ROMANSBAAI

BEACH & FYNBOS ESTATE, DANGER POINT

Design Guidelines for

Romansbaai Beach and Fynbos Estate

Prepared for

Dangerpoint Ecological Development Company

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G E N E R A L

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1. INTRODUCTION

Romansbaai Fynbos Estate is situated on the Danger Point peninsula which boasts the natural beauty of milkwood groves, fynbos and North-facing beaches.

The intention of the design guidelines is to ensure a visually harmonious settlement that fits discreetly into the environment whilst still allowing maximised potential of sites.

Central to the intentions of the guidelines are:

- **Minimised impact on views by built form**
- **High quality architecture**
- **Commitment to retaining, enhancing and preserving the current beauty of the natural environment wherever possible.**
- **Harmonious co-ordination of architecture and landscape with minimal environmental impact.**
- **Collective consistency towards secure investment value through considered sensitive contextual Architecture. The guideline constraints are intended to define rather than limit.**

All designs are to be approved by the Home Owners Association through an appointed registered professional Estate Architect who will ensure that the guidelines are applied and that the proposed design satisfies the overall aesthetic intent.

It is not the intention to produce an environment of totally consistent uniformity, rather, it is the intention that architects will have latitude to create designs of excellence within a set of common constraints.

Note: No existing built and completed house can be used as a precedent to deviate from these guidelines

It is recommended that architects consult the Estate Architect on any questions of clarity and interpretation of the **design philosophy** prior to commencement of design.

- **Further, a Conceptual / Preliminary Sketch submission is required to avoid costly re-workings of possibly misinterpreted development intent.**
- **Together with the drawing submitted for Estate approval, a typical detail sheet will be submitted to the Estate Architect for record and finishing consistency.**

The **design guidelines** provide an equitable mechanism within which the stated development aims can be achieved.

Categories of Erven:

The erven on the estate have been divided into four categories depicted as **Red, Purple, Blue and Yellow sites** on the Height Restriction Diagram of the Estate in **Annexure D**.

Annexure D [see full sized copy attached]

The guidelines apply to all erven on the Estate, although specific distinctive conditions are described per category.

The development at Romans Bay encourages an integrated approach, where the **architecture and landscaping** result in a sympathetic response to the natural setting.

This is strengthened through the use of **natural materials** such as stone and timber and the use of **earth tones**.

Styles such as Tuscan, Georgian, Cape Dutch or any other revivalist or period style will **not** be permitted.

Composite roof forms consisting of major roof forms separated by flat roof sections and augmented by verandahs and pergolas fragment the massing and minimise the visual impact of individual buildings against the slope of the land.

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1.1 Design Outline _ FORM

1. The scheme is typified by double-pitched barn-like structures set in the landscape.

2. Each design must include at least one such element.

3. Secondary Lean-to roofed elements and flat-roofed elements may augment the major ‘barn’ forms. Pergolas and horizontal, roofed, shaded stoeps are strongly encouraged.

4. Planted roofs are permitted.

5. Planted roofs when contiguous with the natural ground are considered to be ‘new ground’. These elements may have a maximum visible height of 3.5m above NGL. These are excluded from coverage.

6. Built external terraces and plinths are limited to 1.5m visible above NGL on the downslope sides of schemes.

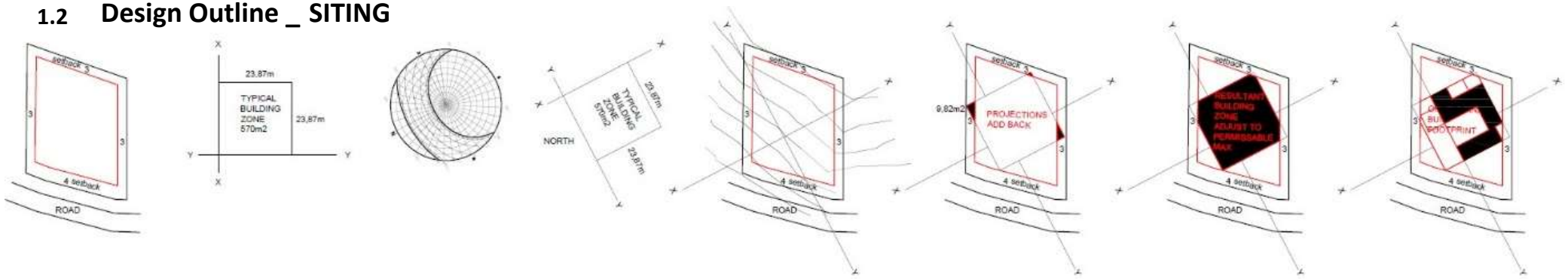
7. Site cuttings on the up-slope sides of schemes may be retained vertically up to 3.5m within 6.5m of main structure. Thereafter, 1,5m terracing applies.

