FERNKLOOF ESTATE

HOME OF HERMANUS GOLF

ARCHITECTURAL DESIGN GUIDELINES

REVISION A

ALL INFORMATION IN REVISION A SUPERCEDES THAT CONTAINED IN THE ORIGINAL FERNKLOOF GUIDELINES

rabcav development facilitators

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MUNNIK VISSER architects

planning partners

COMPILED BY MUNNIK VISSER ARCHITECTS
ASSISTED BY PLANNING PARTNERS
MAY 2007

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ARCHITECTURAL DESIGN GUIDELINES

1 Introduction to the Design Guidelines

FERNKLOOF ESTATE - HOME OF HERMANUS GOLF

The guidelines are intended to provide a framework for the design of the individual houses in the Fernkloof Estate.

The implementation of the guidelines will facilitate a cohesive architectural character in the housing development responding positively to the golf course and the surrounding suburban fabric.

The guidelines are supplementary to the requirements of the Local Authority and the National Building Regulations.

The Design Review Committee and the Fernkloof Estate Master Property Owners Association (MPOA) must approve all plans prior to their submission to the local authority.

The MPOA reserves the right to make changes to the guidelines document. This will be done to ensure that the intention of the guidelines is maintained.

Introduction - Origins

The origins of the planning principles embodied in the guidelines are found in many forms of traditional South African architecture.

The use of linear forms with limited width and with double pitched roofs defined the form of primary building elements. The roof form was derived from the steep pitch of thatched roofs.

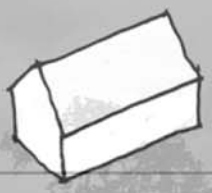
The flat roof form was a response to arid conditions like the Karoo. Sheet metal roof materials allowed the "flat roof" to become low pitched roofs.

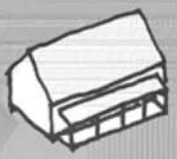
The lean-to element was enclosed and allowed for the extended depth in the plan mass of the primary building form.

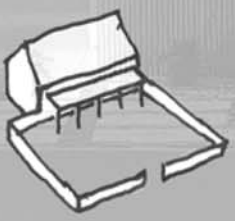
Enclosing walls, derived from the "kraal" or "werf" were used to connect primary and secondary building elements and could be varied in height to facilitate varying degrees of view and privacy.

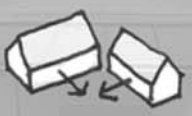
Primary building elements were arranged to accomodate the public and private components of a house with each relating to common or separate outdoor spaces.

Secondary building elements were utilised to connect and support primary elements. These enhanced the relationship between inside and outside spaces and provided enclosure and definition.









Introduction - Planning Principles

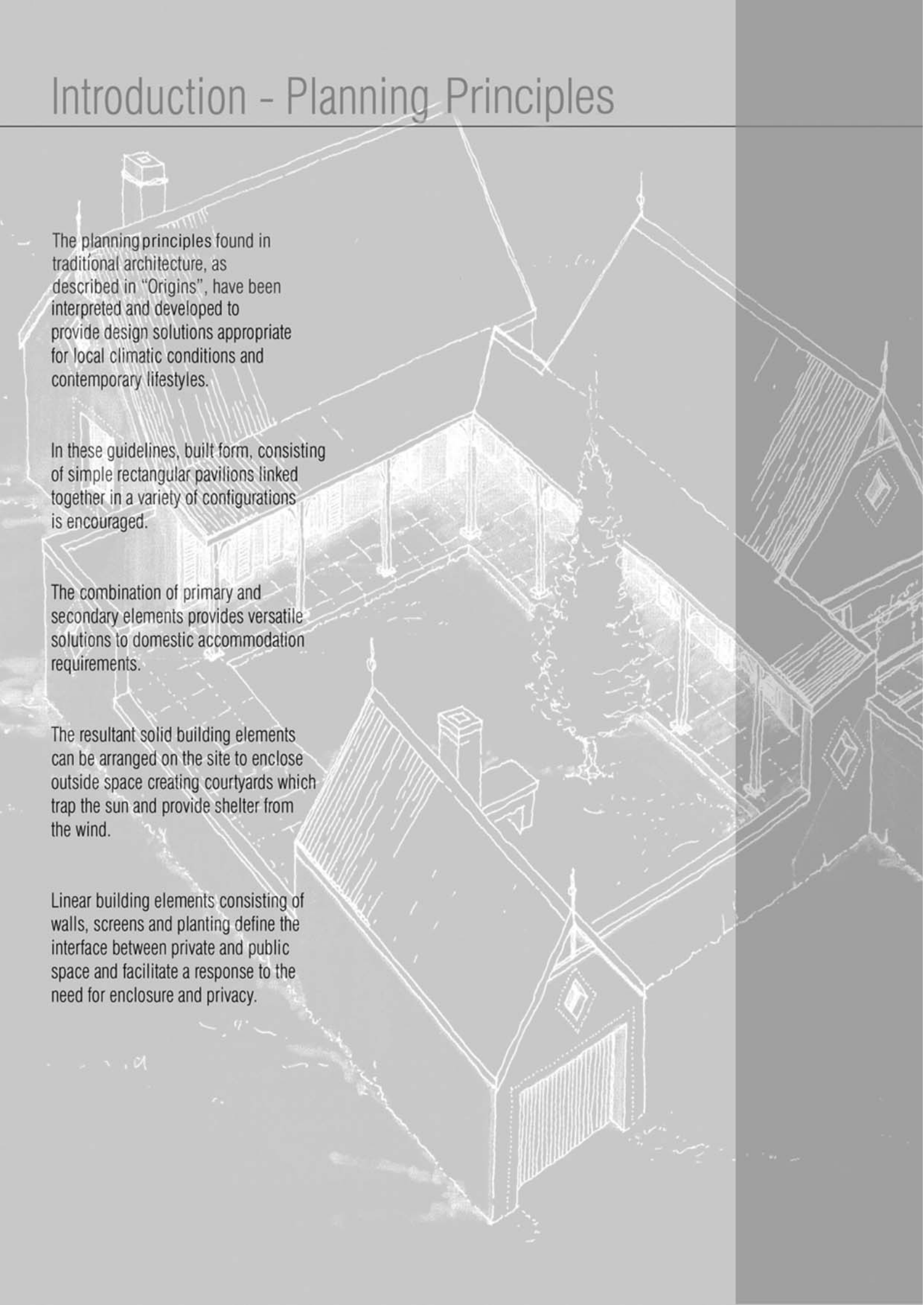
The planning principles found in traditional architecture, as described in "Origins", have been interpreted and developed to provide design solutions appropriate for local climatic conditions and contemporary lifestyles.

In these guidelines, built form, consisting of simple rectangular pavilions linked together in a variety of configurations is encouraged.

The combination of primary and secondary elements provides versatile solutions to domestic accommodation requirements.

The resultant solid building elements can be arranged on the site to enclose outside space creating courtyards which trap the sun and provide shelter from the wind.

Linear building elements consisting of walls, screens and planting define the interface between private and public space and facilitate a response to the need for enclosure and privacy.

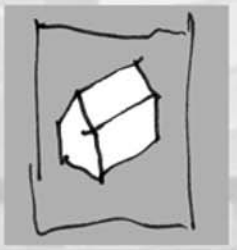


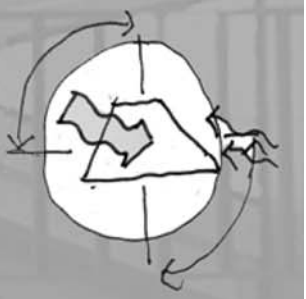
Introduction - Orientation

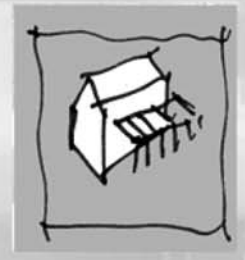
The Guidelines do not specifically address the environmental conditions, orientation and views enjoyed by the individual sites in the estate but have been formulated to facilitate an appropriate response to these fundamental design determinates.

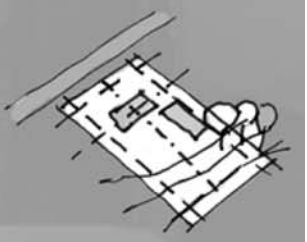
The opportunities provided by each site must be interpreted and incorporated in the design brief, must be developed in the design process and must be realized in the building of every home.

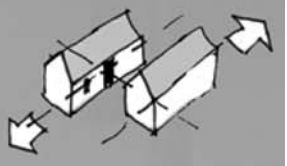
The guidelines define the building line constraints of each site, the nature of the plan form and the extent of the building envelope allowed. These variables, acting together, generate the built form and its relationship to the site.











Introduction - The Home

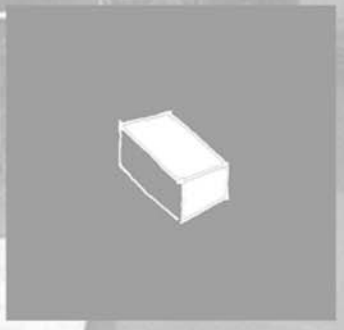
The guidelines also identify and define individual building components and details, and prescribe their use and application to the built form.

