

STANHAVEN

STANFORD



DESIGN GUIDELINES

Updated – December 2017

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1

INTRODUCTION



1.1

INTENTION

It is the intention of these Design Guidelines (Guidelines) to assist individual purchasers in participating in the development of a cohesive architectural character for this development.

These Design Guidelines are restrictive in that they seek to ensure the protection of a complimentary architectural language throughout the development without being overly prescriptive.

They have been developed to specifically exclude certain forms, materials and colours in order to achieve this objective.

These guidelines are to be read in conjunction with other documentation applicable to the purchase of property in the development. These documents include,

- The Stanhaven Home Owner’s Association Constitution and
- The Stanhaven (Sunrise Village) Landscape Guidelines.

1.2

NBR, NHBRC AND LOCAL AUTHORITY

These Design Guidelines are supplementary to the National Building Regulations, NHBRC and Local Authority rules, regulations and requirements. In the event that they are deemed to be in conflict with or in any way contradict any of these statutory requirements then the statutory requirements shall take precedence over what is contained herein except where they relate to height. The requirements regarding height are as defined herein and are more onerous than those prescribed by the Local Authority.

1.3

DESIGN REVIEW COMMITTEE

All building designs must be presented to and be approved by the Design Review Committee of the Homeowners Association prior to plans being submitted to the Local Authority for their approval. The procedure and requirements of this process can be obtained from the Homeowners Association.

1.4

REVIEW OF THE DESIGN GUIDELINES

These Design Guidelines will be subject to periodic review and revision from time to time in order to further clarify their intentions as this need arises. In this regard the Design Review Committee reserves the right to amend the guidelines when in the opinion of the Design Review Committee, such amendments are required. This edition (December 2017) supersedes earlier versions and any houses previously approved under earlier versions cannot be used as precedent in respect of this latest version.

			1.5	<p>INTERPRETATION OF THE DESIGN GUIDELINES</p> <p>The Design Review Committee reserves the right to be the sole interpreter of the intentions of these Design Guidelines and to approve plans in accordance with their interpretation of the Design Guidelines.</p>
			1.6	<p>RELAXATION OF THE REQUIREMENT OF THE DESIGN GUIDELINES</p> <p>Specific relaxations of the requirements of these Design Guidelines, with respect to unique circumstances dictated to by on site conditions, cannot be interpreted as a permanent amendment to the intentions of these guidelines. Such relaxations will be dealt with on a case-by-case basis and will be the exception rather than the rule.</p>
	2	DESIGN PHILOSOPHY	2.1	<p>DESIGN PHILOSOPHY</p> <p>The design philosophy behind these Design Guidelines seeks to</p> <p>Orchestrate the individual actions of many in their participation in the development of the whole, in such a way, that will result in an appropriate and cohesive response to the context within which the development is located.</p> <p>Be restrictive in that it seeks to ensure a complimentary architectural language throughout the development whilst at the same time will not be overly prescriptive.</p> <p>Specifically exclude certain forms, materials and colours in order to achieve its objectives.</p> <p>Respond to the vernacular architectural character of the area.</p> <p>Be characterised by double pitched roofs with lean to structures.</p> <p>Promote plan forms that are geometric and not organic where a collection of smaller linked structures is central to this idea.</p> <p>Promote a built fabric, which has a fine, and fragmented grain that allows individuals to relate comfortably to the appropriate scale that will result.</p>

3

DESIGN INFORMANTS



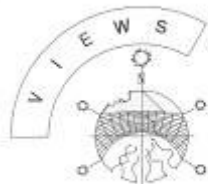
NORTH POINT

Clause 3.1



SLOPE

Clause 3.2



VIEWS

Clause 3.3



3.1

ORIENTATION

It is envisaged that individual houses will attempt to orientate themselves towards the north as well as the west. This will allow them to take advantage of the north sun during the day and afternoon sunsets in the afternoon. This will furthermore allow them to create sheltered areas from the prevailing summer wind, which blows from the southeast.

3.2

SLOPE

The site slopes generally from the south towards the north. It has varying degrees of slope on which it tends to become more accentuated as the sites get closer to the Klein River, which runs along the northern border of the village. Due consideration of individual slopes prevailing on the different sites must inform the design concept of the dwelling.

