



**HOUSE CAMPBELL: SIMBITHI ECO-ESTATE**

Our first venture into Simbithi Eco-Estate was interesting at times and not without problems. What we learnt was that everybody is working in the same direction and when in doubt, simply ask. The powers that be are always happy to assist

This is what was presented to us at site handover - the land surveyor and fence subbie refused to go onto site until we cleared the area first. It was a catch 22 when you can't cut the bush until you have a shade cloth fence, which requires a land surveyor to peg the boundary. You are also required to have toilet on site for the workers, and this area also needs to be screened.



As per all estates, shade cloth fencing needed to be erected and storm water management control measures needed to be put in place



At the time of site handover, Kwa-Dukuza was in the middle of their 2015 & 2016 drought, and in order to assist we provided 2 Jo-Jo tanks; one for drinking, and the other was grey water from the sewerage farm for building. These would later be used for storm water collection for irrigation.



Although the house was sited correctly, there appeared to be a conflict with the contour mapping which left the client with additional cut and fill.



The client was quite specific with the colour of the proposed exposed polished concrete floors. In the end the stone aggregate was brought in from 3 hrs away, pigment additive added and we were ready to pour. A massive electric storm hit, and we were forced to pour only the garage surface bed. The annual builder shut down period prevented us from completing the remaining surface beds until the following year.

We provided 3 off shutter concrete walls and one concrete soffit, which had to all line up with the saw cutting on the floor, which was cut into 1.5 m x 1.5 m to represent tiles

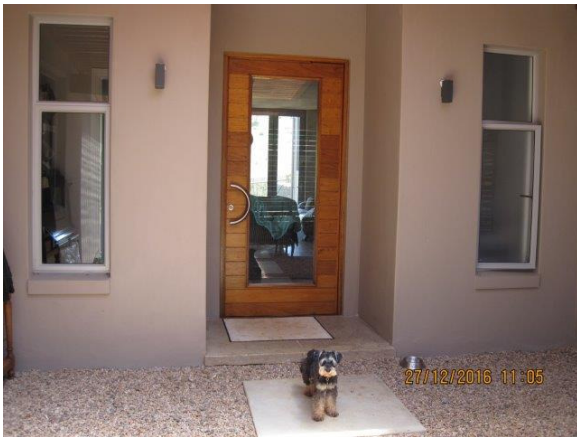


The most stressful period was definitely post practical completion. The client had to arrange the landscaper and Beneficial Occupation. Simbithi require 90% of the landscaping complete with 65 species of plants and no less than 7 plants per square meter. This sounds simple, but to get both parties on the same page was extremely difficult and with a R10 000 fine for early occupation, the client was very irritated.





The end result is quite stunning





Due to the cut and fill and certain Simbithi requirements for dry stack walls, we erected our gabion baskets and filled them with a quarried stone to match the internal floor colour. This was time consuming and labour intensive, with each stone having a stone mason chip the rock to fit.

