

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES



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1. BACKGROUND

Urban Country Estate is situated in George, in a magnificent natural rural environment surrounded by nature with the Outeniqua mountains as backdrop.

It is important therefore that all development is done within a meaningful design framework with the following determinants:

- Harmony with nature and the rural agricultural setting.
- Creation of buildings in a typical Modern look Karoo style.
- Preservation of the intrinsic values of the estate.
- Retention of the diversity and flexibility of the development.

The following types of buildings are envisaged in the residential areas of the estate:

- Group Housing Stands, Zone II: Full Title Stands.
- Group housing - minimum size 120m².
- Group Housing designs to be modern Karoo style with pitched & mono-pitched roofs to enhance the Karoo style.
- Medium density development with a coordinated design, where special attention is given to aesthetics, architectural form, functional open space and the inter relationship between components of the group housing scheme.

Group Housing Stands, Zone III: Sectional Stands.

- Group housing - minimum size 65m².
- Group Housing designs to be modern Karoo style with pitched & mono-pitched roofs to enhance the Karoo style.
- This zone encourages greater density while retaining the emphasis on design coordination and a modest scale in terms of height.

2. AESTHETIC STANDARDS AND APPROVALS

This guideline document serves as a guide for the development of Urban Country Estate.

The National Building Regulations, Municipal Bylaws (George Municipality Integrated Zoning Scheme Bylaw - September 2017) and requirements of the NHBRC are also applicable.

These guidelines are managed by the Design Review Committee (DRC) for Urban Country Estate and may be revised from time to time if necessary.

The Homeowners Association (HOA) will conduct site inspections of construction during the following stages:

- Ground floor level.
- Completion of roof structure.
- Practical completion.

3. THE DESIGN REVIEW COMMITTEE (DRC)

All home designs must be lodged with the DRC for approval and endorsement before submission to the municipality for building approval.

The DRC is represented by the following parties:

- A representative of the Developer of Urban Country Estate.
- A representative of the Homeowners Association (HOA)
- The architect is appointed by the HOA and Developer.

4. ARCHITECTS + ENGINEERS

The appointed qualified architects and engineers may design houses on Urban Country Estate. A panel of a local architectural firm will be appointed by the HOA and Developer to attend to the interests of property owners.

5. APPROVAL PROCEDURES - DRC

The design approval for all buildings is done in a phased approach for evaluation and approval **for additions and alterations:**

Sketch plan Submission:

5.1 Stage 1

- 5.1.1 Sketch plans/ 3D Plan at a scale of 1:100.
- 5.1.2 Completed checklists (see 13).
- 5.1.3 A geotechnical report for the soil conditions on the property.
- 5.1.4 A non-refundable scrutiny fee of **R1 500**.

Working Drawings Submission:

5.2 Stage 2

- 5.2.1 Working drawings.
- 5.2.2 Completed working drawing checklist (see 13).
- 5.2.3 Civil/structural engineer's drawings and indemnity.

Submissions will be approved within 21 days. As soon as the DRC has approved and endorsed an application it may be submitted to George Municipality by the consulting architect for approval.

Plans approved by the DRC will be valid for 12 months.

On completion of construction a surveyor's height certificate must be submitted to verify the correct heights.

6. CONSTRUCTION TIME

Construction of a home must start within **12 months after the property transfer** from the Developer to the first owner and **enter into a Building Agreement** with an accredited contractor within this period. Failing these penalties will be levied and the Developer has the right to buy back the property at the original purchased price. To ensure a minimum of disturbance to other residents the construction of a home should be completed within **18 months**.

7. ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

- Only one home may be built on a property.
- Stands may not be consolidated.
- Garages may not be separate from the dwelling; the design must be incorporated in the form of the dwelling. No development may take place on stands steeper than 1:4.
- Homes must be designed to match the architectural style of the estate.
- These design guidelines must be read in conjunction with the project Environmental Management Plan (EMP).
- The latest design guidelines are published on Urban Country Estate website: <https://www.urbandcountryestate.co.za>
- The latest guidelines shall be applicable when making application to develop.