Each dwelling must attempt to remain in contact with the site as far as possible. This can be achieved by the considered use of cut and fill profiling, which is to be incorporated into the design. Design that result only in cutting or only in filling will not be allowed. There is to be careful attention paid to this requirement as excessive cutting or filling will not be allowed.

3.3

VIEWS

The capturing of the existing views of a site is an important element in the design of a house. The predominant views are of the Klein River Mountains to the north and to a lesser degree the mountains near Hermanus in the west. Houses will naturally want to exploit these positive environmental qualities and must take advantage of these.

Habitable rooms in the roof spaces instead of full double stories can further exploit the available views whilst at the same time will preserve views for surrounding properties.

4

DEVELOPMENT CONTROLS



4.1

THE ZONING SCHEME

Apart from the requirements of the Design Guidelines, there are a number of additional legislative requirements that need to be complied with.

These are imposed in terms of the Zoning Scheme as administered by the Overstrand Municipality.

Some primary elements of the Zoning Scheme applicable to houses are listed below. The purchaser is however cautioned to the fact that this is not an exhaustive list.

Each purchaser's Architect should refer to the latest Zoning Scheme document, which is available from the Local Authority.

The following are extracts from the Zoning Scheme, which are included here for the sake of convenience. Please note that certain items listed below refer to sections of the Zoning Scheme that are not reproduced in these guidelines but should be referred to in the Zoning Scheme.

4.2

BUILDING LINES

Building lines as prescribed by the local authority. These vary between street, and side and rear boundaries and are as follows.

4.2.1

STREET BUILDING LINES

The street building line is determined in accordance with the net erf area.

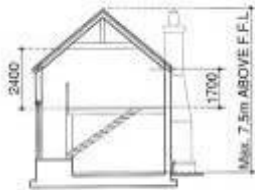
Net Erf Area	Street building line
Less than 400m ²	2,0m
400m ² and greater.	4,0m

4.2.2

SIDE AND REAR BUILDING LINES

The side and rear building lines are determined in accordance with the net erf area.

Net Erf Area	Side building lines
Less than 400m ²	1,0m
Greater than 400m ²	2,0m



HEIGHT RESTRICTIONS

Clause 4.4

4.2.3

ENCROACHMENT OF SIDE AND REAR BUILDING LINES.

The Council may approve the erection of an outbuilding, which encroaches into the side and rear building lines, provided that:

- (i) No building exceeds a height of one storey;
- (ii) No wall on the property boundary may be higher than 3,50 m above the existing ground level, provided that the height may increase at a 40 degree angle away from such boundary;
- (iii) The length of the structure does not exceed one third of the boundary concerned or 9,0 m, whichever is the lesser distance;
- (iv) No doors and windows shall be permitted in any wall closer than 1,0 m to the rear or side boundary;
- (v) In the event of a property being accessed via a private street an access way of at least 1,0 m shall be provided from the private street to every vacant portion of the land unit concerned other than a courtyard;
- (vi) No runoff of rainwater from a roof shall be discharged directly onto adjoining properties;
- (vii) The outbuilding shall be included in the calculation of coverage on the land unit;
- (viii) The Council is satisfied that the structure does not pose a fire hazard and is constructed of appropriate material to its satisfaction; and
- (ix) Where the written consent of the immediate neighbours is obtained the Council need not advertise the application further.

4.2.4

COVERAGE

The maximum coverage for all buildings, including an additional dwelling unit, is limited as indicated below:

Area of property	Maximum coverage
Less than 400m ²	65%
Greater than 400m ²	50%

4.3

SECOND DWELLING UNITS

Second dwelling units are permitted as per the conditions and restrictions included in the Zoning Scheme. These should be in-keeping with the design intentions for Stanhaven, linked to the main dwelling, and be similar in construction, style and form to the main dwelling.

4.4

HEIGHT RESTRICTIONS

The maximum height for buildings is either as defined in the Zoning Scheme, being 8,0 m from the base level to the top of the roof, or as indicated in the diagram adjacent, 7,5m from Finished Floor Level of the lower level to the top of the roof, whichever is the more restrictive.

