

Residents are encouraged to make provision for the storage of water for emergency purposes as well as implementing water savings programmes to reduce consumption of potable water.

The objective of this policy is to ensure that residents, while harvesting and storing water, do so in a way that does not detract from the overall visual appearance of the estate or in a manner that inconveniences fellow residents.

## **Water Tanks**

1. In principle, the location of all tanks should pre-approved by the HOA Committee, and such approval will not be unreasonably withheld. Submissions should be made to the Estate Manager who will liaise with the HOA.
2. The effective date of the pre-approval requirement will be enforced from a date 14 days after the date of this policy circular.
3. Where an owner has existing storage tanks, please notify our estate manager so that he may inspect them and advise should there be a need, for example, for making them more aesthetically pleasing. The owner will be required to submit a plan of action within 30 days of receiving this advice for example, an undertaking to erect screens with a timetable commitment.
4. Tanks having an installed height taller than 1800mm above NGL (Natural Ground Level) must be positioned within the building platform.
5. Tanks up to 1800mm in height can be positioned outside of the building platform provided they are not elevated to exceed a maximum installed height 1800mm above NGL.
6. Tanks should preferably be located on side boundaries of properties.
7. Tanks that are visible from roads or the living areas of neighbouring properties should be screened behind walls, vegetation or approved structures to reduce the visual impact of the tanks on the general appearance of the estate.
8. Colours of tanks should be light non- primary colours e.g. grey, wheatgrass, marble, light earth, i.e. colours that are similar to permitted house colours.
9. Tanks that are black, red, yellow, bright blue or green will not be permitted unless fully hidden from view or located indoors.
10. All tanks in a cluster must be of the same colour.
11. Tank inflow connections must be properly fixed to walls and piping should be in colours that match existing gutters and downpipes.
12. Tank inflow connections should be aesthetically positioned to maximise vertical positioning at higher levels and connected to gutters directly above the receiving tank, or alternatively, the piping connected to the gutters may be concealed underground and feed into the tanks according to the principle that water always finds the lowest level.
13. Where possible, tanks should be connected in series to minimise connections to gutters.
14. Any pumps installed to distribute water between tanks or to points of usage must be of silent operation with an electric or battery power source.
15. Where pumps cause inconvenience to neighbours, it is the pump owner's responsibility to take the necessary steps to mitigate that inconvenience.

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16. Fixed pumps should be positioned behind screens and may not be visible to neighbours or from the street.

### **Recommendations**

1. Water storage tanks should be erected on proper foundations.
2. Water production by downpipes should be monitored to determine the most productive locations and ensure maximum yields to storage.
3. Residents should ideally have storage sufficient to meet two weeks of average domestic activity usage, estimated to be 1200-1500l per permanent resident.
4. Residents should consider the convenience of portable pumps where pumps are required. These can be disconnected and stored securely e.g. in a garage which would prolong pump life.

### **Swimming Pool Owners**

1. Residents with swimming pools should have covers on their pools
2. Residents with swimming pools should seriously consider installing backwash recycling tanks:
  - A backwash tank is usually a 350L-500L tank connected to the pool pump to capture all water backwashed. Once the backwash is complete, a flocculent is added to settle the dirt and, after 24 hours, approximately 95% of that water is run back into the pool via the stopcock at the base, leaving the settlement in the tank.
  - If, after rains, the pool is over full, pump some water into the tank for storage. Run it into the pool when needed or before backwashing and then, after backwashing, you can store the water in the tank. This tank should be no bigger than 500l as you will have to clean out the settlement from time to time (approximately once a month). If the base of the tank is slightly elevated relative to the pool surface, all water feedback can be done using gravity.
3. Alternative to backwashing:

Replace your sand filter system with a cartridge filter system that does not require any backwashing. The cartridge is cleaned once a week with harvested rain water.

Refer : JoJo Tanks [www.jojotanks.co.za](http://www.jojotanks.co.za)

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