8. Overall heights excluding chimneys are governed by ‘blanket’ restrictions. Chimneys may be 1,0m above blanket height although in compliance with Overberg Zoning Scheme.

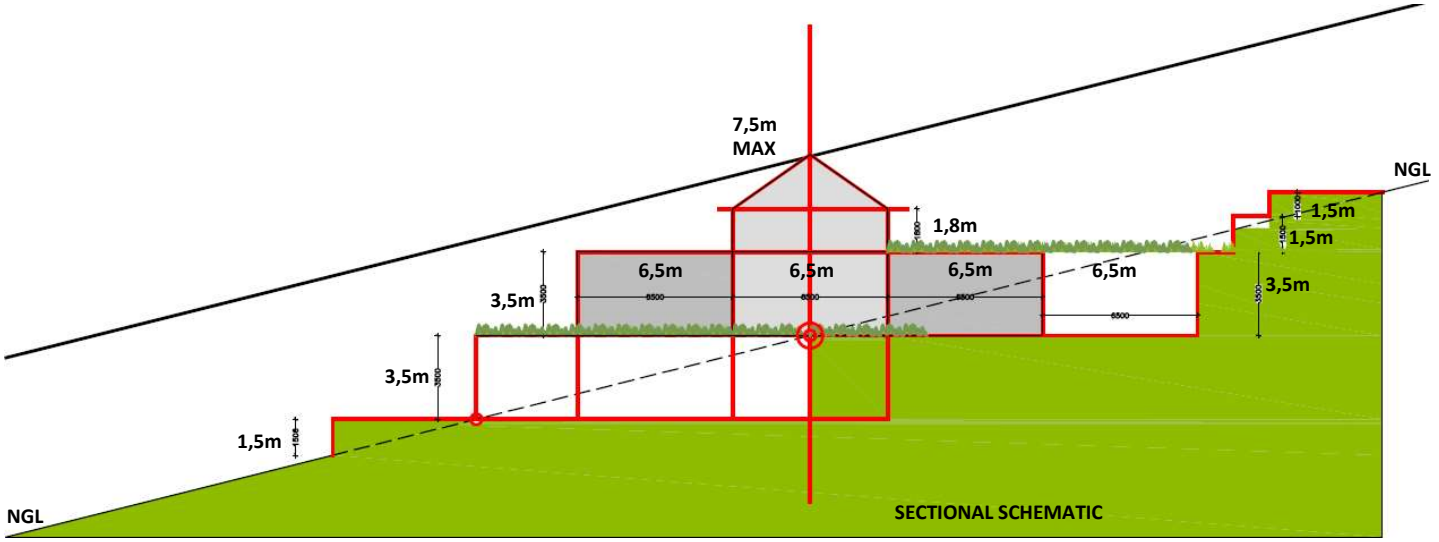
9. Siting and coverage is carefully limited to protect the natural fynbos environment.

10. Materials and finishing must adhere strictly to guidelines.

1.2 Design Outline _ SITING



TYPICAL SITE incl. setbacks | TYPICAL BUILDING ZONE | ORIENTATION | eg.North / Topo / View | PLACEMENT / ESTABLISHMENT of Building Zone | GEOMETRY of Building Zone | BUILT FORM Orthogonal Footprint



2. BUILDING ENVELOPES

2.1 Building zone

The intention of the **building zone** is to limit excessive **coverage** on sites and to ensure a maximum area of **natural fynbos** between houses.

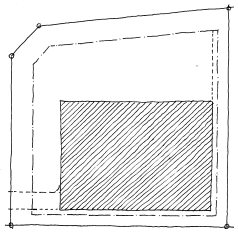
All built work including house, courtyards, swimming pool, parking, cultivated gardens and areas of paving must be set within a **maximum pre-defined building zone**.

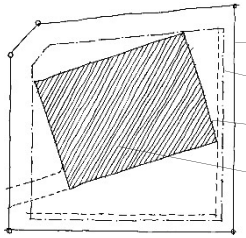
Built form shall be arranged orthogonal to primary rectilinear building zone geometry.

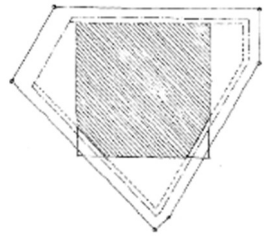
This building zone is to be square or rectangular.