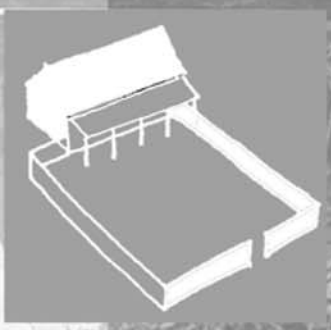
These components and details are incorporated into the building design in a prescribed manner. This will result in a cohesive character in the housing development as a whole yet promote individual expression in the design of the house.

The intention is to provide a planning framework which encourages rather than restricts the design process.

The planning framework has been formulated to encourage an appropriate response to the sites and their environment.

In order to promote a cohesive character, certain building forms, elements and materials have specifically been excluded.





2 Fernkloof Estate Development Framework

The residential erven in the Fernkloof Estate are arranged in 9 precincts or villages, each with their own particular relationship to the golf course and the surrounding suburban fabric.

The site plans shown here are indicative marketing drawings and may vary from the approved cadastral diagrams.

These guidelines apply to precinct numbers 1,2,5,6,7,8 and 9

2 Fernkloof Estate Development Framework

The seven residential precincts are closely associated to the golf course.

The precincts vary in size and have individual means of vehicular access. The erven vary in size ranging from 550m^2 to 1500m^2.

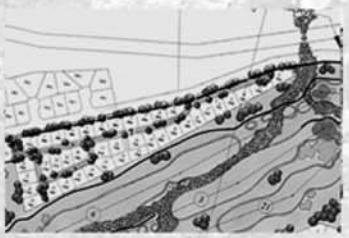
The principal distinguishing features of the precincts can be outlined as follows:

- The 6 erven in precinct 1 each have individual street access off an existing street.
- Precincts 2 &7 have gated access off existing streets.
- Precinct 5 has gated access off an existing street and is situated adjacent to Berg en See Retirement Village, and is in close proximity to existing houses. Erven numbers 2 to 9 and 52 to 64 may only have single storey houses.
- Precinct 6 has gated access at its perimeter and is entirely contained within the golf course.
- Precinct 8 and 9 have gated access via an existing street.

Precinct 1 & 2

Precinct 5

Precinct 6



Precinct 7

Precinct 8 & 9

3 Design Parameters

3.1 Building Lines

3.1.1 Street Building Lines

- 2.5m for single storey **"loft type"** buildings.
- 4.6m for double storey buildings
- 1.5m for garages with doors facing the street.
- 1.0m for garage walls, where the garage door does not face the street.

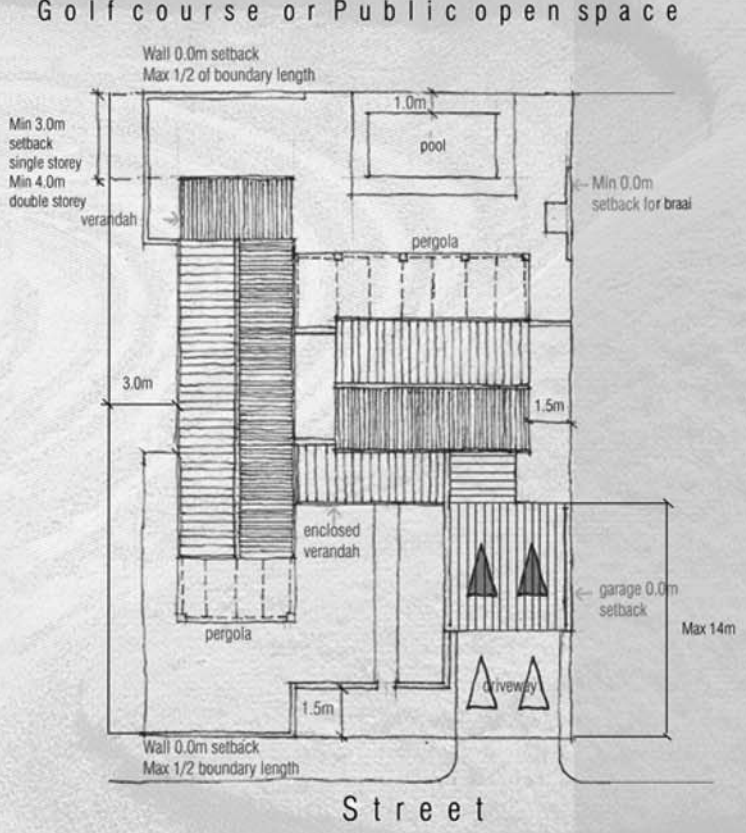
- 2.5m for screen walls 2.1m in height.
- 2.0m for braais.
- 1.0m for swimming pools.

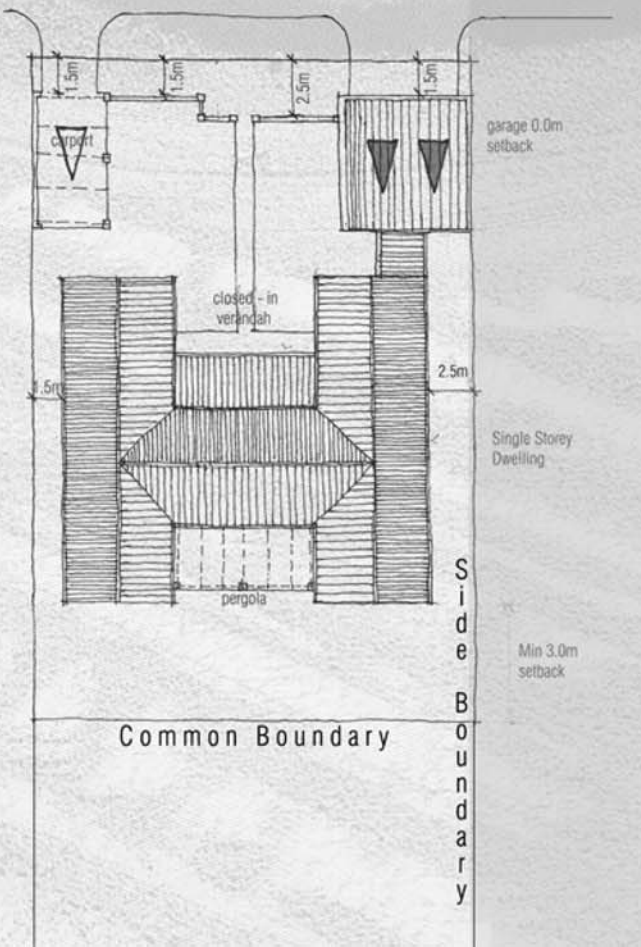
3.1.2 Golf Course / Open Space / Rear Building Lines

- 3.0m for the main building / covered verandah.
- 4.0m for a double storey building.
- 3.0m for a balcony.
- 2.0m for pergolas.
- 2.0m for braais / screen walls higher than 1.2m.
- 1.0m for swimming pools.
- 0.0m for boundary walls less than 1.2m height for 1/2 length of site boundary and 1.0m for the balance.
- 1.5m for boundary walls 1.8m and less in height.

3.1.3 Side Boundary or Common Boundary Building Lines

- 4.0m aggregate with a minimum of 1.5 to one side for single storey and "loft type" including covered verandah.
- 3.0m for double storey building including covered verandah.
  The extent of a double storey building may not extend more than 60% of the length of the site boundary, excluding balconies.
- 3.0m minimum to balcony.
- 1.0m for swimming pool.
- 0.0m for garages up to a max of 14m from street boundary.
- 0.0m for braai structure or pergola up to 1/3 length of side boundary.
- Max height of common boundary walls is 1.8m.
  1.8m high walls are limited to half the length of the site boundary.
  For the remainder, the max height will be 1.2m.





3 Design Parameters

3.1 Building Lines

3.1.4 Special Conditions

The majority of sites are rectangular or are approximately rectangular in shape and have a street or golf course / open space frontage of 20-22m.

Where the average frontage dimension is greater than 22m, the aggregate side space is 4.5m with a minimum of 2.0m to one side.

Where the minimum frontage dimension is greater than 25m, the aggregate side space is 5.5m with a minimum of 2.5m to one side.

Precinct 5:
For Erven 2 to 9 on the Western side of precinct 5, which are opposite Berg & See retirement village, the rear building line is 10m from the main building (incl. double storey)

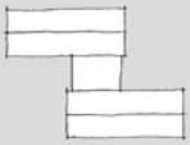
The MPOA Design Review Committee reserves the right to interpret the above constraints in respect of special sites and to permit variations at its own discretion.

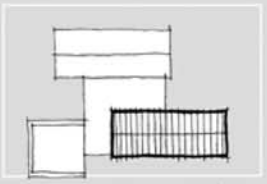
3 Design Parameters

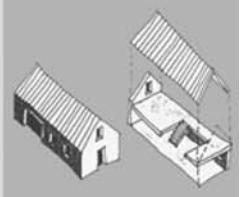
3.2 Plan Form

Plan Configuration of primary building elements

The plan form is defined by the site building line and building envelope constraints. The form generated consists of built elements as illustrated in the diagrams.





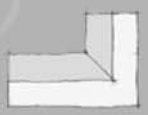


Possible Configuration of Primary and Secondary Elements

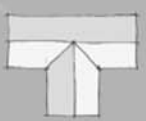
The primary pavilion forms consist of rectangular or square forms with double pitched roofs.Primary building elements are connected by mono-pitched secondary elements including lean-tos, pergolas or verandahs.

