

# ARCHITECTURAL GUIDELINES

## 1. INTRODUCTION

Bearing in mind the historic importance, rural character and natural beauty of the site located in the West Coast, a concise set of principles, guidelines and controls has been formulated for the development of limited number of houses, using appropriate vernacular and cultural reference.

Implementation of the Architectural Guidelines will ensure development within the following aims will be achieved;

- Establishing a cohesive village atmosphere, whilst limiting the environmental impact on its natural beauty and rural character.
- Ensuring an aesthetically pleasing and coordinated residential development without sacrificing individual identity.
- Creating a contemporary architectural character with its roots in Cape vernacular.
- Ensuring investment of the scheme as a whole, and individual properties in particular, and simultaneously protecting properties from haphazard building development.

## 2. ARCHITECTURAL STYLE

The intention is to create a contemporary and cohesive architectural character evolving from West Coast vernacular, appropriate in the context of the site in terms of its historical and agricultural features. Although flexibility of interpretation will be allowed, designs should be derived from the principles set in these guidelines and typical house designs available from the Association.

## 3. GENERAL

- 3.1 Each Member acknowledges that the Unit Erf purchased by him/her forms part of a group of houses designed to form an aesthetic entity and this shall be the primary consideration of

the Homeowners Association in deciding whether or not to grant any permission sought in terms hereof. Any decision by the Homeowners Association in this regard shall be final.

- 3.2 Any structural alterations or additions to residences shall be in line with the Architectural Guidelines
- 3.3 If an owner of a dwelling intends to make any structural alteration or addition to a dwelling, such alteration or addition will be subject to the approval of the Architectural Review Committee of the Homeowners Association.
- 3.4 No alteration or addition to any structure on the property registered in the Member's name shall be permitted unless the architectural review committee has approved plans for such alterations or addition in writing, prior to the commencement thereof.
- 3.5 The Trustees will have the right, at their sole discretion, to refer such application to an independent architect for approval and / or comments, the cost of which will be for the applicant's account.
- 3.6 Approval by the architectural review committee is further subject to approval from the Municipality.
- 3.7 If approval is received from both the Homeowners Association and the Municipality, the Member may proceed with the planned dwelling, alteration or addition in accordance with the terms as set out in the Association Guidelines.
- 3.8 The architectural review committee reserves the right to make any additions or alterations to these Standards that, in their opinion, are necessary to preserve the architectural style and harmony of the Development.
- 3.9 To maintain the required Standards, all buildings must be designed by a Registered Architectural Professional (no candidates or affiliates with Registered Professionals) registered with the South African Council for the Architectural Profession (SACAP). All submissions to the HOA to include a valid SACAP Certificate and Indemnity Insurance from the Architectural Professional in compliance with the CIBD and SACAP IDOW (when implemented). All registered professionals to be in compliance with SACAP rules, Architectural Act and Board Notices.

3.10 Notwithstanding all aesthetic requirements, the architectural review committee keeps the authority to approve or disapprove any Architectural plans that it may consider appropriate or inappropriate.

**4. COMPOSITION**

4.1 The main building, excluding garage and outbuildings, may not be less than 100 sq. meters in floor area.

4.2 Staff accommodation and kitchens are required to open onto a screened yard or patio.

4.3 Drying yards are to be screened from neighbouring properties and the street by a wall of 1.8m high.

**5. BUILDING LINES**

5.1 All building lines as per Municipality zoning scheme and as shown on individual site plans.

5.2 Encroachment of building lines will be subject to the approval of the Association and the Municipality.

**6. PLAN FORMS**

6.1 Plan forms must be rectangular or composite rectangular forms. No round or other shapes will be permitted.

**7. BULK & COVERAGE**

7.1 Only one dwelling will be permitted per site.

7.2 Maximum Bulk as per Municipality zoning scheme.

7.3 Maximum Coverage as per Municipality zoning scheme.

**8. HEIGHT RESTRICTIONS**

8.1 Front plots to be single storey only (See attached list) provided that a loft room / storage may be installed in the roof structure.