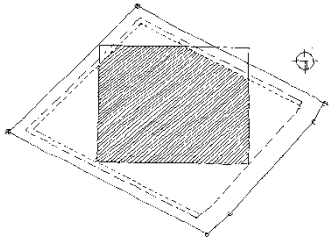
Where the orthogonal form is inhibited by the site geometry, the resultant truncation of the rectilinear building zone will be acceptable. Truncated areas may be added back into building zone and the building zone adjusted accordingly. This building zone can be placed anywhere on the site and orientated as required given only that it must be set back a minimum of 1 meter from both the side and rear building lines. This ensures a minimum of 6 meters of natural fynbos between buildings on adjoining properties. Complex rectilinear building zones are excluded.

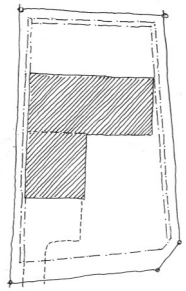
If it is preferable when planning the layout, it will be permitted to divide the permissible building zone area into two or three co-joined rectangles in order to more adequately accommodate an "L" or "T" or "U" or "H" shaped plan. This could eliminate left over unused building zone area and result in a more efficient use of the permissible area. The sum of the areas of each rectangle cannot exceed the total permissible area. Rectangles must be orthogonal to each other.











2.1.1 Areas of building zones

- Purple erven – **650m²** maximum
- All others – **570m²** maximum
- Erf 157 – **1265m²** maximum
- Erf 128 – **960m²** maximum
- Erf 64 – **650m²** maximum

2.1.2 (External parking approaches and driveways must be within the building zone excepting for) Two uncovered visitors standard parking bays and the portion of driveway from the street edge to the building zone may be outside the building zone. The driveway should be no more than 3.5m in width whether it falls inside or outside the building zone.

2.2 Footprint

The intention of the **footprint** is to restrict the size of each individual house to reduce its visual impact. The building **footprint comprises all enclosed roofed areas** and must be entirely **within the building zone**.

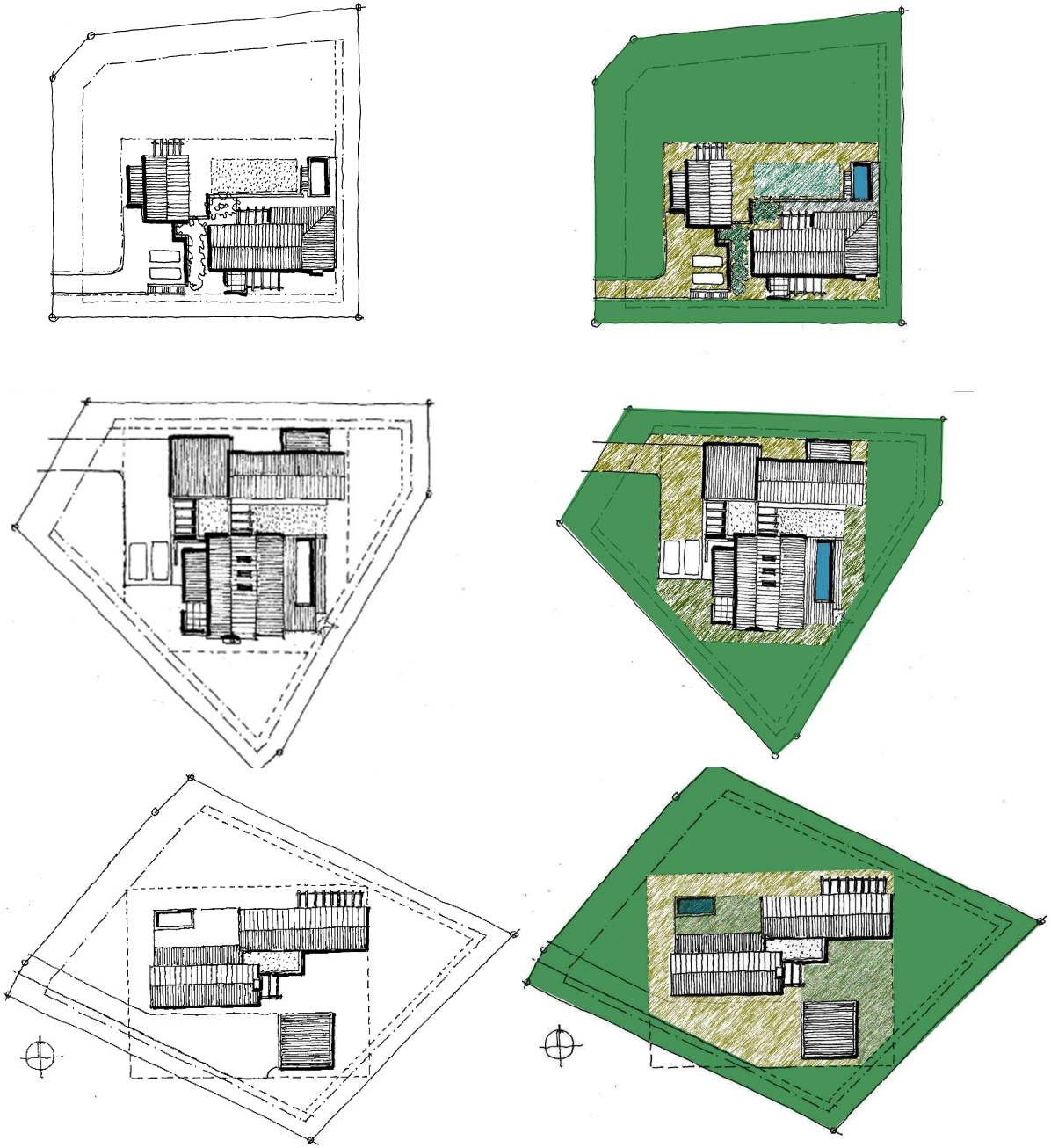
Planted Roofs :