			4.5	<p>UPPER FLOORS</p> <p>Upper floors are permitted above the area of the main building. These are to be contained within the roof space determined by the maximum height allowed and the prescribed roof pitch of 40 degrees.</p>
			4.6	<p>OTHER RESTRICTIONS</p> <p>Each purchaser's Architect should refer to the Zoning Scheme document, which is available from the Local Authority, in order to determine what other Restrictions may be applicable in terms of the scheme but do not form part of these Design Guidelines.</p>

5

ARCHITECTURAL GUIDELINES



5.1

BUILT FORM

The built form of the dwelling will be determined by the composition of the Major and Minor forms that are to be employed. The designers are encouraged to separate out the various components such as living, working, entertaining, sleeping and service areas. Irregular and organic layouts will not be allowed.

5.1.1

PLAN SHAPE

A Plan Shape of singular or multiple rectangular forms is required. These forms may not be angled to one another but must relate to each other in a rectilinear and perpendicular or parallel fashion. On sites that are not rectilinear the Plan Shape may be offset at a preferred angle relative to the boundary of the site where the shape of the site dictates this. However on such sites that are not rectilinear, at least one of the longer elevations must be set parallel to the boundary closest to that particular elevation. This may result in a front elevation that is not square to the street, however where possible, designers should endeavour to present a street elevation that does relate to the street in a parallel fashion.

Where the shape of the site does not dictate this then the plan shape should be set square to the street boundary.

5.1.2

MAJOR FORMS AND MINOR FORMS

The Architecture for the development has been conceptualised as being an assembly of primary Major elements, independent from each other but linked by secondary Minor connecting circulation elements.

This concept will result in a roofscape that is a collection of Major and Minor Forms which will assist in the fragmentation of each dwelling into a collection of parts not dominated by a massive single roof element. This will assist in delivering an incremental aesthetic quality to the development.

The fragmentation of the plan has inherent flexibility in that it will allow the diagram of the plan to be manipulated in the vertical plane so that it can address the varying topography of the site. This will allow each dwelling to settle comfortably onto its site and to remain within reasonable contact with the site on which it is located.

The flexibility between Major and Minor Forms can further be exploited to capitalise on the views, the movement of the sun and the prevailing summer and winter weather patterns.

5.1.3

MAJOR FORMS

The house forms are to be composed of Major and Minor elements in order to contribute towards a rich, fragmented, and complex architecture.

Major Forms must have double pitched roofs. These Major forms are not to exceed 6,5m in external width. Where additional width is required this must be achieved through the introduction of lean-to roofs.

Single garages must have a major form double pitched roof. Double garages must have either a combined one major and one minor form combination roof form, or a minor form roof behind a parapet. Double garages under one major form roof are not permitted.

5.1.4

MINOR FORMS

The Minor Forms are to be used to connect the major forms. These must take the form of lean-to, afdak and flat linking concrete roof structures designed in such a way to allow the Major Form of the main house to dominate the design.

5.1.5

SCALE AND PROPORTION

The scale and proportion of the various components must be consistent with the idea of establishing a sense of order and rhythm inherent within the design. The scale and proportions must be that typical of a "wall architecture" where windows and doors sit within walls and do not themselves become walls.





5.2

ARCHITECTURAL CHARACTER

The fragmented approach to the plan form as described above will result in the architecture of an assembly of major and minor elements, which have strong contextual and vernacular references in the Stanford area and its rural surrounds.

Generally Major roof elements will be steeply pitched. Minor linking elements and covered verandahs are to be of a low-pitched lean-to nature. Walls will be generally light in colour with earth tone accents. Darker earth tone colouring to the plinth and optional feature elements is required as well as where retaining structures are required on steeper sites. This can be achieved through rock cladding, other textured finishes, or darker coloured paintwork.

Verandahs, car ports, pergolas and shade structures will act as scale reducing devices to the built environment as well as add to the complexity of the built environment. The habitability of the natural environment will also be enhanced where both winter and summer conditions can sometimes be harsh and severe.

5.3

ARCHITECTURAL ELEMENTS

5.3.1

ROOFS

General

Major forms are to be roofed with rectilinear and not organic roof plans. Gable roof ends are required which must project over the gable walls by 200mm.

Pitch

Roofs over Major built forms are to be roofed with double-pitched roofs pitched at 40 degrees.

Roofs over Minor built forms are to be roofed with flat or near flat roofs. Roof pitch to be a maximum of 15 degrees for Minor built forms.