8.2 Double storey dwellings will be allowed on the remaining plots.

- 8.3 Building heights restriction for single storey plots to be a maximum of 6m measured from Natural Ground level to ridge at any point
- 8.4 Building heights restriction for double storey plots to be a maximum of 8.5m measured from Natural Ground level to ridge at any point
- 8.5 All submissions to be accompanied with a Height Certificate by a registered Land Surveyor with all relevant heights shown on plan to confirm heights

**9. GENERAL EXTERIOR REQUIREMENTS**

- 9.1 All exposed plumbing should be adequately screened from the street.
- 9.2 Rainwater goods to be aluminum with same downpipes. Colour to be Charcoal.
- 9.3 Facias to be painted white or Charcoal
- 9.4 External staircases must have simple brick balustrades plastered and painted white

**10. WALL FINISHES**

- 10.1 All external walls to be brickwork with smooth plastered finish, and painted white.
- 10.2 Very light coloured stone cladding will be allowed as an accent features. Sample of stone to be presented to the Homeowners Association for approval.
- 10.3 Permitted wall paint colour : White
- 10.4 Prohibited:
  - Facebrick
  - Spanish and or rough cast plaster
  - Timber constructions and timber log homes
  - No "Tuscan" type plasterwork allowed on the corners or pillars, etc.
  - Any other cladding or textured finish
  - Any bagged finish

## **11. ROOFS**

11.1 Pitched roofs, either double or mono pitch, are to be as below:

- Double pitched roofs to be min 35 to 40 degrees
- Mono - Pitched roofs to be min 17.5 to 25 degrees (for tiled roofs) and 15 to 25 degrees (for metal sheeting roofs) for habitable spaces and to be screened on 3 sides with a parapet wall

11.2 Main forms (Double pitched roofs) to be max 6.5m wide

11.3 Roofs to be simple in design with only right angles allowed

11.4 No overhangs permitted

11.5 No hipped ends allowed. All double pitched roofs to end with a gable wall min 170mm above roof.

11.6 Double pitched roofs to have angled gable walls to match angle of roof. All other gables / parapet walls must be horizontal

11.7 All parapet walls to have rounded (Half Round) tops (no square tops allowed)

11.8 Low pitched roofs (non-habitable spaces example: veranda etc.) to be steel sheeting between 5 & 15 degrees. No tiles allowed on low pitched roofs

11.9 Flat roofs are to be concealed behind parapet walls on 3 sides, except where such roofs serve as covering to verandas and/or canopies to windows.

11.10 Concrete roofs are allowed as a linking element between main roofs and must be screened with a parapet wall

11.11 All roofs must be supported on all corners. No cantilevered roofs or elements allowed

11.12 The following roof finishes are permitted on roofs:

- Double roman – Perspective concrete tiles (Charcoal Colour) or
- Corrugated Iron (Charcoal Colour)
- Gable ends of pitched roofs to be fitted with rectangular louver or window where possible to soften the gable

**12. PERGOLAS & SHADING ELEMENTS**

- 12.1 All pergolas & shade coverings to be simple in design to match traditional style of the west coast and to be natural timber stained dark brown or painted charcoal to match roof.
- 12.2 Pergolas should be planed timber, natural or painted, or treated round poles. Columns/piers may also be smooth plastered masonry, painted white. Colours must be approved.
- 12.3 No cloth or other shading elements are allowed

**13. WINDOWS, DOORS & SHUTTERS**

- 13.1 There are no restrictions on the size of windows.
- 13.2 All windows to be rectangular. No curved or round shaped windows are permitted.
- 13.3 Use of functional / decorative shutters is recommended.
- 13.4 The following materials are permitted:
- Timber (natural or painted charcoal)
  - Powder coated aluminium (colour charcoal)

**14. SECURITY GATES & BURGLAR BARS**

- 14.1 Burglar guards & Security gates are only permitted if fitted internally, in a simple gridded pattern to suit the proportions of the window, preferably in line with the window mullions.
- 14.2 Finish of burglar bars to be clear, white or charcoal
- 14.3 Prohibited:
- Expanda / Trellidoor type security gate & burglar bars to street elevations
  - Unpainted gates / bars
  - Spanish or any other externally fitted burglar bars, Pre-cast concrete
  - Heavily decorative & ornate designs.