Flat roofed portions of the building which have roofs which are planted with natural fynbos and which are **contiguous with the natural ground** levels may be excluded when calculating the footprint area.

2.2.1 The maximum footprint for the front row houses [purple category] is **70%** of the building zone and for all other sites it is **300m²**.

2.2.2 The effective **coverage** on any erf may not be more than is permitted in the **Overstrand scheme regulations** (**50%**).

2.2.3 See annexure G - Coverage



2.3 Building lines

Building lines are as per the Overstrand town planning scheme and are as follows –

From a street boundary – 4.00m
From a side boundary – 2.00m
From a rear boundary – 2.00m

NOTE:

The **building zone** placement is to be determined by each architect.

The **building zone** is to be set back a minimum of **a further 1 meter from all building lines**.

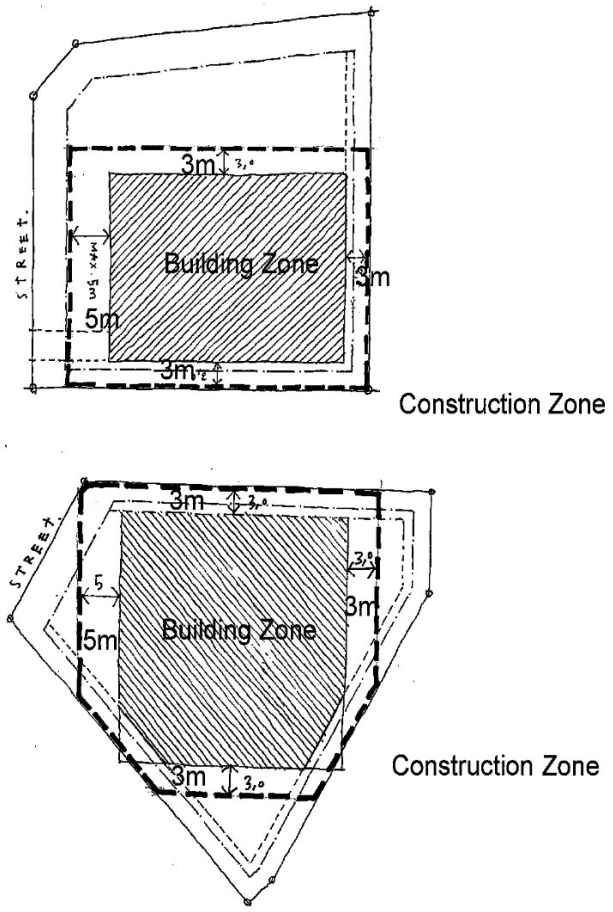
2.4 Construction zone

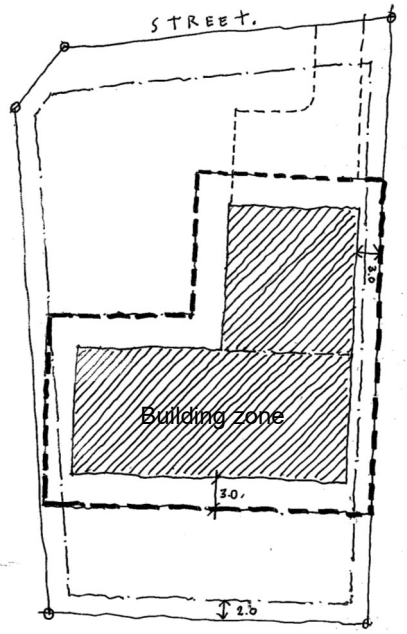
The construction zone is a space that is to be set aside around the perimeter of the building zone to allow for the activity of construction. Although the space will be determined specifically for each proposal by the environmental control officer it is to be a maximum of **5 meters** away from the building zone on the street edge and a maximum **of 3 meters** on the other sides.