7.1 Design principles

Urban Country Estate lies on the urban edge of George and the foot of the Outeniqua mountains to the North of the development; it is surrounded by natural trees and vegetation found in the area. Immediate views are onto the mountains and surrounding lush tree scape. This is an opportunity to develop a modern karoo style that enjoys the views and responds positively to the micro-climate. The estate makes allowance for general residential zone II and zone III precincts that will be developed.

Rectangular forms with clean lines, open floor plans, horizontal windows and sliding doors, a connection between the indoor and outdoor, with covered patios connecting the indoor and outdoor living area, high roof windows to allow sunlight into the living areas.

7.2 Style

A Karoo veranda style with a positive link to the environment is created by considering the following elements:

- 7.2.1 Pitched roofs with long overhangs that reflect the undulating landscape.
- 7.2.2 Homes should respect the landscape and not be built on oversized platforms.
- 7.2.3 Rectangular plan forms that are fragmental into smaller elements.
- 7.2.4 Use of large window openings for good views and the creation of depth in facades.
- 7.2.5 The use of natural construction materials and textures with colours that complement the landscape and surroundings.
- 7.2.6 Second storey floors should be smaller than ground floor areas to create a stepped effect sympathetic with the landscape.
- 7.2.7 The extensive use of verandas and pergolas.

7.3 Climate and micro-climate

The climate of Urban Country Estate is specific and has an influence on buildings and lifestyle. It is important to harness sunshine and wind in the creation of comfort.

7.4 DEVELOPMENT COVENANTS

7.4.1 GENERAL RESIDENTIAL ZONE II (GRZII): DWELLING HOUSES

Height and span width:

- There is a maximum height restriction of 6.5m to wall plate level and 8.5m to the roof ridge.
- Construction within a height of 8.5m measured from the natural ground level vertically at any point. Chimneys are exempted from this rule but may extend to only 1m above the ridge height. This height restriction allows for a ground and first floor. The correct height must be verified on completion of construction by a surveyor’s height certificate.
- Lofts are permitted.
- Internal span widths should be within 4.5 to 8m to provide scale. This is also a function of height.

7.4.2 BUILDING SETBACKS AND COVERAGE

STAND	COVERAGE	BUILDING LINES		
		Street	Side	Rear
Less than or equal to 250m ²	80%	1m	0m on one side 1m on all other sides	1,5m
Greater than 250m ²	200m ² or 65% whichever is greater	3m	0m on one side 1,5m on all other sides	1,5m
Greater than 500m ² , but not exceeding 1 000m ²	325m ² or 50%, whichever is greater	4m	2m	2m

Greater than 1 000m ²	500m ² or 40%, whichever is greater.	5m	3m	3m
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7.4.3 GROUP HOUSING Zone II

- Maximum density 35 units/hectare
- Maximum height 6.5m to wall plate and 8.5m to roof ridge measured vertically from any point on the natural ground level below.
- Any garage facing the street must be set back 5,5m form the street kerb
- Building lines:
 - Street 3m side and rear 1.5m (within site 0m).
 - **Parking 1.25 bays per housing unit, with 2 habitable rooms.**
 - **Parking 1.75 bays per unit, with 3 habitable rooms**
 - **0.25 bays per unit for visitors.**

7.4.4 Access

- Only one access is permitted per stand from the street with a maximum width of 6m.

7.4.5 Special stands

- The DRC reserves the right to interpret the architectural and landscape design guidelines with discretion.
- Where the DRC allows relaxation of the Design Guidelines it is in cases of specific conditions and is not considered a permanent relaxation.
- The George Municipality reserves the right to approve or reject building applications despite being approved by the DRC.