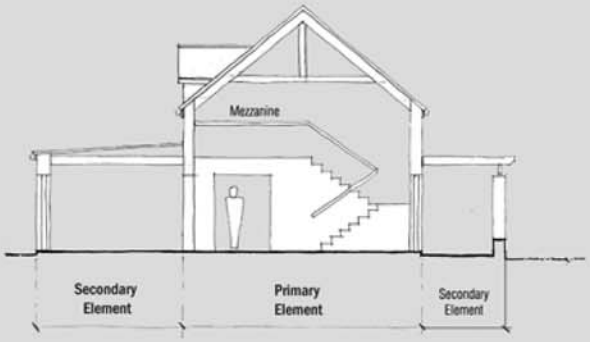
Possible Double storey component

The primary building forms can be single storey, "Loft type" or double storey. "Loft type" buildings can incorporate mezzanine levels.

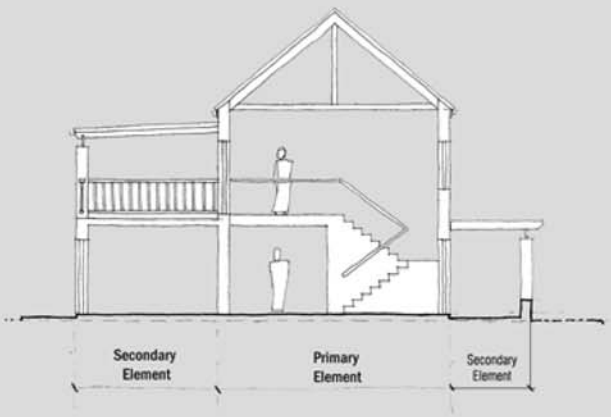


The extent of double storey buildings is defined by setbacks and area constraints. The first floor component must cover the full extent of the ground floor footprint of one or more of the components.

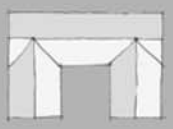




Typical Section "LOFT TYPE"



Typical Section Double Storey



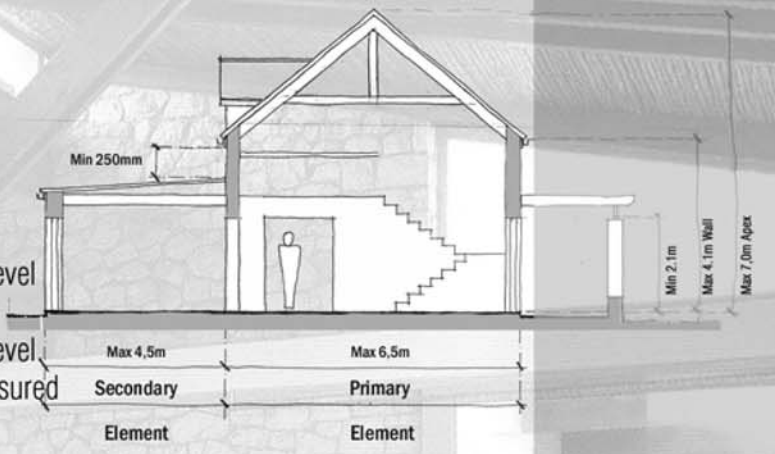
3 Design Parameters
3.3 Building Envelope

3.3.1 Building Width

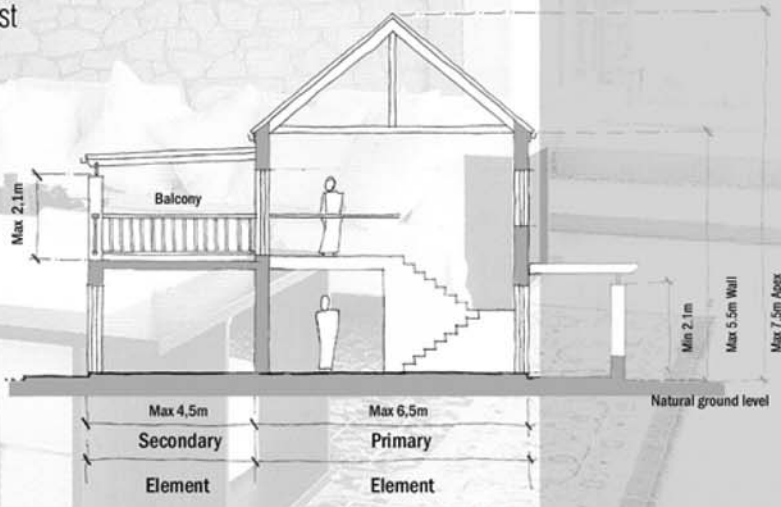
- The maximum width of primary building elements is 6.5m.
- The maximum width of secondary building elements is 4.5m including verandahs, pergolas and balconies.
- The maximum width of garages is 6,2m.

3.3.2 Building Height

- The height of a single storey building element is 3.6m, measured from the mean natural ground level to wall plate level
- The height of a "Loft Type" house building element is 4.1m, measured from the mean natural ground level to wall plate level
- The height of a double storey building element is 5.5m, measured from the mean natural ground level to wall plate level.
- The height of the secondary elements is related to the building height of primary building elements, as illustrated in Section 4.1 of the original guidelines.
- The building height is measured from the the mean natural ground level around the building prior to any disturbance on site.
- The mean natural ground level is halfway between the highest and lowest natural ground levels immediately contiguous to the building.



Typical Section 'Loft Type' House



Typical Section - Double Storey House

3.3.3 Roof Pitch

- Roofs to principal forms must be double pitched (equal pitch both sides) and the angle may vary from 27,5° to 40° .
- Where there is more than one primary building element they must be roofed individually and linked by secondary building elements.
- Roofs to secondary elements must be flat or mono pitched and the angle of the mono pitch may vary from 2.5° to 12.5°.

3.3.4 Garages

- Garages may be free-standing, must have parapet walls on three sides and must have mono-piched roofs
- Garages may be incorporated into the primary and / or secondary built forms

3 Design Parameters

3.3 Building Envelope

3.3.5 Coverage and Bulk Factors

BULK & COVERAGE CALCULATIONS MUST BE INCLUDED IN ALL SUBMISSIONS TO THE REVIEW COMMITTEE AND THE LOCAL AUTHORITY (Please tabulate this information on the drawings, especially the plans)

Single storey calculation

Coverage in this case refers to the external footprint of the ground floor area, including covered verandahs

Garages as well as pergolas are not included in the bulk or coverage calculations

Example calculation:

This example is based on using maximum permitted coverage and bulk for a 600m^2 site.
Specific calculations must be done in relation to each erf area.

The coverage factor for single storey houses is 50%

Coverage calculation:
600m^2 x50% = 300m^2 (excluding garages) = Permitted coverage

'Loft Type' house calculations:

Coverage in this case refers to the external footprint of the ground floor area, including covered verandahs.
Garages as well as pergolas are not included in the bulk or coverage calculations.

The coverage factor for single storey houses is 50%

Loft spaces (rooms in the roof) are permitted, but must be within an overall bulk factor of 0.65.
The loft floor area may not exceed the ground floor footprint

Example calculations:

This example is based on using maximum permitted coverage and bulk for a 600m^2 site.
Specific calculations must be done in relation to each erf area.

Coverage calculation:
600m^2 x50% = 300m^2 (excluding garages) = Permitted Coverage

Bulk Calculation:
600m^2 x 0.65 = 390m^2 = Permitted Bulk

Permitted First Floor area:

Subtract the actual ground floor area of the house from the Permitted Bulk
390m^2 -270m^2 (for the purpose of this example) = 90m^2 first floor area.

3 Design Parameters (Continued)

3.3 Building Envelope

Double storey calculation

Coverage for double storey houses refers to the external footprint of the ground floor area including covered verandahas and all garage types.

Pergolas are not included.

The coverage factor for double storey houses is 45%

The bulk factor for double storey houses is 0.65. In addition to this the first floor area may not exceed 60% of the ground floor area (including double volumes). Both the bulk factor and the '60% first floor rule' must be adhered to.

Example calculation:

This example is based on using maximum permitted coverage and bulk for a 600m^2 site. Specific calculations must be done in relation to each erf area.

Coverage calculation:
600m^2 x 45% = 270m^2 (including garages) = Permitted Coverage

Bulk Calculation:
600m^2 x 0.65 = 390m^2 = Permitted Bulk

Permitted First Floor area:

Subtract the actual ground floor area of the house from the Permitted Bulk
390m^2 -270m^2 (for the purposes of this example) = 120m^2 max. permitted first floor area.