**15. BOUNDARY WALLS, DRYING YARDS & FENCES**

- 15.1 All road-facing boundary walls to be plastered to a smooth finish with round tops and painted white. No excessively plastered wall finishes or face bricks are permitted.
- 15.2 Street facing boundary walls within 3m of street boundary shall be a maximum height of 1.8 meters. A maximum of 60% of the boundary length is to be solid smooth plastered with round tops and painted white. Balance may be open fencing 'clear-vu' type or similar fencing coated black.
- 15.3 Internal boundary walls to be to a maximum height of 1.8m. Walls to be solid format smooth plastered with round tops or open fencing. Solid format walls must be painted white on both sides at time of erection. Open fencing to be wire 'clear vu' or similar approved in black.
- 15.4 All tops of walls to be rounded (Half Round) to match parapet walls of dwelling
- 15.5 All fencing to be 'clear vu' or similar coated black
- 15.6 All drying yard walls (kitchen, drying, courtyard) should be plain, smooth plastered bricks or blocks with a half round coping painted white with a maximum height of 1800mm measured from the NGL. Drying Yards maximum length not to exceed more than 30% of the boundary it sits on. They must be high enough to provide the necessary screening. All yard walls and gates must be indicated on the plan and can be part of the boundary wall.
- 15.7 Prohibited:
- Unpainted "mass production" palisade fencing. Unpainted gates / bars
  - Sheet materials, Barbed wire.
  - Any form of precast walling system to street facing walls.
  - Over-designed solid wall detail and/or very ornate palisade.

**16. GATES**

- 16.1 Gates placed in walls to match the main dwelling window & door colour. Gates placed in fencing to match fencing colour.

16.2 Gate designs must be simple with horizontal or vertical slats of timber or aluminium. Colour to match windows

16.3 'Clear vu' or similar gates to be coated black

16.4 Prohibited:

- Sheeting in any form (metal, plastic, fibre cement ) will not be permitted in the construction of gates or horizontal surfaces.
- No elaborate or heavily ornate designs will be permitted.

**17. BALUSTRAIDS & RAILINGS**

17.1 All external balustrades, grabrails or railings to protect against falling to be simple in design with horizontal or vertical elements and to be charcoal in colour.

**18. DOUBLE STOREYS**

18.1 The total area of the first floor must be less than the ground floor (ie houses that look like boxes will not be permitted).

**19. POST BOXES, STREET NUMBERS AND SIGNAGE**

19.1 Post boxes to be integrated as part of the building such as a slot in a wall.

19.2 No freestanding post boxes will be permitted.

19.3 Street numbers to be simple font, horizontally aligned with a maximum height of 200mm. Colour to be black

19.4 No signage of any kind will be permitted on dwellings except for grey water signage for irrigation purposes.

**20. CARPORTS, PERGOLAS**

20.1 These structures are to be designed to be sympathetic to the overall architectural theme

20.2 All new patios or carports shall match existing architectural design of residence.

20.3 No pre-cast garages, temporary carports or lean-to cover structures will be permitted.

20.4 No open format carports will be permitted.

20.5 Prohibited:

- Free standing or Temporary carports.
- Polycarbonate sheeting, Perspex and fiberglass visible from the street.
- Shade cloth carports.
- Shade sails.
- No awnings allowed

**21. CHIMNEYS**

21.1 Chimneys are important traditional elements and must be smooth plastered masonry with a curved top typical to the West Coast, and should be stepped in to achieve a reduced visual effect. If possible, they should form part of a gable end. All chimneys of open fires and braais are to be fitted with Stainless Steel gauze spark retarders to the approval of the Developer.

**22. SOLAR PANELS, AIRCONDITIONING & WATER STORAGE TANKS**

22.1 Solar panels are permitted and should be mounted flush against the roof covering and must be min 300mm from ridge or gutter

22.2 No roof mounted hot water cylinders are permitted.

22.3 The placement of solar heating panels must be carefully thought of and must be incorporated within the overall design of the home/building.

22.4 If solar panels are installed on flat roof, but not flush with the roof, it must be concealed behind a parapet wall.

22.5 Swimming pool heating panels would be allowed if it is installed on a flat roof and it must be concealed behind a parapet wall or as per approval from the Homeowners Association

22.6 Air-conditioning and any other condenser or geysers units must, if not located within a service yard, be installed against exterior walls at ground level, and must not exceed a height

of 1200mm above ground level and must be entirely screened by surrounding brickwork. Colour to match the exterior wall to which it is attached.

22.7 No exposed water storage tanks will be allowed on the street façade.

22.8 Storage tanks should be screened behind a wall, timber lattice fencing or natural hedging.

22.9 Should any Member wish to install a Solar panel, Air Conditioning unit or water storage tank and associated pipework on any portion of the residence, a written application showing the location of the equipment on the site plans together with written comments from the adjacent neighbours, must be made to the Homeowners Association prior to the commencing with installation.