7.4.6 Privacy and views

- The DRC does not guarantee visual privacy.
- Care must be taken to ensure privacy in-between houses, specifically with the placement of openings and windows.

7.5 Roofs

7.5.1 Flat concrete roofs are main roof forms but fragmented in different levels, mono pitched roofs are encouraged on concrete flat roofs with the intention of enhancing sun light into the homes.

7.5.2 Pitched Roofs with gables are permitted.

7.5.3 Materials and colour

The following roof covering materials are permitted:

- Standing seam Zinalume or aluminium in Kliplock profile. **Colour Ally Matt Grey AZ200 sheeting.**
- Flat concrete roofs were used to fragment or link main roofs require a 50mm layer of 13mm crushed stone dressing. Pratliperl insulation screeds are to be used to finish concrete roofs.
- Roof overhangs should be between 200 and 600mm in length.
- Roof overhangs on verandas must be a maximum of 600mm over veranda supporting columns.

7.6 Fascia's, gutters and rainwater downpipes

- 7.6.1 The height of fascias may not exceed 150mm and finished with dark varnish on painted fibre cement. A small pre-painted metal cover strip for protection from the elements may also be used. **White painted fibre cement fascias are permitted.**
See fascia detail.
- 7.6.2 Gutters must be pre-painted extruded aluminium with a half round or square profile. The minimum size of a gutter must be used for the specific application.
The gutter colour must be the same as the roof sheeting. No white gutters are permitted.
Downpipes must match the colour of the walls.

7.7 Walls, materials and finishes

Generally, 230mm or 270mm (cavity) walls will be used for superstructures. The following may also be used:

- 7.7.1 DRC approved Dry pack natural stone sourced in the Southern Cape for a 1m high plinth or chimneys - see diagram.
- 7.7.2 Textured plaster to approval.
- 7.7.3 Smooth plaster with textured paint finish - wall colours are to comply with the Urban Country Estate colour palette.
Colours with a low reflectance will be used for each cluster of houses. No more than two complimentary colours may be used on a house.

7.8 Chimneys

- 7.8.1 Chimneys must compliment the house style and be to scale with the rest of the building.
- 7.8.2 Materials allowed are stainless steel or brick cladding with natural stone
- 7.8.3 The cowl chimney projection must be of consistently approved type.

7.9 Doors, windows and shutters

The following materials are permitted:

- 7.9.1 Epoxy powder coated aluminium, **approved colour Matt Traffic Grey VP7114.**
- 7.9.2 Aluminium shutters to match **7.8.1**
- 7.9.3 Garage doors - single or double, golf cart doors are allowed.
Garage doors are permitted with not more than two adjacent to each other within a wall plane. No timber garage doors are permitted.
Garage doors must not dominate the street elevations of a house. Materials: horizontal sectional overhead type in aluminium/ fibre glass - colour to match house windows/doors.
- 7.9.4 Window and door proportions may be both vertical and horizontal. Only rectangular shaped windows are permitted.

7.10 Verandas, pergolas and balconies

Verandas, pergolas and balconies may be constructed out of rectangular galvanized steel or timber columns may be used to support pergolas on concrete bases.

Private verandas may not be deeper than 4.5m.

No round or stylized columns may be used for verandas.

Balconies must be planned for maximum privacy and should be integrated into the house design. Size and extent to be approved by the DRC.

Balustrades may be fixed on top of decks or side mounted.

7.11 Plinths and columns

Plastered and dry pack natural stone are permitted.

A plinth may not be higher than a windowsill or 1m in height and stepped to match the slope of the ground.

7.12 Retaining walls and structures

Retaining walls must be designed in the context of the house design. Natural dry pack stone or gabions may be used and must be planted. Approved precast concrete retaining block structures are permitted, proposal to be submitted for approval to DRC.