The construction zone is to be rehabilitated and planted with natural fynbos after construction is completed. **(ref. Plant List)**

2.5 The red beach escarpment (SEE ANNEXURE J)

The red beach escarpment sites and terracing on the seaside must be within the building zone with the house set back at least 5m from the terrace.





2.6 Height Restrictions

A blanket height restriction of between 5.5 and 7.5 meters measured from natural ground level, based on a professional survey of the pre-earthworks site. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

2.6.1 The height restrictions on the specific sites are as follows as per **height restriction diagram (Annexure D)**.

- Yellow sites - 7.5m
- Red sites - 6.0m
- Blue sites - 5.5m
- Purple sites - 7.5m

2.6.2 No house may be higher than what is permitted in the Overstrand zoning scheme regulations (8m from base level to top of roof).

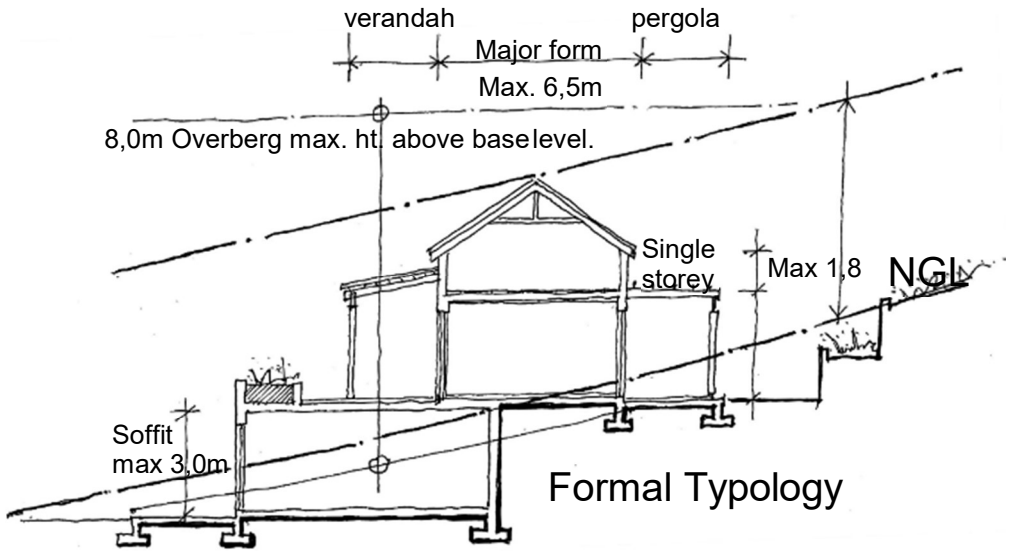
2.6.3 Flat roofs planted with fynbos and contiguous with the natural ground levels are limited to single storey sections and to 3.0m from FFL to soffit.

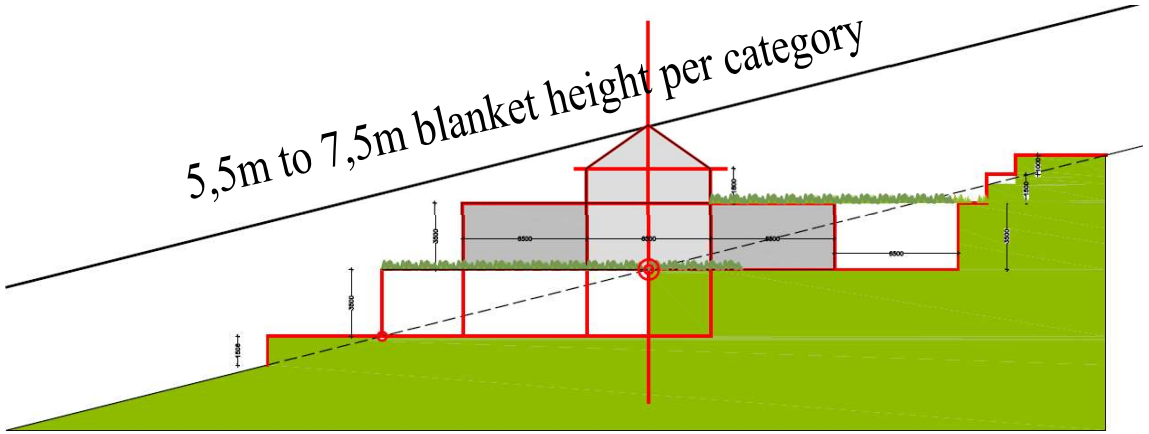
2.6.4 Any double storey portion of the house must be a maximum of **50%** of the footprint as defined in (2.2) **excepting that for the purpose of this calculation only**, flat fynbos planted roofs contiguous with the natural ground levels **will be included** in the footprint areas.