### **23.0 GENERATORS**

23.1 Should any Member wish to use a standby generator set of a permanent or temporary nature at his residence, written application, together with the dwelling site plans, must be made to the Homeowners Association prior to the commencement of the installation.

23.2 Application should clearly state:

- the steps proposed to soundproof the installation whether it be of a permanent or temporary nature,
- that the installation will only be used in the event of a power failure.

### **24. DRIVEWAYS**

24.1 Driveways to be finished in brick paving / cobbles.

24.2 Colour to be from light grey to charcoal grey.

24.3 Exposed aggregate driveways may be used. Exposed aggregate must be dark grey / charcoal

24.4 Prohibited:

- Stone chip with brick edging as driveway / parking area
- Printed and tinted concrete
- Chip & spray or premix

- Railway sleepers
- Painting of driveways is not permitted

## **25. POOLS**

- 25.1 Plans for new pools must be approved by the Homeowners Association prior to submission to Council.
- 25.2 Security access to communal areas must be well defined and secure, to minimize potential accidents.
- 25.3 Municipal approval shall be obtained before commencement of installation.

## **26. COLOUR GUIDE**

- 26.1 Doors, Gates, Windows, Fascias, Barge Boards, Balustrades, Stoep Poles, Exposed Timber, etc: Recommended finishes are sealed natural or dark stained timber or painted charcoal. Any other colour must be approved by the Association, if varying hues are considered and motivated in writing.

## **27. GENERAL LANDSCAPE GUIDELINES**

- 27.1 The establishment of an indigenous plant community is encouraged throughout the estate.
- 27.2 No exotic invader species as promulgated by law are to be introduced.
- 27.3 The use of Stenotaphrum Secundatum (Buffalo grass) is permitted in the private garden areas. The use of Cynodon Dactylon (Kweek) is encouraged.
- 27.4 The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and private property are to be harmoniously integrated

## **28. GARDEN STRUCTURES & ORNIMENTATION**

- 28.1 Shall not be visible from street-facing or communal areas of the estate
- 28.2 No garden sheds or Wendy houses are permitted.
- 28.3 Natural timber jungle gyms may not exceed 1800mm in height and not be visible from street-facing areas.

28.4 Homeowners Association authorization shall be obtained prior to erection.

28.5 To be painted white, natural wood, or charcoal.

28.6 Concrete / Timber / metal garden ornamentation to be approved by the Homeowners Association prior to installation.

**29. PAVEMENTS**

29.1 Pavements to be landscaped to form a coherence with the front garden.

29.2 Gardens and lawns to be well maintained.

29.3 Where stone chips are used for covering the pavement area, a maximum of two thirds of the street frontage, excluding the driveway, may be covered.

**30. APPLICATION FOR AESTHETIC APPROVAL**

**30.1 AESTHETIC APPROVAL**

- Plans are scrutinized at the meeting scheduled for the last week of the month.
- Plans to be submitted to the controlling architects via email in PDF format by the Friday prior to the week of the meeting, which controlling architect shall be appointed by the Trustee Committee.
- All plans must be stamped by the Homeowners Association and Local Authority prior to commencement of construction.
- Where any dispute might arise and no decision can be reached regarding the approval of any of the above mentioned items, the issue shall be brought forward to the Homeowners Association trustees for a final recommendation.
- Approval by the Homeowners Association does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate.

**30.2 PLAN SUBMISSION**

- Plans to be submitted to the controlling architects by the Friday prior to the week of the meeting in PDF format

- Plan submission form must accompany submission.
- No plans will be scrutinized without proof of payment of the scrutiny fee
- A non-refundable scrutiny/review fee per sketch plan shall be payable with submission, alternatively an EFT can be made. Proof of payment will then accompany the submission.
- Scrutiny Fees payable to the controlling architect shall be as determined by the controlling architect:

### **30.3 NATIONAL BUILDING AND LOCAL AUTHORITY REGULATIONS**

- These regulations, conditions and restrictions have to be strictly adhered to. (SANS 10400 & NHBC along with all local municipal bylaws)