7.13 Boundary walls and fences

The following is permitted:

- 7.13.1 Boundary/yard walls in plastered masonry must be a visual extension of the main forms of the house and must have the same finishes. Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines. Where plastered masonry boundary walls must be used in combination with timber or clear view fencing.
Where possible the street boundary should not be fenced or walled.
- 7.13.2 Side and rear boundaries: the side and rear boundaries may be enclosed with a metal fence (Clearview) with a maximum height of 1.5m - colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.
- 7.13.3 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (Clearview) may be used with a maximum height of 1.5m - Colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.
- 7.13.4 Kitchen yard walls may be 2.1m high. Measured from the yard floor.
- 7.13.5 Gates: in matching hardwood (Garapa) or aluminium.
- 7.13.6 Boundary or yard walls must be securely constructed to include a square drip moulding above to details. The tops of walls to be sealed.
- 7.13.7 No precast concrete walls are permitted.
- 7.13.8 The estate will be secured on the periphery with a uniform Best Fence type unobtrusive security fence by the Developer.

7.14 Swimming pools

- 7.14.1 Pool fences or enclosures to be erected to comply with National Building Regulations. Colour as 7.13.3
- 7.13.2 Pools may not be constructed closer than 3m from a boundary and may not be above ground (porta pools).
- 7.13.3 Pool filtration installations and heat pumps must be properly screened not to be visible or to create a noise. Filter backwash must comply with environmental regulations.
Dark coloured pools are encouraged. Pools must reflect the shape of the house.

7.15 Materials, finishes and important details

For consistency of the planned architectural style the choice of appropriate materials, finishes and detail is important to ensure that this is not influenced by bad weathering as well as to avoid unnecessary maintenance.

The following are important in this regard:

- Connection between walls and the surrounding landscape - a 200 x 200 x 30mm concrete cobble or bevel edge paver on concrete haunching to be used.
- Proper distribution of stormwater sub-soil water on the site away from buildings.
- Attention to the detail of semi-basement tanking and sub-soil drains.
- Adequate falls to reinforced concrete roofs with asphaltic membrane waterproofing applied by accredited application with a 10-year warrantee.

- Attention to the installation of non-rusting fixes and surface finishes. All exposed steelwork to be galvanized.
- Installation of good quality epoxy powder-coated aluminium windows and doors. Well-sealed and weatherproof.
- Integration of green energy installations such as hot water solar geysers and collectors and solar PV installations into the building design where applicable.
- The DRC has the right to update product - options in line with approved materials and techniques.
- Paint warranties are required.

7.16 Balustrades

The following are suggested in compliance with National Building Regulations (1050mm above floor level):

- Stainless steel and glass balustrades are permitted, SS with Garapa hardwood top rails to approved details.

7.17 Site parking and carports

- Apart from a garage space at least one space for an additional vehicle is required on site for parking within property boundaries.
- Carports must match and be incorporated into the house design.
- Roofing should match the house or flat concrete should be dressed in stone chips. No shade ports are permitted.
- All rules pertaining to roof details and materials apply to carports.
- No trailers or boats may be stored in the open on a property.

7.18 Outbuildings

- An outbuilding may not be larger than 20% of the gross area of the main house.
- A garage is classified as an outbuilding.
- Outbuildings may not be loose standing but linked or semi-linked to the main house.
- No garage or outbuilding may be a double story unless it is part of the main house, there must be a 2m set back.
- Outbuildings are defined as accommodation for domestic staff, playrooms, studio or workshop etc.
- Only bona fide outbuildings that function with the main house are permitted by the George Municipality.

7.19 Security

- Burglar gates and screens must be fixed within window or door openings.
- Vertical or horizontal bars must align with the shape of the windows/doors.
- Safety lighting must not illuminate beyond the stand boundary and must be of the type that is movement activated.
- Burglar screens must be of low visual effect.
- Alarms instead of burglar screens are encouraged in the estate which is protected by a monitored (cameras) peripheral fence.