Materials

Victorian profile corrugated iron roofing sheets for major forms. Victorian profile corrugated iron roofing sheets, Diamondek concealed fix roof sheeting, Brownbult concealed fix roof sheeting, waterproofed boarding and concrete roofs to Minor built forms.

Finish

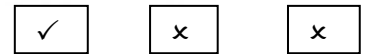
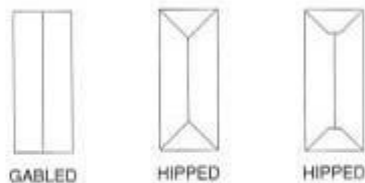
Roof sheets are to be factory finished in Charcoal colour.

Not permitted

Flat concrete roofs over Major built forms.

Fibre cement, tiled, slate or thatch roofs.

IBR profile roof sheeting.



ROOFS

Clause 5.3.1



5.3.2

GABLES, PARAPETS, EAVES, GUTTERS AND DOWNPIPES

5.3.2.1

GABLES AND PARAPETS

General

Gable walls will be allowed but these must have roofs that project over the gable walls by 200mm.

Parapets are not permitted on major forms or single garages on their own. Parapets will be allowed on minor forms and as an option for double garages.

Parapets are to have a 100mm plastered band along the top edge.

Not permitted

No parapet walls will be allowed on gable ends of major forms.

No parapet walls will be allowed on single garages, which are considered to be major forms.

5.3.2.2

EAVES, GUTTERS AND DOWNPIPES

Eaves

Eaves must have an overhang of 200mm.

Facias are to be timber, fibre cement or PVC.

Facias to be finished in white or in the selected accent colour.

Gutters

Gutters are to be Ogee profiled continuous aluminium gutters.

Gutters to be finished in a darker colour to closely match the roof colour.

Down pipes

Down pipes to be of round PVC.

Down pipes to be finished in white, the selected accent colour, or darker colour to match the roof colour.

Not permitted

PVC gutters.

Aluminium down pipes.

Square down pipes.

5.3.3

CHIMNEYS AND BRAAI'S

General

Chimneys can be built as feature elements that are functional for open fireplaces and braais.

Cylindrical metal flues/chimneys can be installed for internal wood burning stoves.

Finishes

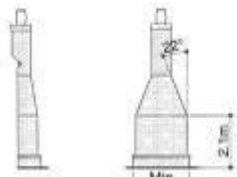
Feature chimneys and braai's to be of masonry construction, either rock clad or painted in darker earth tone to the walls.

Cylindrical flues to be painted to match the charcoal roof colour.

Not permitted

Rectangular exposed metal flues.

Shiny exposed stainless steel flues.



CHIMNEYS AND BRAAIS

Clause 5.3.3



5.3.4

WINDOWS AND DOORS

General

Primary windows and doors are to have vertically dominant proportion. In the case of sliding doors, individual panels are to maintain this vertical proportioning.

In certain instances, like for high level clear-storey windows, horizontally proportioned smaller secondary windows may be used on a limited and discreet basis.

Primary windows are to have traditional sash window proportions.

Sidelights and fanlights are permitted.

Materials

Wooden and aluminium windows and doors are permitted.

Finish

Windows and doors may be finished either in a natural sealer or in accordance with the permitted colour palette.

Not permitted

Steel frame windows are not permitted.

Primary windows with horizontal proportions are not permitted.

Casement windows with integral fanlights are not permitted for primary windows.

5.3.5

SHUTTERS, SECURITY GATES AND BURGLAR BARS

General

Shutters to doors and windows are encouraged for aesthetic reasons.

Security gates and Burglar bars are to be rectilinear and not ornate.

Sizes

Their sizes and proportions are to match the window and door against which they are to be installed.

Materials

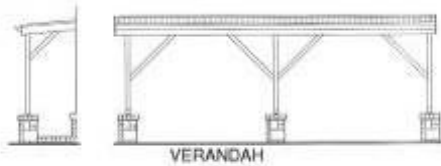
Wooden and aluminium shutters are permitted.

Finish

Shutters are to be finished in either a natural sealer or in accordance with the permitted colour palette.

Not permitted

No curved elements may be used.



VERANDAH



PERGOLA

VERANDAHS AND PERGOLAS

Clause 5.3.6



5.3.6

VERANDAHS, PERGOLAS AND FREESTANDING STRUCTURES

General

Roof sheeting to either match the Victorian profile corrugated iron roofing sheets on the main roofs, or Diamondek concealed fix roof sheeting or Brownbuilt concealed fix roof sheeting can be used.

