estate Management Association:



The built environment is a crucial example of the impact of human activity on resources and the natural environment. The architectural language at Zimbali was specifically developed so that the buildings would be sensitive to the surrounding environment, practical with regards the climatic conditions and applicable to a relaxed lifestyle. In line with these needs, extensive research was carried out on various styles of architecture, and the "Zimbali Architectural Language" was then developed based on the Modern Asian vernacular as its form encourages a close relationship with the surrounding tropical environment. The configuration, structures and materials used at Zimbali were then interpreted and adapted to create an Asian/African feel.

The basic elements of the architectural language at Zimbali include the following:

- *Large overhangs of the roofs to protect and shield against the coastal winds and rains and reduce the vertical surface's exposure to solar radiation.*
- *Open pavilions and spacious verandas to maximise exposure to balmy breezes.*
- *Timbers, natural stone and rough plaster finishes are the preferred building and finishing materials.*
- *Wooden shuttered windows to provide dappled cool from the harsh African sun.*
- *Raised wooden decks to increase outdoor spaces and protect the natural undergrowth.*
- *Large areas of fold back doors and windows to allow cool breezes to pass through and provide a corresponding interaction with the outdoors.*
- *A selected palette of exterior colours that reflect rich African earth tones.*

Building Regulations

Building in a place which has ecological considerations entrenched means that guidelines have been put in place to ensure there is coherence in positioning, context of the site, the streetscape, size and proportions of the homes, the use of materials, key facades, construction practices and landscaped edges. The document formulated for this purpose and to ensure that responsible building practices are adhered to is "Architectural Language and Landscaping Guidelines". These guidelines assist all owners with the planning and preparation of their plans and all owners at Zimbali are contractually bound to this document when purchasing a property at Zimbali.

A predetermined footprint has been allocated to each erf at Zimbali through careful evaluation of the surrounding landscape and properties. This footprint is to ensure minimal disturbance to the vegetation, it incorporates optimal usage of space and it provides the best vantage points. The footprint area represents that part of the site on which the house, external living areas, yards, driveways and pools can be built. Where a natural barrier occurs around boundaries, no building or disturbance of the natural vegetation is allowed in this zone. Common openings have been predetermined, and if any vegetation needs to be disturbed permission must be obtained from ZEMA. A selection of suitable indigenous flora has been established for Zimbali to assist and guide landscapers. No fencing or walling of properties is permitted.

Place – related Architecture

There are two forms of the Architectural Language and Guidelines at Zimbali Coastal Resort. Each is responsive to the positioning of sites within the estate. These forms are the Zimbali Coastal Forest Architectural Guidelines, where there are additional parameters pertaining to specific sections of the forested area and the Zimbali Golf Course Architectural Guidelines where the guidelines take cognisance of the more open terrain typically found around a golf course.

For more details on the Forest Architectural Codes and Golf Architectural Code please contact your Pam Golding Properties accredited Sales Agents on Sascha.zimbali@pamgolding.co.za or marcelle.zimbali@pamgolding.co.za