8 SITE SERVICES

8.1 Service pipes

Sewage and waste pipes must be housed in ducts within walls and not surface mounted on the external walls of a house.

Only stub stacks may be exposed to a height of 500mm above floor level.

8.2 Satellite dishes and aerials

May not be visible from the exterior.

8.3 Telephone fibre and electrical cables

Must be underground.

8.4 Air-conditioning

Units must be screened from sight on the ground floor or on flat roofs. Wall or window units are not permitted.

8.5 Solar hot water or photovoltaic panels

Only flush mounted panels are permitted on roofs with permission of the DRC. Colour must match roofs - no syphon solar hot water tanks that are exposed are permitted and only remote systems are allowed.

The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and approval.

This installation must fit in with the architecture. No solar roof tiles are permitted. Only flush mounted panels are permitted on roofs with permission of the DRC. Colour must match roofs. The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and Municipal approval.

Owners should note that George Municipality has their own policy for the installation and use of renewable energy generation plants in private residents for approval. The municipal approval does not include the solar system for renewable energy sources. The property owner must comply with the George Municipality (Electrical Dept. SSEG application and Building Control) regulations and procedures to obtain approval.

The use of heat pumps for water heating is compulsory. The geyser robot control system is suggested for the control unit.

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8.6 Refuse, drying yards and storage of LP gas cylinders

These must be screened behind walls.

8.7 Electrical and irrigation cupboards

Must be flush mounted and painted the same colour as wall. To preferably be in yards.

8.8 Rainwater tanks

Water saving appliances are encouraged.

Rainwater tanks must either be screened in yards or in special brick/stone clad structures and must not be visible - to DRC approval.

5000ℓ store capacity- Estate stands

2500ℓ store capacity - high density Group housing stands

8.9 External and site lighting

All exterior lighting must be shaded above the horizontal level. No flood lights are permitted. Energy efficient lighting will be used.

8.10 Paving

Clay or concrete pavers are permitted in parking areas on site. See DRC approved palette.

8.11 House numbers

Maximum size 120mm high and 100mm wide. See DRC approved artwork.

8.12 Maintenance of the exterior of homes and gardens

Regular maintenance of external finishes and gardens is mandatory to ensure a consistent standard to uphold the value of the investment made in the estate. Refer to HOA guidelines.

9 GARDEN AND LANDSCAPE DESIGN

A concept garden layout is required with submission of working drawings when completed for each house at a scale of 1:100. This must indicate the following:

- 9.1 Adjacent private and public areas.
- 9.2 All formed slopes, retaining walls and structures.
- 9.3 Paving, swimming pools, fences, walls and other structural elements.
- 9.4 Details of the handling of stormwater runoff or retention.
- 9.5 Different levels of house and garden clearly indicated with original ground contouring shown.
- 9.6 Any request for the extension of a private garden on adjacent public land indicates detail.
- 9.7 Permission must be obtained from the DRC and HOA on the basis that maintenance is the responsibility of the owner.
- 9.8 Extent of lawns and planting as well as a list of plant species to be used.
- 9.9 Topsoil - this is a valuable commodity and must be spared at all costs. Where topsoil is stripped during construction it must be carefully stored for reuse and not be mixed with sub-soil.

10 SUGGESTED PLANT MATERIAL TO BE USED AT URBAN COUNTRY ESTATE:

10.1 Refer to Landscape Guidelines.

11 CODE OF CONDUCT: CONTRACTORS

To ensure the preservation of the environment the following must be complied with:

- A code of conduct agreement must be signed by all building contractors before the commencement of construction at Urban Country Estate. Property owners and their agents must ensure that these procedures are complied with.
- All building contractors must be registered with **Urban Country Estate** prior to the commencement of construction.
- Main contractors are responsible for subcontractors.

11.1 Contractors All-Risk Insurance policy

Prior to the commencement of construction approved building contractors must provide proof of all-risk insurance cover to the satisfaction of a property owner or his agent.