Freestanding structures such as Gazebos are to be detailed in such a way so as to match the detailing on the Verandahs and Pergolas.

The growth of vines onto these structures is encouraged.

Pitch

Verandahs are to have a maximum pitch of 15 degrees.

Pergolas are to be flat.

Materials

Posts are to be PAR (planed all round) timber and may be combined with structural metal elements.

Posts are to be mounted onto purpose made metal brackets or onto stub columns. Stub columns to have a plastered capping of rectilinear pyramidal design.

For pergolas and carports, tanalith treated gum poles may be used but must be combined with "latte".

Finish

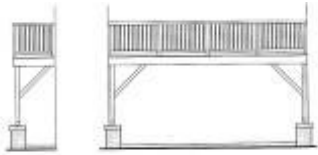
Timber to be finished either in a natural sealer or in accordance with the permitted colour palette.

Not permitted

Round metal posts are not permitted.

Gum poles are not permitted for Verandahs.

IBR profile roof sheeting not permitted for Verandahs.



BALCONY

Clause 5.3.7



5.3.7

BALCONIES

General

Balconies from upper level are to be simple and discreet. These may be roofed as for verandahs.

Materials

These are to be of PAR timber and may be combined with standard metal extrusions.

Railings can be metal, wood or "latte".

All top rails to be of timber.

Finish

Timber to be finished either in a natural sealer or in accordance with the permitted colour palette.

Not permitted

Round metal posts.

Aluminium railings.

Glass railings.

Ornate wrought iron railings.

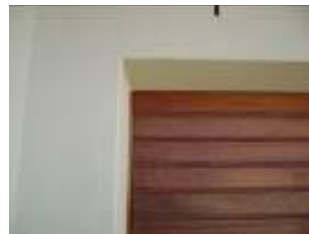


GARAGE

CARPORT

GARAGE AND CARPORTS

Clause 5.3.8



5.3.8

GARAGES AND CARPORTS

5.3.8.1

GARAGES

Each property may have a maximum of two garages facing the street, each with their own door. No large double garage doors are allowed.

Single garages are to be roofed with a double pitched major form.

Where there is a second garage, double garages must either have one garage roof dealt with as a major form element and the other as a minor form element each with their own door, or double garages can be under one minor form low pitched roof with a horizontal parapet wall on the front edge above the two garage doors.

The garage doors must be separated by a brick pier.

Garage doors are to have slats or divisions in a horizontal orientation.



5.3.8.2

CARPORTS

Carports are to be detailed in such a way so as to match the detailing on the Verandahs and Pergolas.

Plastered brick columns may be used for carports. These are to have a clearly defined plinth.

Posts are to be of PAR timber and may be combined with structural metal elements.

Posts are to be mounted onto purpose made metal brackets or onto stub columns. Stub columns to have a plastered capping of rectilinear pyramidal design.

Carports may be tanalith treated gum poles combined with "latte".

Not permitted

Round metal posts for carports.

Prefabricated metal shade port type structures.

5.3.9

PARKING, DRIVEWAYS AND PAVING

General

A limited range of materials may be used in a regular and repetitive manner. Layouts are to be rectilinear and no ornate layouts are to be used.

Materials

All parking and driveway areas should be paved to match the paved sections of the circulation roads at Stanhaven. The edges to be bounded and where cobbles are used as a border, these are to be grey coloured as used for the Stanhaven roads.

Paved areas can be done using the following materials:

Natural stone.

Exposed aggregate (brown) concrete pavers.

Pigmented cement cobbles

Earth toned (light brown or corn colour shades) clay brick.

Not permitted

No tarred surfaces may be used.

Red brick.

Black brick.

Cement bricks.

Circular patterns.



5.3.10

BOUNDARY ENCLOSURES AND SCREENING DEVICES

General

Boundary enclosures are permitted along parts of the property boundaries in order to create an environment which allows privacy whilst at the same time promotes an integrative built environment along the streets. Each dwelling is also required to provide a screened kitchen and service yard for hanging washing so that this is not visible from the roads and neighbouring properties. Similarly, rain water tanks are to be screened appropriately.