A **double storey** will be defined as any first floor which has a **floor to wall plate height greater than 1.8m**.

2.6.5 No unarticulated exposed vertical face of solid wall or glazing [excl gables] may be taller than **6,0m above finished ground level**.

2.6.6 The maximum height of a lean-to's and verandahs at eaves, will be 3.5m above the finished floor level directly below.





3. BUILT FORM

The intention is to build an environment which fits into both the natural and traditional cultural context of the region. Regional vernacular architecture has been referenced in establishing the design guideline intent but does not imply direct stylistic mimicry.

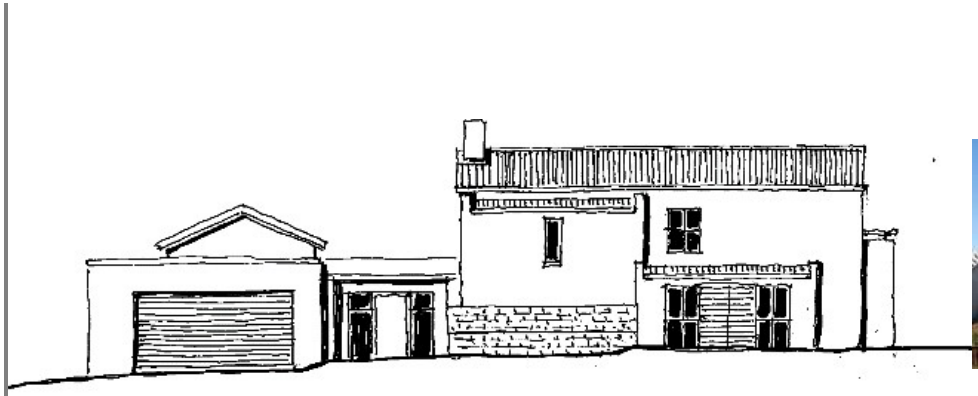
It is essential to be site sensitive in the natural context of Danger Point peninsula, historically considered a remote and wild place. The architecture should acknowledge this.

House forms should be compositions of *composite-rectangular* forms as opposed to singular *monolithic* structures.

The architecture is conceived as *additive,* where major plan form elements are connected by minor form elements.

Differentiating vertical and horizontal planes through the use of materials, colour and texture is encouraged to further achieve elevational articulation.

Additive elements such as verandahs, balconies and pergolas further articulate the building form increasing shading and relief and are encouraged in order to avoid or minimise the visual impact of large unarticulated planes.



3.1 Plan forms

3.1.1 Major forms must be orthogonally arranged in relation to the building zone.

All secondary built form to be orthogonal to the major forms.

Landscape elements are not restricted geometrically.

3.1.2 Plan forms are to be composed of a single or series of rectangular **major** plan forms which are arranged orthogonally and articulated with similarly orthogonal **minor** plan elements.

3.1.2.1 Major Plan forms

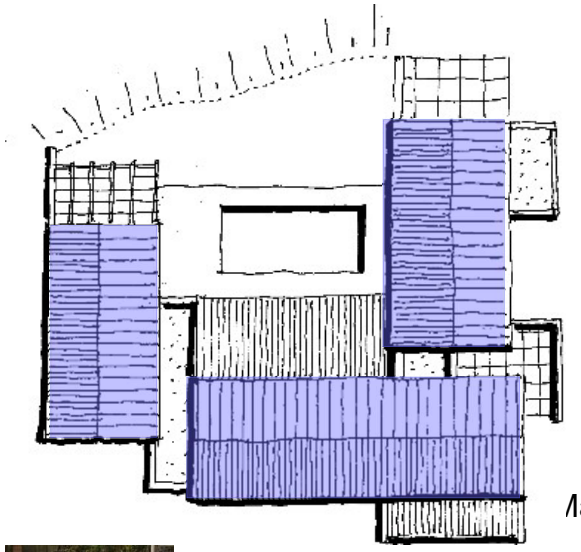
These must have double pitched roofs and are limited to a maximum width of 6.5 meters.