11.2 Contractors deposit

An amount of R15 000 is payable prior to the commencement of construction **for additions and alterations** to fund repairs to infrastructure or the environment due to construction damage. If this amount is exceeded the balance will be for the account of the property owner.

11.3 Deliveries

All site deliveries are made via the contractor's entrance to **Urban Country Estate**.

No vehicles heavier than 6 ton will be permitted access with the following loads:

11.3.3 Sand and stone - maximum 6m³

11.3.4 Bricks - maximum 3050

11.3.5 Cement - maximum 120 pockets

Deliveries must be arranged during construction hours i.e. 7:30 to 17:30

Mondays to Fridays.

11.4 Site beacons

Site beacon pegs may not be removed.

Reinstatement will be for the account of the property owner.

11.5 Water and electrical meters

These must be protected during construction. The property owner is responsible for the cost of reinstatement.

11.6 Construction site demarcation

Construction must be contained within the building footprint. Natural vegetation may only be removed with the permission of the HOA.

Topsoil that has been stripped for construction must be carefully stockpiled on the site for reuse in landscaping. Minimal stripping of topsoil is permitted.

11.7 Site office

A weatherproof container-type site office/store in good condition may be placed on site for removal after construction.

11.8 Site toilet

A chemical toilet maintained in good sanitary condition to be used during construction on site.

11.9 Site hoarding

Dark green shade cloth in good condition and timber framework hoarding to be erected on a construction site prior to construction starting. Height 2.1m.
No construction materials may be stored outside the hoarding.

11.10 Refuse and construction rubble

All refuse and rubble must be removed on a weekly basis. On completion of a project topsoil that was stockpiled is to be spread over the site.
No dumping of refuse or rubble will be permitted on the estate.

11.11 Protection against flooding and slumping

Proper care must be taken to prevent this on construction sites.
No cement or chemical wastewater may be released on a site.

11.12 Site staff

Only contractors' staff are permitted on site.

11.13 Fires

No fires may be made on any construction site.

11.14 Sewage and water connections

Pipes must be kept clean to prevent blockages.

11.15 Speed restrictions

A maximum speed limit for all vehicles of 30km per hour is enforced on the estate.

11.16 Breach of contract

With any breach of contract, the following will be applied:

- 11.16.3 A request to the contractor to comply with regulations within 4 days.
- 11.16.4 Repair or remedial work to be conducted and the use of the construction deposit.
- 11.16.5 A decision by the estate management must be accepted by the property owner.

11.17 Building contractors

To ensure quality construction only approved building contractors are permitted to work on the estate.

12 ENVIRONMENTAL MANAGEMENT

Due to the visual and biological sensitivity of the site it is important to comply with and respect the conditions of the Environmental Management Plan for the estate.

CHECKLIST

13 DESIGN REVIEW COMMITTEE: GUIDELINES FOR BUILDING APPROVAL

To be submitted with building applications

1. SITE	YES	NO
1.1 0.5m Contours + benchmark		
1.2 Geotechnical report		
1.3 Maximum 8.5m building height, wall plate 6.5m		
1.4 First floor < 60% ground floor area		
1.5 Large roofs to be fragmented		
1.6 <u>Building lines</u>		
1.6.1 250 - 500m ²		
❖ Street 3 m		
❖ Side 0 & 1,5m		
❖ Rear 1,5m		
1.6.2 500- 1000m ²		
❖ Street 4 m		
❖ Side 2m		
❖ Rear 2m		
1.6.3 Screen walls max 20% of length of a boundary		
1.6.4 Building within building setbacks		
1.6.5 <u>Site plan</u>		
❖ Building setbacks		
❖ Servitudes		
❖ Extent of buildings		
❖ Floor levels including a datum height		
2. LAND USE AND COVERAGE		
2.1 One house per stand		
2.2 Coverage according to size		
2.3 Outbuildings form part of main dwelling		
2.4 No Lofts		
2.5 Maximum coverage		
2.6 Storage of boats and caravans/carports		
3. LANDSCAPE PLAN		
3.1 Clearing of site		
3.2 <u>Tree removal</u>		
3.2.1 Exotic plants		
3.2.2 Other		
3.3 <u>Landscape</u>		
3.3.1 Pergolas		
3.3.2 Screen walls		
3.3.3 Site shapes:		
❖ Use of water		
❖ Focus points		
❖ Use of natural rocks		
3.4 <u>Fencing</u>		
3.4.1 Fencing		
3.4.2 Walls		
3.5 Paving - match street paving		
3.6 Berms - for shelter and privacy and act as windbreaks		