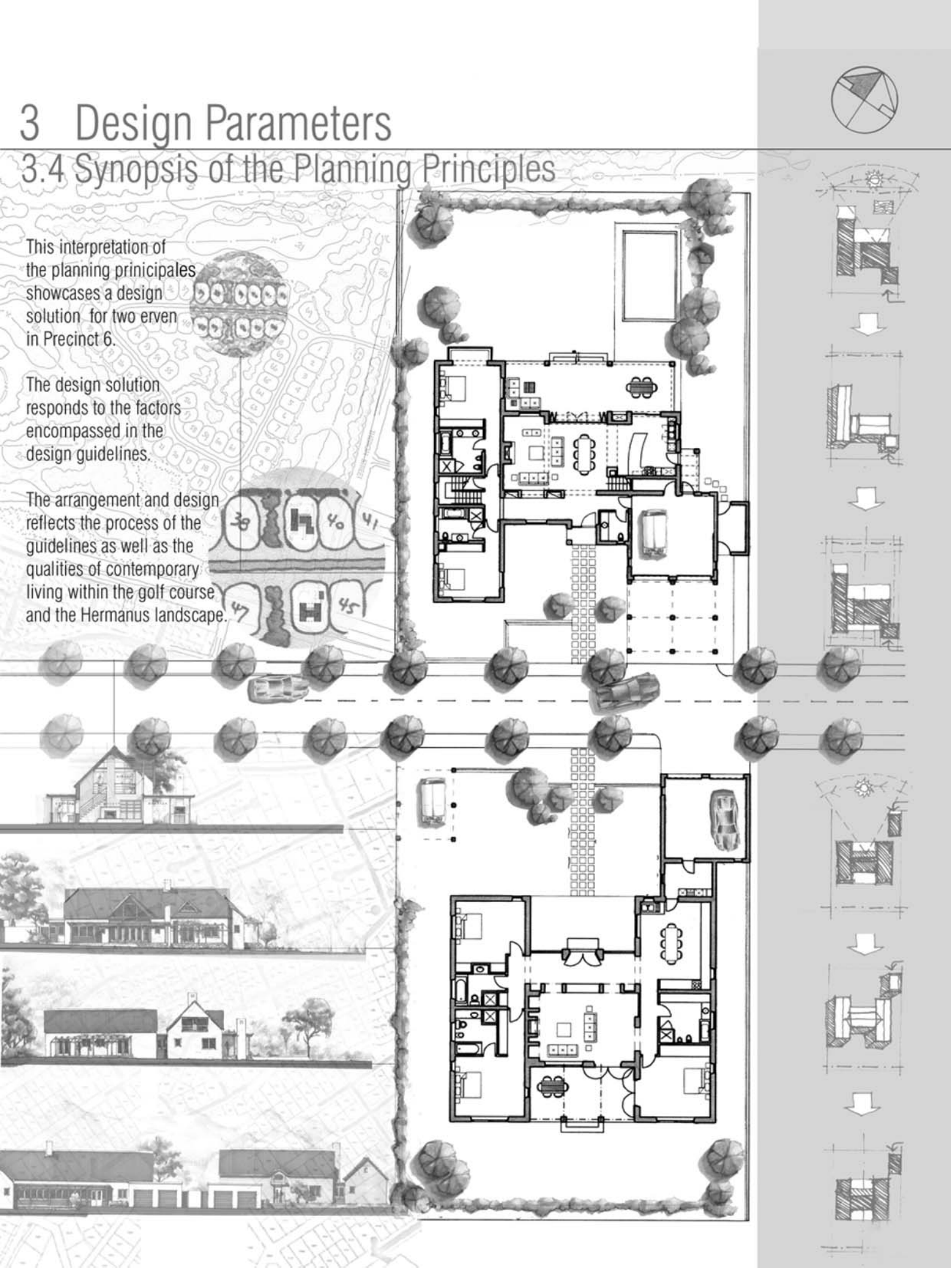
3 Design Parameters

3.4 Synopsis of the Planning Principles

This interpretation of the planning prinicipales showcases a design solution for two erven in Precinct 6.

The design solution responds to the factors encompassed in the design guidelines.

The arrangement and design reflects the process of the guidelines as well as the qualities of contemporary living within the golf course and the Hermanus landscape.



3.4.1. Single Storey (Precinct 5, Plots 2-9 and 52-64 only)

- Single Storey houses must have a wall plate height no higher than 3.6m
- Single Storey houses must have a roof apex height no higher than 6.5m (from the mean ground level to the apex of the roof)*
- Single Storey houses have the same setbacks as a Single Storey house in the original Fernkloof guidelines. Refer to original guidelines for Single Storey setbacks.
- Coverage – refer to pg 3 of this document.
- No mezzanine / loft level will be permitted.
- No double storey will be permitted.
- No Staircase will be allowed to any "upper" or "lower" level.
- In Precinct 5, Plots 2-9 and 52-64 will only be allowed to be a Single Storey house.

3.4.2. "Loft Type" House

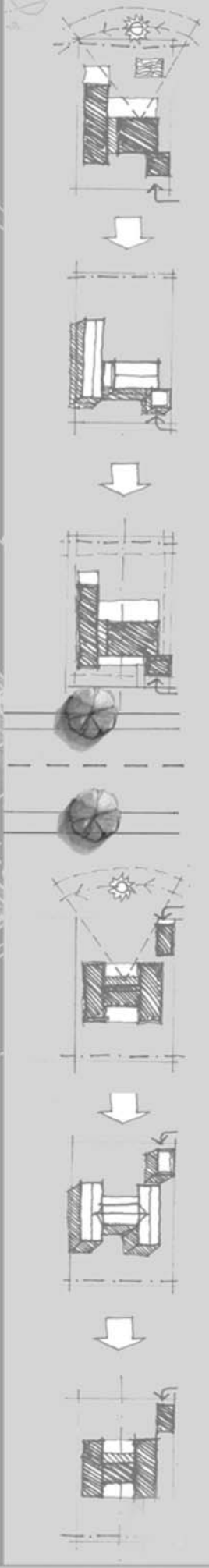
- Loft Type houses must have a wall plate height no higher than 4.1m
- Loft Type houses must have a roof apex height no higher than 7.5m (from the mean ground level to the apex of the roof)*
- Loft Type houses have the same setbacks as a Single Storey house. Refer to the original Fernkloof guidelines for Single Storey setbacks.
- Coverage – refer to pg 3.3.5 of this document

3.4.3. Double Storey

- Double Storey houses must have a wall plate height no higher than 5.5m
- Double Storey houses must have a roof apex height no higher than 7.5m (from the mean ground level to the apex of the roof)*
- Double Storey houses have the same setbacks as a Double Storey house in the original Fernkloof guidelines. Refer to original guidelines for Single Storey setbacks.
- Coverage – refer to pg 3.3.5 of this document

* The mean natural ground level is halfway between the highest and lowest natural ground levels immediately contiguous to the building.

NOTE: In Precinct 5, erven 52-64, only single storey houses are permitted.



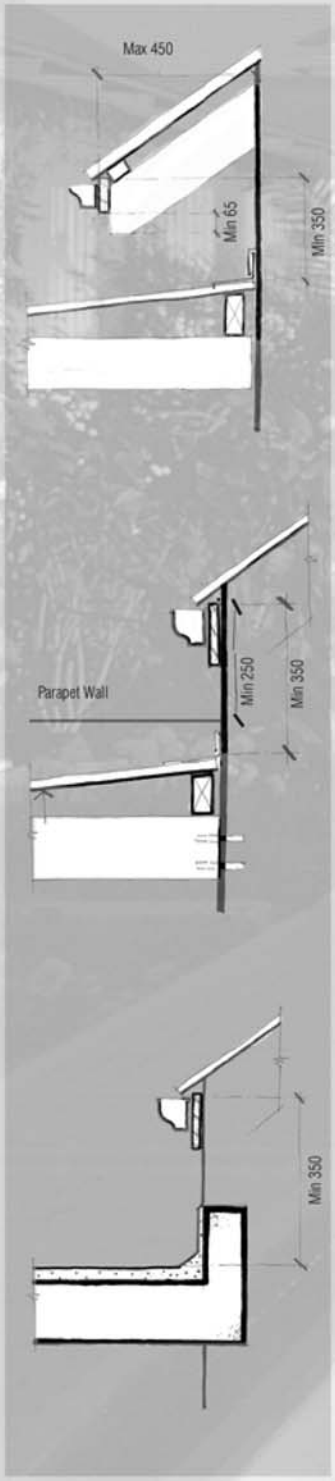
4 Building Elements

4.1 Roofs

The roof pitch has been defined in section 3.3.3 Building Envelope.

Roof Materials

- Natural mazista slate.
- Flat profile, colour through concrete roof tiles limited to shades of grey.
- 'S' profile corrugated sheet metal pre-painted and limited to shades of grey.
- For the low pitched roofs between 2.5 and 5 degrees on secondary building elements standing seam pre-painted sheet metal roofs like "KILP-LOK" or equivalent may be used. The colour is limited to shades of grey.
- Flat concrete roofs in secondary building elements are to be covered with stone chip or with tiled trafficable surfaces.
- No thatch roofs or thatch gazebos will be permitted

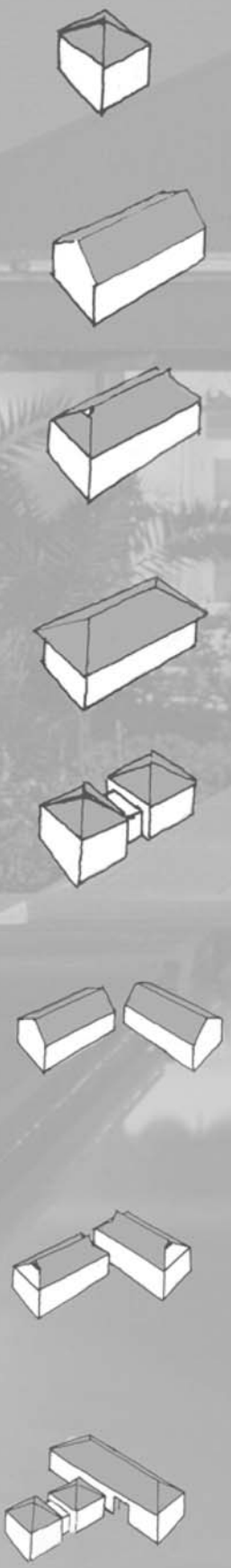


Roof Form

- Principal roofs may be double pitched, gable or hip ended, with or without ventilators.
- It is recommended that the roof forms for the pavilions in each house be consistent.