- Major plan forms must have a width to length proportion of no less than 1 : 1,5

3.1.2.2 Minor Plan elements

These will consist of the following:

- Verandahs and lean-to's
- Concrete roofs
- Pergolas



Major Forms

3.2 Walls [Major/Minor form External Walls]

External exposed walls not covered by pergolas or verandahs should be articulated to reduce the visual impact of large expanses of wall.

3.2.1 Masonry Walls

Decorative plaster mouldings, quoining or rustication, excepting plinths, will **not** be permitted.

Simple mouldings around windows and doors and simple copings to screen and boundary walls **will be permitted**.

3.3 Terracing of front edge for red beach escarpment sites (SEE ANNEXURE J)

Intention: The macro-architecture of the red beach escarpment sites is seen as particularly important owing to the highly visible nature of the sites. Setting the fronts of the houses back from the terrace edge and promoting a "long, low horizontal" type of architecture will create a unifying set of strong horizontal lines across the site. The houses on the slope will read more as geological strips than as a collection of houses, and feel more "landscape" than "house".
The view-facing edge of the platform can be built as a terrace with stone retaining walls or as a landscaped slope. The sides of this terrace are to return and merge into the landscape in a sympathetic manner.
If the terrace edge is constructed as a landscaped slope it may fall within the Construction Space (i.e. outside the Building Zone). The slope must be replanted and rehabilitated.
The height of the terrace edge may not exceed 1.5m (including balustrades if required) from natural ground level at that point.
The front line of the building must be set back 5 metres from the front of the terrace. Site 160 is exempt due to it having a long narrow Building Zone.

4. ROOF FORMS: GENERAL

Roof forms and roof colour play a significant role in establishing a cohesive Architectural language and a sense of homogeneity within the development. Diamondek Roof sheeting and Victorian profile are allowed. Matt finish only.

Major form roofs: to be double-pitched. 17,5° to 40°

Minor form roofs: Verandah's + Balconies max depth 6,5m

Lean-to's max 6,5m [head-wall to eaves]

Flat roofs permitted only with parapets

No parapet gables will be allowed on major forms.

No hipped roofs are permitted except on verandahs.

Bargeboards are recommended on gable ends and lean-to's.

Eaves should be **clipped eaves** with no overhang.

Roof-windows co-planar with the roof, are allowed. Finishes are to merge with roof colour unless natural timber.

Dormer windows:
Mono-pitched dormer roofs are accepted.

Long dormers of this type are acceptable as long as a substantial portion [min. 1 full sheet width] of the main roof remains at gable ends.

"Victorian" style dormer windows (with pitched or hipped roofs over) will not be allowed.

Pergolas: the use of pergolas is encouraged, particularly to shade areas of glass.

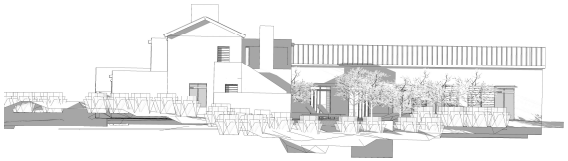
4.1 Major Plan Forms (ROOFS)

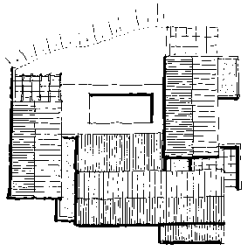
4.1.1 Major plan form elements are to be pitched roofs with pitch of 17.5º to 40º with the ridge placed centrally.

4.1.2 Roofs of major forms cannot be joined with hips or valleys but must be discrete, linked only by minor form linking elements.

4.1.3 Gable ends can be constructed using the following materials:

- Glass
- Timber boarding / 'Nu-tec boards [no textures]
- Masonry to match the walls of the house





4.2 Minor Plan Forms (ROOFS)

4.2.1 **Lean to** and **Verandah** roofs are to have a pitch of between **3** degrees and **10** degrees. Verandahs may be constructed using masonry, timber or steel or a combination of these and colours and materials are to be as per the colour palette.