### **31. BUILDING COMMENCEMENT & COMPLETION**

- It is required that the building be completed within 12 months after commencement of construction, unless consent has been issued in writing by the Homeowners Association for an extension of time.
- No building work may start before a building deposit of R10 000 is paid to the HOA. The purpose of the deposit is to repair any damage to the public spaces of the surroundings caused by the builders or any entity involved during construction. If the repairs exceed the amount the balance will be payable by the owner before a completion certificate will be issued.
- Application for extension of time for a building going to exceed the 12 month construction period must be done one month prior to the 12-month limit. Validity of application will be reviewed and considered by the controlling architects, Homeowners Association & Trustees. If extension isn't applied for or granted by the HOA a monetary penalty will be issued to the owner at the discretion of the HOA.
- It is the responsibility of the contractor to notify the Homeowners Association and Controlling Architects of completion date for completion inspection. A copy of the approved plans must be available on site for the controlling architect & HOA to determine if any deviations were made on site. If there are any deviations a new plan showing such must be submitted for approval.

## **32. RESTRICTIONS TO BUILDING CONTRACTOR ACTIVITY**

### **32.1 GENERAL**

Certain rules have been adopted relating to building contractor activity in this development. The intention of the restrictions is to ensure that the least possible disruption is caused to residents.

### **32.2 TIMES**

Building operation is only allowed during the following times:

07h00 – 18h00 Normal weekdays 07h00 – 13h00 Saturdays

No building operations allowed on Sundays

Special prior permission from the Trustee Committee is required if building activity is anticipated after hours or on Public Holidays.

### **32.3 SUB-CONTRACTORS**

All restrictions applying to Main Contractors also apply to Sub-Contractors

### **32.4 REFUSE REMOVAL**

Facilities for refuse storage and removal are to be provided by the Contractor and responsibility for the utilization of these facilities by the laborer's rests with the Contractor. Refuse is to be removed regularly; refuse may not be burned on site; fines will be enforced upon the Contractor.

### **32.5 BUILDING RUBBLE**

Regular cleaning of the site is imperative during building operations, and the site is to be kept as neat as possible. The roadway and pavement must be kept clean of all material, rubble and sand at all times

### **32.6 DELIVERIES**

Suppliers providing building material may only deliver on normal weekdays. The Contractor is responsible to move building materials onto the site when a supplier off-loaded such on the pavement or roadway.



32.7 **TOILET FACILITIES**

It is the responsibility of the Contractor to provide toilet facilities for the laborers.

32.8 **NOTICE BOARDS**

Only the conventional Architects/Contractors notice boards will be allowed on site. No sub-contractors' boards are allowed.

## **LIST OF SINGLE STOREY PLOTS WITH A 6M HEIGHT RESTRICTION:**

- Erf 5438 (Plot 1)
- Erf 5437 (Plot 2)
- Erf 5412 (Plot 27)
- Erf 5411 (Plot 28)
- Erf 5410 (Plot 29)
- Erf 5409 (Plot 30)
- Erf 5408 (Plot 31)
- Erf 5445 (Plot 32)
- Erf 5444 (Plot 33)
- Erf 5443 (Plot 34)
- Erf 5442 (Plot 35)
- Erf 5441 (Plot 36)
- Erf 5440 (Plot 37)
- Erf 5439 (Plot 38)
- Erf 5456 (Plot 39)
- Erf 5455 (Plot 40)
- Erf 5454 (Plot 41)
- Erf 5453 (Plot 42)
- Erf 5452 (Plot 43)
- Erf 5451 (Plot 44)
- Erf 5450 (Plot 45)
- Erf 5449 (Plot 46)
- Erf 5448 (Plot 47)
- Erf 5447 (Plot 48)
- Erf 5446 (Plot 49)