	YES	NO
3.7 <u>Lawn</u> - keep to minimum		
3.7.1 Buffalo		
3.7.2 Kweek		
3.7.3 Kikuyu - not permissible		
3.8 <u>Planting</u>		
3.8.1 Indigenous plants as far as possible		
3.8.2 Exotics near entrance of houses, veranda pots and pergolas		
3.8.3 Fynbos - low growing, tough, needle-like plants		
3.8.4 No palms. No true character in Southern Cape		
3.8.5 Plant suitability		
3.9 <u>Landscape layout</u>		
3.9.1 Is plan clear and to correct scale		
3.9.2 <u>Are all items clearly identified and described</u>		
❖ Paving		
❖ Steppingstones		
❖ Plant material		
❖ Features		
3.9.3 Fencing		
3.9.4 <u>Design sustainability</u>		
❖ Indigenous		
❖ Exotic		
❖ Privacy between houses		
❖ Have views been considered		
❖ Balance and scale of landscape and buildings		
4. BUILDING FORM		
4.1 Maximum 2 stories in height above NGL		
4.2 Maximum height restriction - 8.5m		
4.3 Garage		
4.4 <u>Levels</u>		
❖ No columns, piers or similar		
❖ Respond to contours -step with slope		
4.5 Rectangular or square forms		
4.6 Privacy of adjoining properties' views		
5. COLOUR		
5.1 Colour board to be submitted for approval		
5.2 Sample colour application on building required for approval		
6. CONSTRUCTION AND MATERIALS		
6.1 <u>Roofs</u>		
6.1.1 Main and lean-to roofs 5 degrees		
6.1.2 Flat roofs - stone chip		
6.1.3 Variation of roofs required		
6.1.4 Closing of roof ends required to detail		
6.2 <u>External walls</u>		
6.2.1 Site walls and fences		
Materials allowed -Plaster, local stone		
6.2.2 Max 60° of total site boundary subject to DRC approval		
6.2.3 Wall to compliment house		

	YES	NO
6.3 Fenestration doors & shutters		
6.3.1 Windows & doors:		
❖ Aluminium - powder coated		
6.3.2 Window proportions - vertical expression.		
6.3.3 No Win blocks allowed		
6.3.4 Horizontal Garage door type - fibre glass/aluminium		
6.3.5 No external burglar bars allowed		
6.3.6 Boarded or louvred or timber shutters preferred		
Aluminium allowed - to approved colour to match windows		
6.4 Chimneys - see details		
6.5 Pergolas:		
6.5.1 Timber/steel		
No corrugated or sheet metal on pergola's allowed.		
6.6 Soil & waste pipes to be concealed in ducts - not visible		
6.7 Gutters & down pipes to be unobtrusive. Downpipe colour to match walls.		
6.8 Visible skylights not allowed		
6.9 Visible solar panels to DRC approval		
6.10 Balustrade - approval required		
6.11 Colour scheme to approved schemes.		
6.14 Laundry, gas & refuse areas to be enclosed		
6.15 No visual TV aerials or dishes		
6.16 No awnings, unless retractable canvas approved by DRC		
7. DRIVEWAY		
Paving type to match adjacent roads.		
8. STORM WATER		
Layout to accompany plans		
9. POOLS & FENCES		
Pool fence design to be submitted. To comply with National Building Regulations		
10. ROOF MATERIALS		
10.1 Standing seam Zinalume or aluminium in Kliplock profile		
10.2 Concrete with stone dressing on flat roofs		
11. SITE WALLS & FENCES		
11.1 No prefabricated walling system		
11.2 Must follow contours		
12. WATER SAVING DEVICES (MUNICIPAL REQUIREMENT)		
12.1 Low flow shower heads		
12.2 Dual flush toilet cisterns		
13. SOLAR HOT WATER INSTALLATIONS (MUNICIPAL REQUIREMENT)		
13.1 Solar collector on roof - see also 6.9		