Street frontage walls or wooden fencing are to be set back at least 2,5m onto the property from the street boundary line. These walls or wooden fences may not be higher than 1,2m off finished surrounding ground level.

Boundaries onto Private Open Spaces can be screened or fenced so as to be visually permeable with green coloured wire mesh fencing to a maximum height of 1,8m off finished ground level.

Boundaries between neighbouring dwellings can be enclosed or screened with solid or permeable 1,2m high screening back from the 2,5m road setback to the line of the plane of the front façade of the adjoining houses, and then at 1,8m high for the remaining side and rear common/shared boundaries.

Where enclosed drying/laundry yards are provided in plastered and painted brickwork these are to be at a maximum height of 1,8 m and must have a 100mm plaster moulding capping to the top of the wall painted a lighter colour to the main walls.

Boundary walls may be required to perform a retaining function and must be designed accordingly.

Materials

Boundary walls may be:

Smooth plastered brick or block walls with rounded tops.

Timber fencing, tanalith treated or painted.

Stone pitched, clad or dry pack with natural stone.

Fencing to be green coloured wire mesh fencing.

“Eco Fencing” with “latte”.

Screening to yards and water tanks with “latte”.

Not permitted

“Hoender draad”.

Barbed or blade wire.

Pre-cast concrete walls.

Spanish style plaster.



5.3.11

RETAINING STRUCTURES

General

These are to be kept to a minimum by the use of the cut and fill requirements of these guidelines.

All retaining structures are to be vertical.

Retaining structures are to have a maximum height of 1200mm. Where additional retaining is required then this must be achieved with a second retaining structure to be built 1000mm away from the first.

Materials

Finish

All exposed surfaces of the retaining walls are to be either rock clad or plastered and painted to a darker colour than the walls of the main buildings.

Not permitted

Pre-cast concrete or similar retaining blocks.

5.3.12

SWIMMING POOLS AND POOL FENCING

General

Swimming pools and required pool fencing are to be positioned in accordance with the Zoning Scheme and Building Regulations.

They are to be built into the ground unless an "infinity edge" rim flow is being used.

Shape

They are to be rectilinear and must respond, in a parallel fashion, to the dwelling or to a boundary or both.

A single continuous curved outer edge without reverse curves may be used.

Not permitted

Kidney shaped pools.

5.3.13

SATELLITE DISHES, AERIALS, SOLAR PANELS AND GEYSERS, ETC.

General

Satellite dishes and aerials to be discreetly positioned at a height not higher than the eaves of the main roof with their preferred position being alongside or at the back of a dwelling.

Solar panels should be located on roof slopes of major elements (40 degree roof slopes) and not on inclined brackets on "flat" roofs.

Solar geysers may not be mounted externally, but must be located within the roof space and not be visible from the outside.

Satellite Dish Finish

White, or in a colour to match the primary colour of the adjacent walls.

Not permitted

Satellite dishes not permitted on chimneys or gable walls that face onto the street.

Solar geysers not permitted externally on roofs.



5.3.14 YARDS AND LAUNDRY

An owner or occupier of an erf shall not, without the consent in writing of the trustees, erect washing lines, nor hang any washing or laundry or any other items on any part of the private area or on his erf so as to be visible from any other erven.

Each house must be provided with a screened laundry yard with walls to a maximum height of 1,8m above the natural ground level as noted in the enclosures section above.



5.3.15 REFUSE DISPOSAL

An owner or occupier of a unit erf shall -

- (a) maintain in a hygienic and dry condition a receptacle for refuse within his erf or on such part of the private area as may be authorized by the trustees in writing;
- (b) ensure that before refuse is placed in such receptacle, it is securely wrapped, or, in the case of tins or other containers, completely drained;
- (c) for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the trustees;
- (d) when the refuse has been collected, promptly return such receptacle to his erf or other area referred to in paragraph (a).



5.3.16 ANIMALS, REPTILES AND BIRDS

An owner or occupant shall not, without the consent in writing of the trustees, which approval may not be unreasonably withheld, keep any animal, reptile or bird within the development.

When granting such approval, the trustees may prescribe any reasonable condition.

The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of the rules in the HOA Constitution.



5.3.17 VEHICLES

No owner or occupier shall park or stand any vehicle upon the private area or permit or allow any vehicle to be parked or stood upon the private area without the consent of the trustees in writing. Parking for at least two vehicles is to be provided on each erf.