Roof Eaves

- Roof eaves should be clipped or limited to an overhang of 450mm. Where a roof overhang is adopted the roof sprockets are to be exposed as illustrated.
- Epoxy coated aluminium rainwater goods to standard profiles.

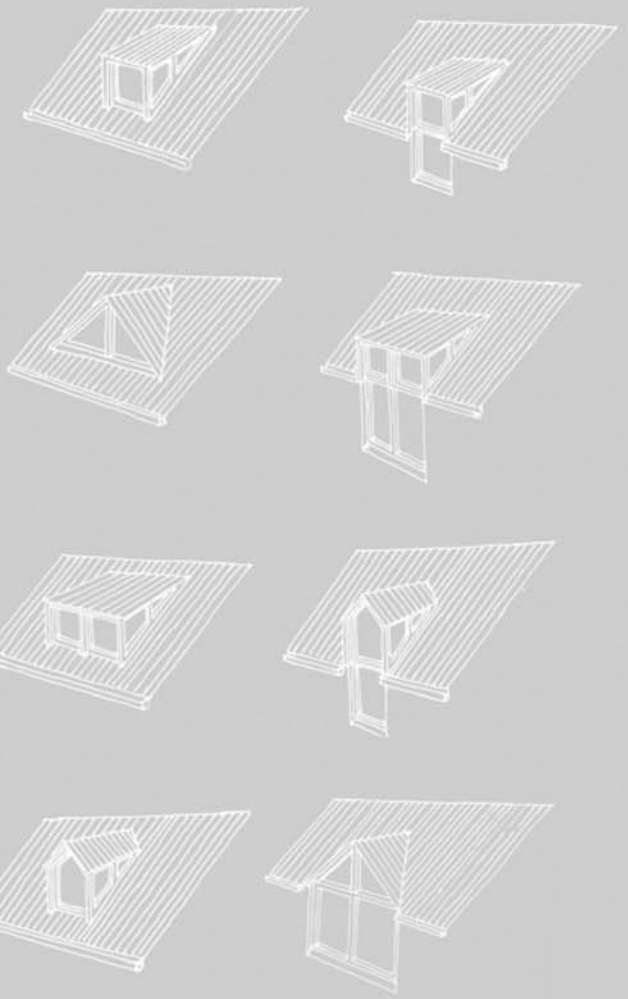


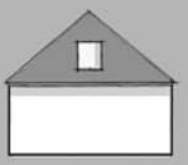
4 Building Elements

4.1 Roofs

Roof and Dormer Windows

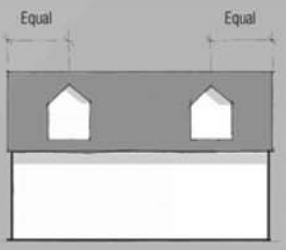
- Roof windows are contained in the plane of the roof and may have opening sections.
- Dormer windows are projecting structures within the roof and may also be incorporated as an extension of the wall plane above the eaves line.
- The number, position and types of roof and dormer windows are as illustrated.
- Dormer window types are as illustrated.

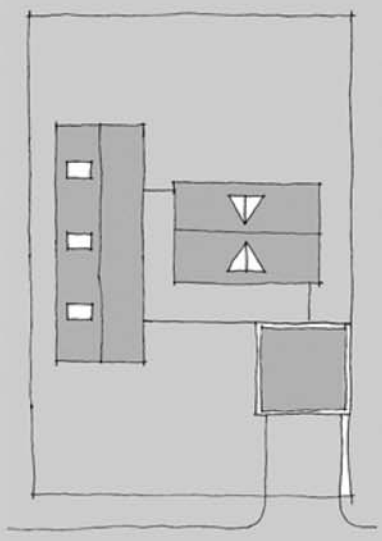


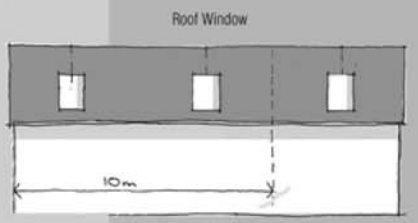


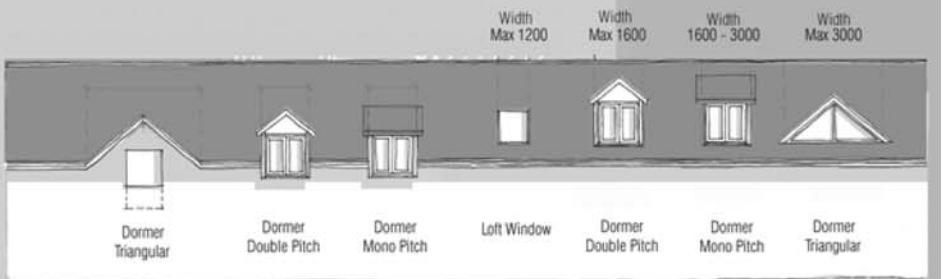
Primary and Secondary Roof Relationship

- The relationship between primary and secondary roof elements is as illustrated.







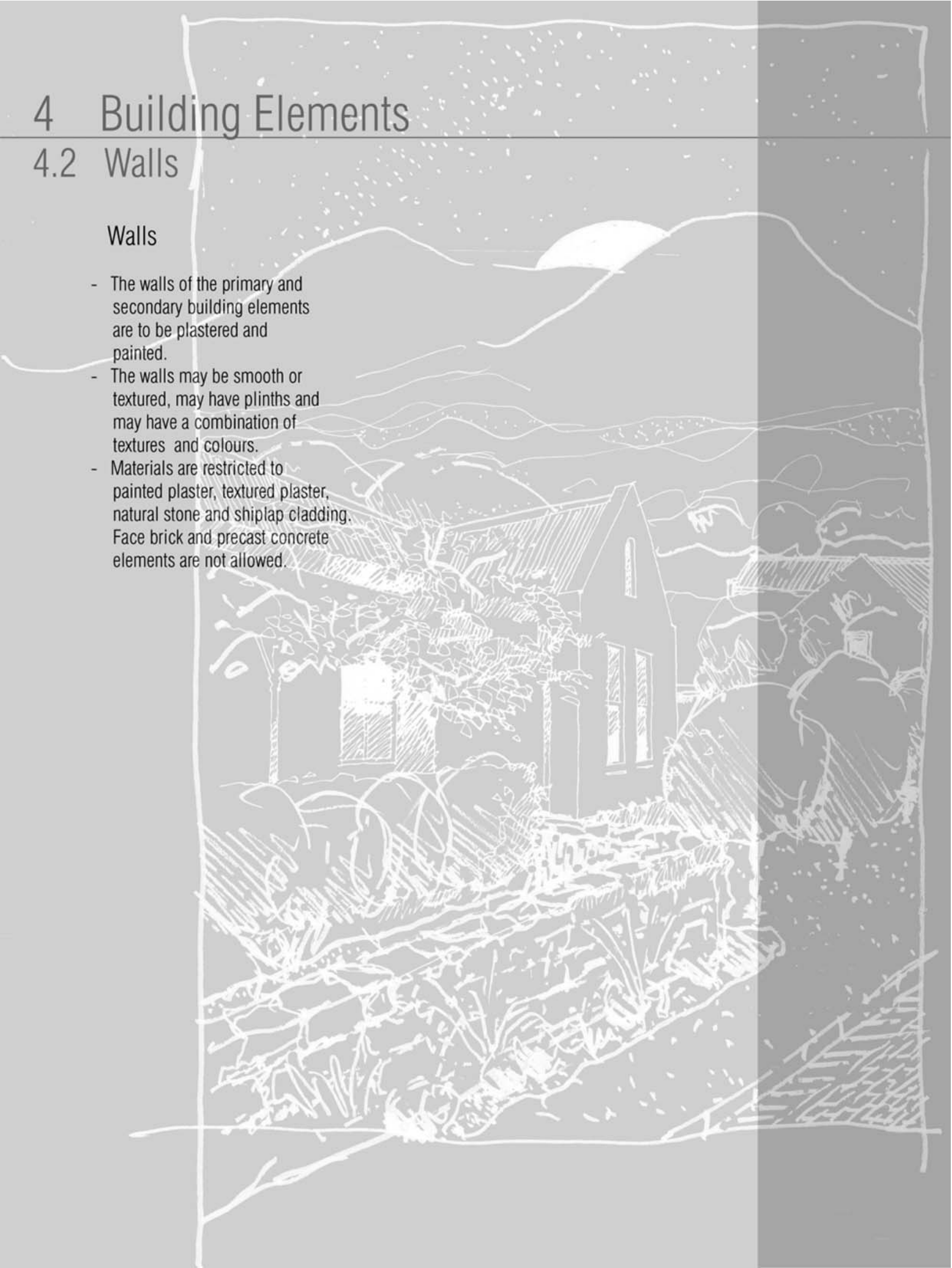


4 Building Elements

4.2 Walls

Walls

- The walls of the primary and secondary building elements are to be plastered and painted.
- The walls may be smooth or textured, may have plinths and may have a combination of textures and colours.
- Materials are restricted to painted plaster, textured plaster, natural stone and shiplap cladding. Face brick and precast concrete elements are not allowed.