14.	SOLAR PHOTO VOLTAIC ELECTRICITY		
14.1	Extent of PV panels - see also 6.9		
14.2	Position		

14. REVISIONS

To be submitted with building applications
25.11.2025

- Page 5 -
 Added website address
- Page 7
 7.14.2 Materials and colour
 The following roof covering materials are permitted:
 - Standing seam Zinalume or aluminium in Kliplock profile.
 Remove: Colour granite ultra-matt (Blue Scope Colour bond).
 Replace: Colour Ally Matt Grey AZ200 sheeting
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7.5 Fascia’s, gutters and rainwater downpipes

7.5.1 Replace NO with White painted fibre cement facias are permitted.

7.8 Doors, windows and shutters

The following materials are permitted:

- 7.8.1 Remove: Epoxy powder coated aluminium in approved colours to match house wall colour.
 Replace with: Epoxy powder coated aluminium, approved colour Matt Trafic Grey VP7114.
- 7.8.2 Aluminium shutters to match 7.9.1 replace with 7.8.1

11.12.2025

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5. APPROVAL PROCEDURES - DRC

The design approval for all buildings is done in a phased approach for evaluation and approval

Add: **for additions and alterations:**

- 5.2.4 Remove A non-refundable scrutiny fee of R7 000. Additional plan submissions will cost R1 500 each.
 Replace: A non-refundable scrutiny fee for alterations and additions of R1 5000.

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7.3 GENERAL RESIDENTIAL ZONE II (GRZII): DWELLING HOUSES

7.3.1 Height and span width:

- Remove: A granny flat not exceeding 60m² in size is permitted if it forms part of the main house structure and is not loose standing.

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7.4 Roofs

Remove:

- 7.4.1 Low-pitched roofs must have a pitch of 5-10 degrees, span widths to be considered.
- 7.4.2 Mono-pitched roofs (lean to) may not be flatter than 5 degrees.
- 7.4.3 Pitched Roofs with gables are permitted.
Remove: on the Country Estate Stands, designs must enhance the modern farmhouse style subject to DRC approval.
- 7.4.3 Materials and colour
The following roof covering materials are permitted:
 - Remove: Glass roof lights in concrete roofs may not exceed 2m² and must not be visible externally.

7.5 Timber decks

Remove:

Due to steep slopes in parts of Herold's Bay Country Estate timber decks may be used as an extension of living areas of a house, all decks to be approved by DRC. This alleviates the large-scale construction of retaining walls and fill. Buildings thus float in the landscape. The maximum height of a timber deck above natural ground is 1.5m or as approved by the DRC and should be planted below. Decks must cantilever at least 500mm past supporting columns, supporting columns may not be visible. Treated timber is important for the construction of timber decks in accordance with regulations. Decking to be in Garapa hardwood.

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11. Code of Conduct

Remove Haroldsbay Country Estate, replace with Urban Country Estate.

11.2 Contractors deposit

Add: An amount of R15 000 is payable prior to the commencement of construction for additions and alterations

11.3 Deliveries

Remove Haroldsbay Country Estate, replace with Urban Country Estate.