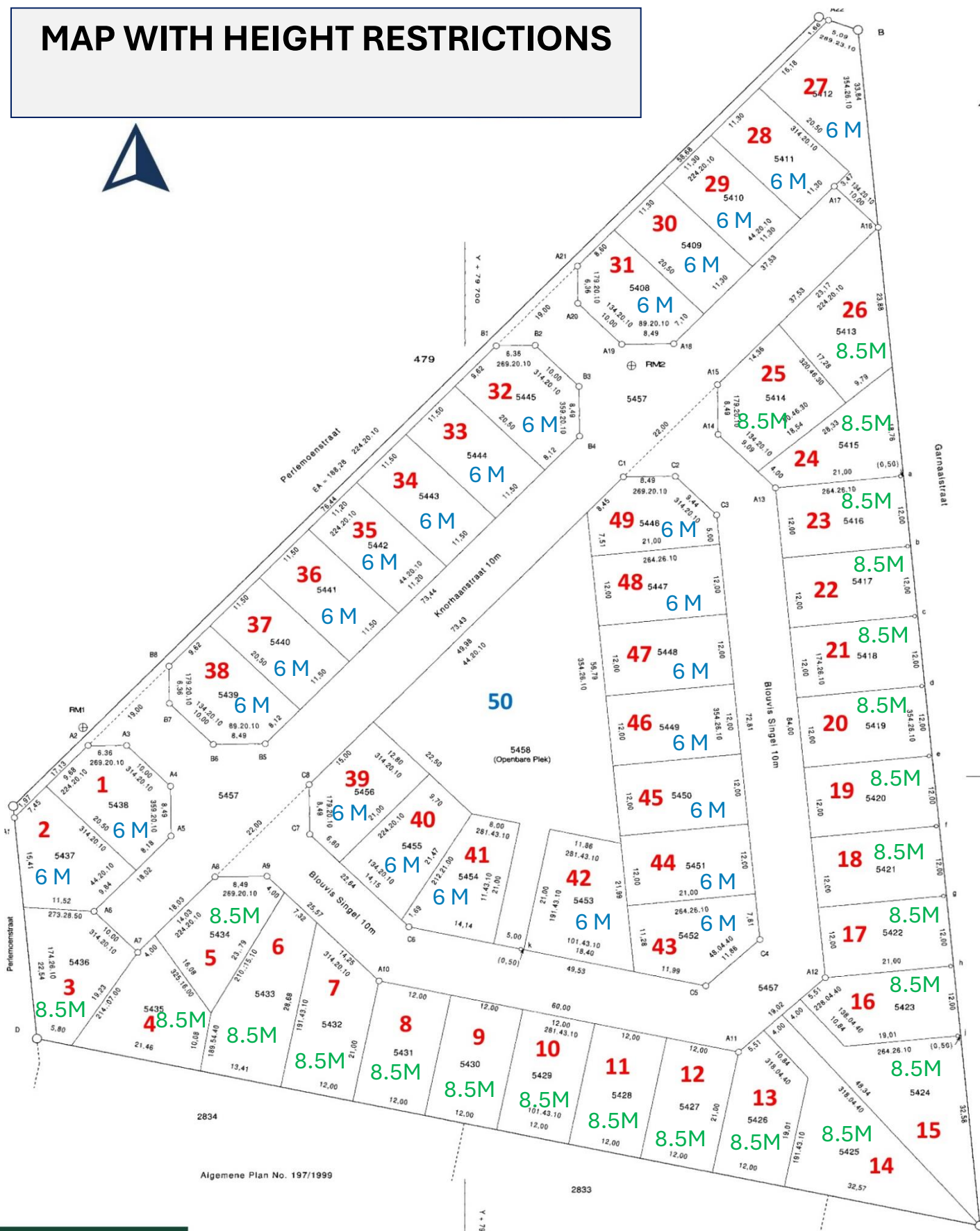
## **LIST OF DOUBLE STOREY PLOTS WITH A 8.5M HEIGHT RESTRICTION:**

- Erf 5436 (Plot 3)
- Erf 5435 (Plot 4)
- Erf 5434 (Plot 5)
- Erf 5433 (Plot 6)
- Erf 5432 (Plot 7)
- Erf 5431 (Plot 8)
- Erf 5430 (Plot 9)
- Erf 5429 (Plot 10)
- Erf 5428 (Plot 11)
- Erf 5427 (Plot 12)
- Erf 5426 (Plot 13)
- Erf 5425 (Plot 14)
- Erf 5424 (Plot 15)
- Erf 5423 (Plot 16)
- Erf 5422 (Plot 17)
- Erf 5421 (Plot 18)
- Erf 5420 (Plot 19)
- Erf 5419 (Plot 20)
- Erf 5418 (Plot 21)
- Erf 5417 (Plot 22)
- Erf 5416 (Plot 23)
- Erf 5415 (Plot 24)
- Erf 5414 (Plot 25)
- Erf 5413 (Plot 26)



HARBOUR'S EDGE  
LAAIPEK • WEST COAST  
WESTERN CAPE

# MAP WITH HEIGHT RESTRICTIONS



Algemene Plan No. 197/1999

2833