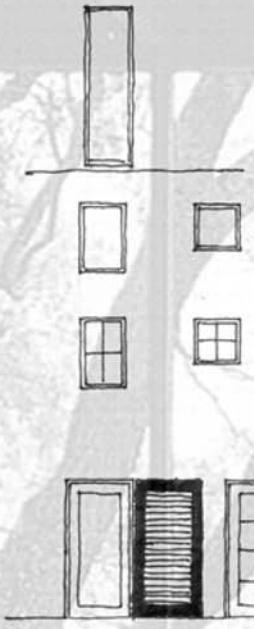


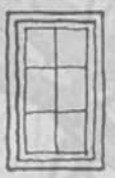
4 Building Elements

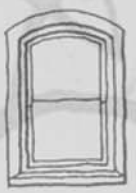
4.3 Windows, Doors and Shutters

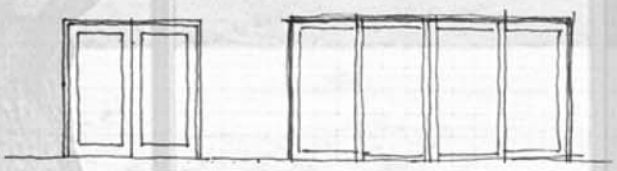
Windows and Doors

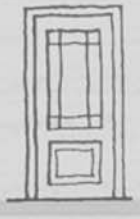
- Tinted or reflective glazing is not allowed.
- Are to have vertical or square proportions.
- May be any size allowed in terms of wall height.
- Sub-division of windows and doors into smaller sections must maintain vertical or square proportions.
- Can be constructed from timber, aluminium or P.V.C.
- Must have frames sized as illustrated.

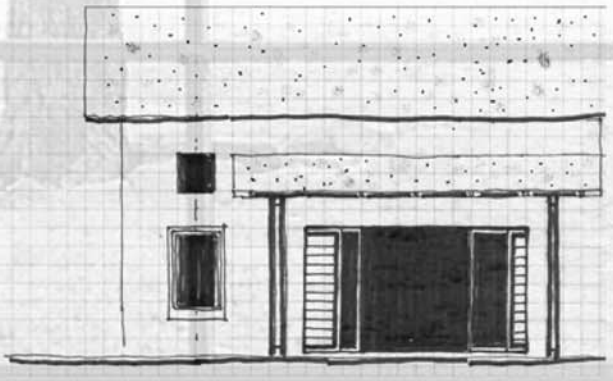






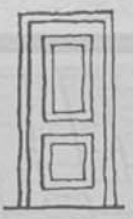


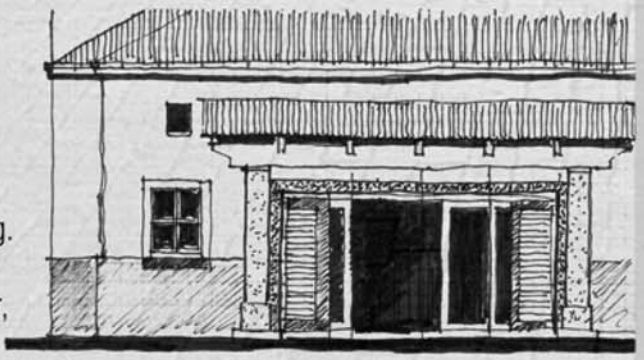




The intention is to have doors and windows with robust sections which look like timber sections but may be made of other materials.

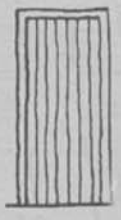
- Where windows and / or doors are combined to provide large openings between internal and external spaces they must be composed of sections that are vertical. Large openings may only occur where they are covered by a verandah, roof, balcony or pergola.





- Shutters are to be functional, match proportions of the doors or windows they cover and may be folding or sliding.

- Shutters can be constructed from timber, aluminium or P.V.C.

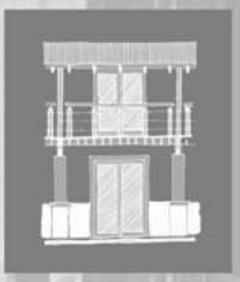


4 Building Elements

4.4 Balconies and Verandahs

Balconies

- May only be constructed in association with double storey houses or mezzanine levels.
- May address the street , the golf course , open space boundary or the courtyard side.
- May not occur on a common boundary.
- May not have a verandah or pergola attached to it at ground floor level.
- Overlooking sides are to be screened.
- Support structures for balconies can consist of materials as described under Walls, timber or steel.
- Balustrades to balconies may be in timber, steel or aluminium and are to be arranged as illustrated.



Verandahs

- Support structures for verandah roofs can consist of materials as described under Walls, timber or steel.
- The structure of the verandah roof is to be exposed and expressed.
- The maximum roof overhang is 400mm.
- The relationship between a parapet wall associated with a verandah roof and a primary building element shall be as illustrated.

4 Building Elements

4.5 Pergolas

Pergolas

- Support structures for pergolas can be as for verandahs above.
- Pergola elements can be constructed from wrought and planed timber and steel.
- The maximum pergola overhang is 400mm.
- Pergolas may be covered in timber laths, "Spaanse-riet" and canvas awnings.
- Shade cloth is not permitted.
- Pergolas may support planting.
- Carports to be constructed as for pergolas.
- No shade cloth covering is permitted.

4 Building Elements

4.6 Chimneys and Braais

Chimneys for houses

- Chimneys may be constructed of materials as described under Walls and may also consist of approved steel or steel clad structures.
- Chimneys may not extend more than 1.2m above eaves height or 1.2m above their exit point from the roof.

Braais

- Braai fireplaces and pizza ovens must consist of approved pre-manufactured units.
- Units are to be incorporated into the wall of the house, screen wall or boundary wall.
- The chimneys are to be constructed as per chimneys above.
- Chimneys of braai's/pizza ovens may not extend more than 1.2m above the top of the braai/pizza oven.

4 Building Elements

4.7 Pools

Pools

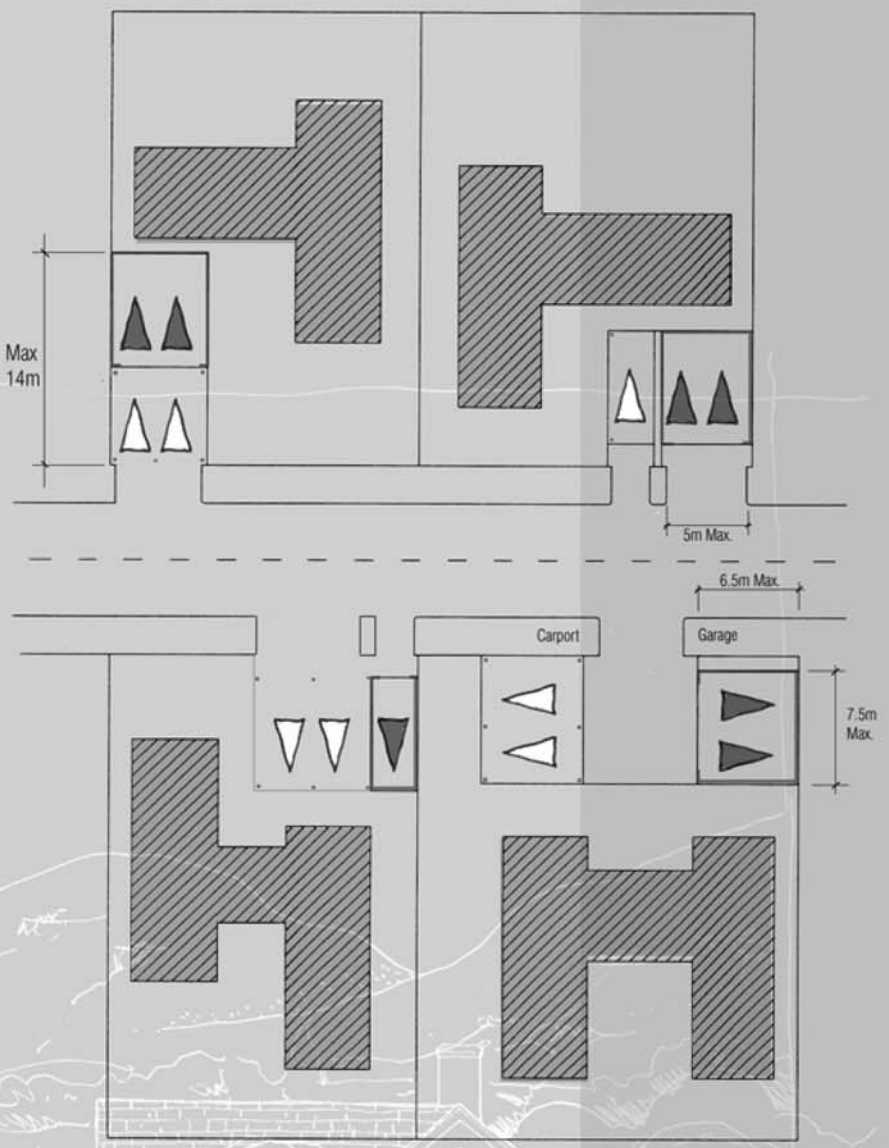
- Pool filtration and heating systems are to be enclosed and screened.
- Pools and their enclosures are to comply with NBR safety regulations.
- Pools and associated pool decks may not project from the natural ground level by more than 450mm.