The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the private area without the trustees consent.

Owners and occupiers of property shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on the common property or in any other way deface the common property.

No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle on any portion of the private area or on his property.



5.3.18 SIGNS AND NOTICES

No owner or occupier of an erf shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the private area or his property so as to be visible from outside the property without the written consent of the trustees first having been obtained.



5.3.19 DAMAGE, ALTERATIONS OR ADDITIONS TO THE PRIVATE AREAS

An owner or occupier of an erf shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter any part of the private area without first obtaining the written consent of the trustees.



5.3.20 APPEARANCE FROM OUTSIDE

The owner or occupier of a property shall not place or do anything on any part of the private area or on his erf which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of his property.



5.3.21 LITTERING

An owner or occupier of an erf shall not deposit, throw or permit or allow be positing or throwing on the private area any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

5.3.22 STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

An owner or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act on his property or on the private area, which will or may increase the rate of the premium payable by the Association on any insurance policy.

	6	FINISHES	6.1	<p>GENERAL</p> <p>A limited colour palette of earth tones is prescribed for the development. A single colour must be used on the walls, Charcoal colour for the roofs and gutters, darker earth tones for the plinths and feature elements, and a single accent colour for plaster bands.</p>
			6.2	<p>ROOF</p> <p>The roofing material is restricted to Charcoal coloured corrugated profiled roofing sheets for the main major form roofs, and Charcoal coloured corrugated profile roofing sheets, Diamondek or Brownbuilt roof sheeting for the minor form roofs. Roof tiles are not permitted. IBR profiled roof sheets will not be permitted.</p>
			6.3	<p>WALLS</p> <p>All walls are to be smooth plastered externally. Plastered bands must be used around all openings, tops of yard walls, parapets and chimneys, to allow for the accent colours.</p> <p>Plinths to be demarcated by using rock-cladding or a darker earth tone wall paint colour. This plinth is to be demarcated around the perimeter of all structures from the damp course level at floor level to where the building makes contact with the ground.</p> <p>All freestanding stoep, terrace and verandah foundation walls above ground level are to be similarly treated with either rock cladding or painted in a darker colour to the main walls.</p>
			6.4	<p>COLOURS</p> <p>All colours are to be from the selected colour palette that has been prepared for the development.</p> <p>Provisional Colours from a Dulux Range are:</p> <p>Quartz Flint 2 Bleached Linen 3 Dusted Moss 2 Natural Taupe 3 Khaki Mists 5 Salisbury Stones 5 Tender Japan.</p> <p>Similar colours can be matched from other suppliers like Plascon, Midas, and Prominent Paints.</p>

7

LANDSCAPING



7.1

GENERAL

Turner De Villiers, and Associates Landscape Architects have prepared a separate Landscape Guidelines Document which should be read in conjunction with these Design Guidelines in respect of both the Hard Landscaping elements that should be used as well as the Soft Landscaping plant material that should be planted in both private gardens and in the common property areas.

7.2

HARD LANDSCAPING

The Hard Landscaping elements fall into three categories. And these include the boundary screening and fencing, the driveways, and general materials to be used when landscaping gardens and road frontages.

Boundary screening and fencing.

Street frontage walls should be set back 2,5 metres from the front boundary and defined by wooden fences or low (1,2m) high plastered and painted walling.

Boundary screening and fencing bordering Private Open Space should be visually permeable and done in green wire mesh up to 1.8m high.

Screening between neighbours could be in solid 1.8 metre high screening back from the front line of the house facades, in plastered brick or block walls, wooden fencing, or stone pitched natural stone.

Driveways

Driveways off the streets should be constructed with clay bricks, pigmented cement cobbles, or exposed aggregate (brown) concrete pavers or a combination of these.

Light brown or corn colour shades of paving material should be used to match the brick paved areas in the circulation roads.

General materials.

Natural materials should be used as far as possible. These include:

Treated wood, wooden railway sleepers, wooden latte, stone pitching or cladding, clay brick or tile paving, laterite gravel surfacing etc. Exposed aggregate (brown) concrete pavers would also be accepted.

7.3

SOFT LANDSCAPING

All plant material to be used must as far as possible be indigenous to the area. A detailed recommended plant material list is provided by the Landscape Architects and available from the HOA on request.