4 Building Elements

4.8 Garages and Carports

Garages

- Each site must have either a single or double garage, with size restricted to 6.5m wide by 7.5m long.
- Garages facing the street have a minimum set back of 1.5m from the boundary.
- Garages facing away from the street have a minimum setback of 1m from the boundary.
- Maximum height of parapet of garage wall = 3.5m.



Carports

- Each site must provide 3 off street parking bays.
- Each site may have a single or double carport.
- Support structure for carports is to be as for pergolas above.
- Are to be set back from street equal to the front garage wall or by no less than 1.5m.
- Configuration of garages, carports and driveways are as illustrated.

Curb Crossings

- Curb Crossings are to be limited to 5.5m and 2.5m wide
- Each site may have only one wide and one narrow crossing.
- Curb crossings are to be seperated by a medium island of minimum 0.5m in width.

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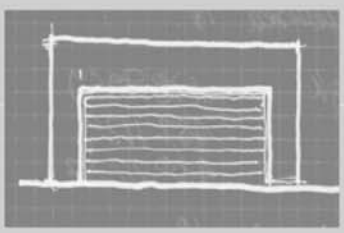
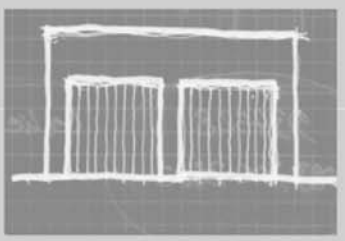


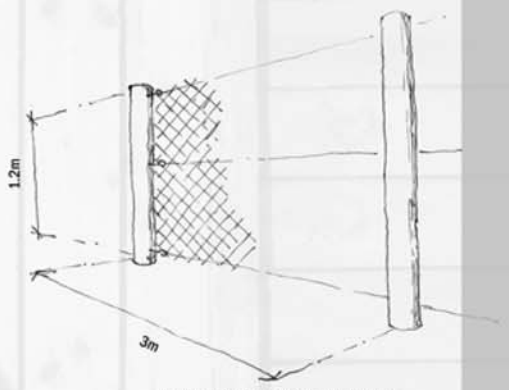


4 Building Elements

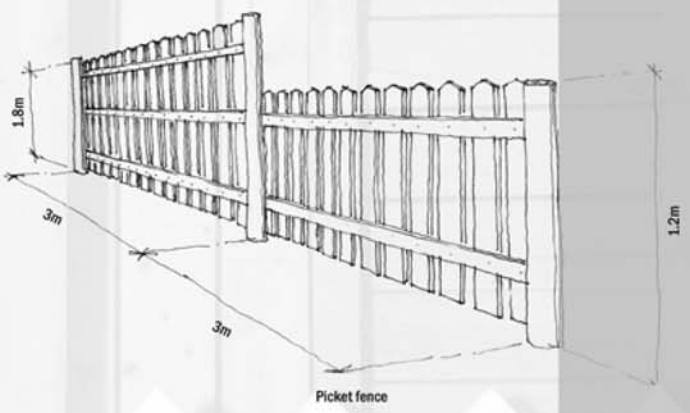
4.9 Boundary Walls

Boundary Walls

- Boundary walls on the street, golf course and open space sides of a site are limited to 1.2m high.
- Walls of 1.8m height are to be set back from the boundary by 1.5m.
- Common boundary walls maximum 1.8m high
- 1.8m high boundary walls are limited to 1/2 the length of the site boundary
- Screen walls to laundry and kitchen yards are to be a maximum of 2.1m high and will screen clothes lines and refuse bins. Laundry screen walls are to be a maximum of 10m long.
- Where the natural ground line slopes, boundary walls are encouraged to have their top line run parallel to the ground line.
- Other elements of enclosure can be constructed of picket or wire fencing and planting and must conform to all of the limitations of boundary walls, as described above.
- A combination of wall and fencing elements may be constructed as illustrated.
- No wire fencing to face the street boundary.



Fencing : Plastic coated diamond mesh with new 100m treated poles 1.2m high



Picket fence

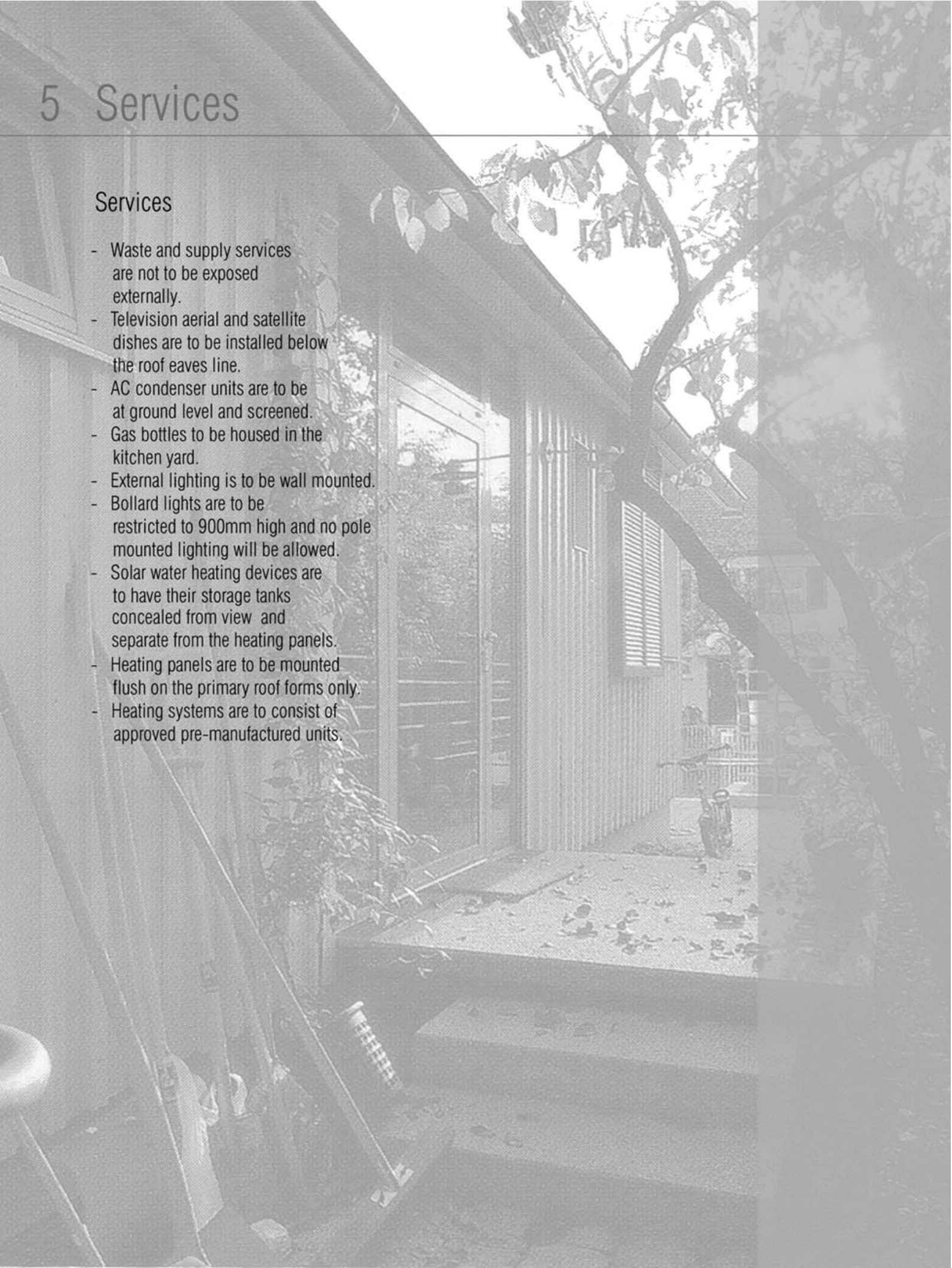
Boundary Enclosure - Precinct 1

- Prior to the development of individual erven in precinct 1 the golf course side will be secured with palisade fencing.
- Once individual erven have secured their street and common boundaries the golf course fencing may be removed.

5 Services

Services

- Waste and supply services are not to be exposed externally.
- Television aerial and satellite dishes are to be installed below the roof eaves line.
- AC condenser units are to be at ground level and screened.
- Gas bottles to be housed in the kitchen yard.
- External lighting is to be wall mounted.
- Bollard lights are to be restricted to 900mm high and no pole mounted lighting will be allowed.
- Solar water heating devices are to have their storage tanks concealed from view and separate from the heating panels.
- Heating panels are to be mounted flush on the primary roof forms only.
- Heating systems are to consist of approved pre-manufactured units.



6 Landscaping

Landscaping

Landscaping must be undertaken within the integrated landscaping language of the Estate.

The extent of paving, particularly to driveways,is to be limited to the choice of materials relating to those used in the adjacent public or Estate roadways and spaces. Driveway widths are limited to 5m between avenue tree planting.

The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Exotic plant material common to the surroundings of the Estate may be used.

Landscaping Character

In order to maintain continuity in the overall landscape character,owners of erven are required to design and implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.

In this way the collective landscape theme will be realized for the appreciation and benefit of all.

6 Landscaping

Residential Landscape Guidelines

The character of the Estate's landscape is a rich blend of elements derived from the nature reserve, the residential pattern and the golf course. The character of different areas around the Estate is reflected in various landscapes, each contributing to the complete environment as described by paving, enclosures, lawns and planting.

The Estate's character is itself by nature broadly diverse, but of a sufficiently large scale that enables smaller scale diversity to be absorbed and calmed by the strength of the overall structure. Each of the six precincts have their own geometry and a style and selection of vernacular or historically correct plant material. This is repeated in the avenue and hedgerow plantings of the residential areas.

The landscape character changes as one progresses around the Estate and should be made of plant material which will create a range of habitats attractive to birdlife.

The residential gardens are an integral part of the Estate's landscape pattern and represent a substantial area. With the objective of encouraging continuity between gardens and streetscape as well as gardens and golf course/open space, the following plant lists have been compiled. Certain plants are not permitted. The list of recommended plants is intended to guide owners to select plant material that is ecologically, aesthetically and practically appropriate to this area and its micro-climate.

6 Landscaping

Recommended Plant List

A garden cottage style is encouraged; including hedges of varying height and species, defining beds containing rambling mixtures of more informal planting.

Planting on walls and pergolas is encouraged as is the planting of side spaces between houses, in an effort to reduce the overall impact of the built element.

Streetside gardens may best relate to the formality of the avenue and residential geometry. Gardens fronting the golf course may not flow out into the out of play areas of the golf course.

Extensive rehabilitation will be undertaken on site using indigenous plant material some of which will be sourced during a "search and rescue" programme which precedes the development. This material will be cultivated and propagated where possible and used to re-establish the local vegetation pattern.

The principles of the Department of Water Affairs Waterwise gardening programme are supported and encouraged.

A limited range of indigenous plant material is appropriate for planting on this site. The following list is recommended.

These species are indigenous, some locally, others to a wider area but suited to this site.

Trees

Latin name	Common name
Brabejum stellatifolium	Wild Almond
Brachylaena discolor	Coastal Silver Oak
Buddleja salvifolia	Sage Wood
Ekebergia capensis	Cape Ash
Erythrina caffra	Coastal Coral Tree
Harpephyllum caffrum	Wild Plum
Olea capensis	Cape Olive
Olea europaea ssbp. africana	Wild Olive
Rhus lucida	Glossy Currant
Sideroxylon inerme	Milkwood
Tarchonanthus camphoratus	Wild Camphor Bush

Shrubs & Groundcovers

Albuca fragrans	Slymstok
Arctotheca populifolia	Beach Pumpkim
Arctotis stoechadifolia	Arctotis
Asparagus capensis	
Asparagus rubicundus	
Babiana nana	Babiana
Brunsvigia orientalis	Candelabra Flower
Caesia contorta	
Carpobrotus acinaciformis	Sour Fig
Carpobrotus edulis	Hottentot Fig
Chlorophytum triflorum	Spider Plant
Chrysanthemoides incana	Grys Bietou
Chrysanthemoides monilifera	Bush Tick Berry
Cissampelos capensis	
Clutia daphnoides	Lightning Bush
Conicosia pugioniformis	Gansies
Cotyledon orbiculata	Pig's Ear
Cybistetes longifolia	Malgas Lily
Eriocephalus racemosus	Kapok Bush
Euclea racemosa	
Euphorbia mauritanica	Yellow Milkbush
Gazania rigida	Trailing Gazania
Haemanthus pubescens	Paintbrush Lily
Hellmuthia membranacea	
Indigofera complicata	Indigo Bushes
Indigofera incana	Indigo Bushes
Jordaaniellia dubia	Vygie
Kedrostis nana	
Lachenalia rubida	Red Cowslip
Limonium peregium	Sea Lavender
Lycium ferocissimum	Honey Thorn
Microloma sagittatum	Bokhoring
Moraea setifolia	Moraea
Myrica cordifolia	Waxberry Bush
Othonna arborescens	
Pelargonium capitatum	Rose Geranium
Pelargonium gibbosum	Pelargonium
Phylica cephalantha	Hard Leaf Bush
Putterlickia oyracantha	False Spike Thorn
Rhus crenata	Dune Crowberry
Rhus glauca	Blue Kuni-bush
Rhus laevigata	Dune Currant
Ruchsia tumildula	Ruschia
Rushcia macowanii	Macowan's Rushcia
Salva africana-caerulea	Blue Sage
Salvia africana-lutea	Beach Salvia
Salvia chamelaeagnea	Light-blue Sage
Salvia lanceolata	Salvia
Senecio aloides	
Senecio halimifolius	
Solanum guineense	Poison Berry
Tachyandra cilliata	
Tetragonia fruticosa	Sprawling Duneweed
Thamnochortus spicigerus	Olifantsriet
Trachyandra falcata	
Tylecodon paniculatus	Butter Tree
Zygophyllum flexuosum	
Zygophyllum morgsana	Tortoise Bush
Zygophyllum sessifolium	

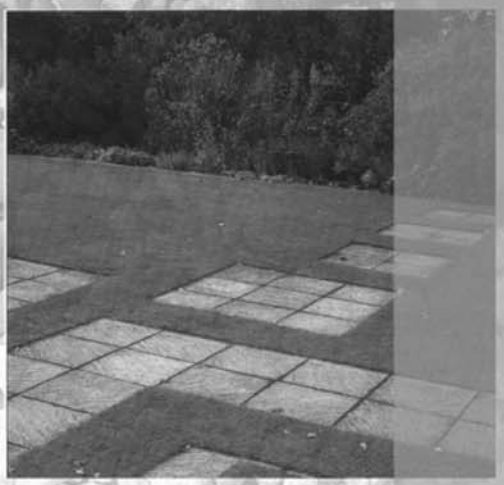
Climbers

Senecio tamoides	Canary Creeper
Thunbergia alata	Black-eyed Susan

6 Landscaping

Hard Landscaping

Hard landscaping surfaces, i.e brick paving, tiling etc, around houses will not be permitted to cover the entire site. Cumulatively paving shall not cover more that 35% of each erf's area and a minimum of 20% of each erf must be soft landscaping.



Conditions

A landscape plan for the garden of an erf is to accompany the building plan at submission for approval by the Design Review Committee.

The plan shall be to a scale of 1:100 and shall show the following:

- Adjacent areas of private open space or golf course.
- All grading, retaining structures and terracing intended to be undertaken, including gradients and structural elements, must be indicated.
- All plant material must conform with the restrictions in plant choice given in these guidelines.
- All paving and fencing must be indicated and the intended finishes specified.

6 Landscaping

Restrictions

The gardening and landscaping activities of an owner shall be confined to the physical extent of the pegged residential erf and may not extend into the golf course, fairway or out of play area.

Garden lighting is not permitted other than bulkhead lighting units fitted with 45° louvres and attached to the building itself. Final numbers and positions to be approved by the Design Review Commitee.

No temporary structures are permitted on the erf . No “wendy houses” are allowed. Where the intention of the erf owner is to cultivate a hedge, the position, type and final height shall be indicated on the site plan.

Invasive alien vegetation clearence on any undeveloped erf remains the responsiblity of the owner

7 Building Plan Submission and Assessment

Building Plan Submission

The design proposals will be scrutinized for compliance by the MPOA Design Review Committee.

The proposal will firstly be submitted as a design concept and once it has been approved, as the local authority submission drawing.

Information Required

The following documentation and information is required for the design concept and local authority submission drawings:

- Site development plan with contours at 1m intervals showing the boundary, building lines and setbacks at 1 : 100.
- Site area calculation.
- Coverage area calculation.
- 1st Floor area calculation.
- Bulk calculation.
- Bulk earthworks plan at 1 : 100.
- Plans at 1 : 100 for each level.
- Roof plan at 1 : 100
- Elevations and sections at 1 : 100.
- Site number and North point.
- Drainage plan.
- Boundary walls and retaining structures.
- External finishes and colour schedule.
- External lighting and services layout.
- Landscaping plan.

Notes

This document is to accompany the submission of the *Design Concept Drawings to the Design Review Committee (DRC) of the Master Property Owners Association (MPOA).

*				
	DESIGN CONCEPT DRAWINGS	ERF NO.	SUBMISSION DATE	DRC
		PRECINCT NO.	APPROVAL DATE	MPOA

Prior to the submission of drawings to the Local Authority for Building Plan Approval, a copy of the drawings is to be issued to the DRC and MPOA for their final approval.

LOCAL AUTHORITY SUBMISSION DRAWINGS FOR BUILDING PLAN APPROVAL	SUBMISSION DATE	DRC
	APPROVAL DATE	MPOA

* The term Design Concept refers to PROCAP work stage 2 as defined in the Client/Architect Agreement for use in the Private Sector.

Notes