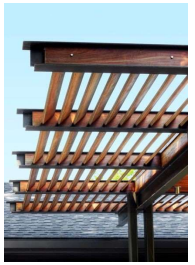
4.2.2 **Flatroofs** [concrete or boarded] with parapets may be used as linking elements between major plan forms, as well as for minor forms. They are to be finished with brown stone chip and no reflective finishes such as aluminium paint are to be **visible** . The area of flat concrete roofs will be limited to **20% of the total footprint of the house**.

Parapets to flat concrete roofs are to be a minimum of **250mm** high.

Flat concrete roofs are also permitted where they are contiguous with the natural ground and are planted with indigenous fynbos. Should these be used as terraces, no more than 25% of the area can be finished with either timber decking or paving.

Any area of concrete roof classified as planted roof [ie not included in footprint] is permitted a maximum trafficable paved surface of **25%** of area.

4.2.3 Pergolas will be encouraged to provide shading on elevations and as devices to enhance fine grain to elevations. They may be constructed of timber, steel or a combination. Colours are to be as per the specified colour palette.



4.3 Garage Roofs

4.3.1 Garages and outbuildings are to be roofed to match the roofs of the house.

4.3.2 Garages may be free standing or form part of the main building's roofs **[ie major or minor forms]**

Free standing major form garages and outbuildings to comply with 1 : 1,5 plan proportion.

4.3.3 Carports to match pergola language.
Visible translucent sheeting is not permitted.
Metal sheeting to match lean-to's and verandahs.

4.4 Roof Windows

4.4.1 Velux or similar approved roof windows used in the plane of the roof will be permitted.

4.4.2 Maximum size 780 x 1400mm.

4.5 Eaves

Eaves are to be clipped.

4.6 Gutters

4.6.1 Rainwater goods to be pre-coated aluminium.

4.6.2 Colours are to be as per specified colour palette.








5. DOORS AND WINDOWS

It is intended that there be large areas of glass to take advantage of the views available from all orientations. It is encouraged to have walls interposed with glass areas of transparency to erode the form of a monolithic building. Large areas of glazing are ideally set behind shading devices such as balconies, veranda roofs and pergolas and the shape and proportions of glazed areas, doors and windows are to be rectangular (except for gable ends). No arches are permitted. Large areas of glass should be juxtaposed with solid wall planes as opposed to repetitive window puncture walls.

5.1 Window Types

5.1.1 The following window types will be allowed:

5.1.1.1 Side hung casements
Top or bottom hung
casements Vertical sliding
Horizontal sliding

5.1.1.2 No profiles to be less than 45m x 65m

5.1.1.3 No winblock type windows allowed.

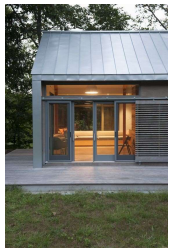
5.1.1.4 No reflective glass allowed.

5.2 Clerestorey Windows

5.2.1 The use of Clerestorey windows will be permitted and indeed encouraged.

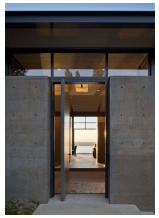
5.3 Glass Standards

5.3.1 Glass standards to conform to the national building regulations and particular attention should be given to SANS 10400 XA. Which deals with the thermal and insulative qualities required of the glazing to structures.








5.4 Burglar Bars

5.4.1 No external burglar bars will be permitted.

5.4.2 No external type “Trellidor” will be permitted.

5.5 Garage Doors

5.5.1 Garage doors should be horizontal slat type doors in either natural or painted timber or powder coated aluminium in colours as per specified colour palette.

5.6 Shutters

5.6.1 Non-functioning shutters will **not** be permitted

5.6.2 Shutters can be natural timber, timber painted to approved colour, to match colours of house, or aluminium in approved colour.

6. EXTERNAL ELEMENTS

6.1 Retaining Structures

6.1.1 It is imperative that the existing topography by carefully considered when siting of buildings, terraces, courtyards and gardens are planes. Houses should be stepped or terraced across the site and low retaining structures are to be used which are sympathetic to the natural contours of each site.

6.1.2 Height of Retaining Structures

6.1.2.1 No front (down-slope) terrace structure may exceed 1.5 meters in height.

6.1.2.2 Retaining terraces which exceed this height must be stepped with minimum of 1.5 meters between terraces.

Back (up-slope) retaining structures may be a maximum of 3,5m vertically within 6,5m from buildings. Thereafter 1,5m terraces to be used.

6.1.2.4 Timber decks which are cantilevered or supported on timber or steel columns may extend beyond the retaining wall. The supporting columns however must be no taller than 1.5 meters from the ground level below to the point of connection with the deck.

The area below the deck needs to be suitably landscaped to reduce the perceived height of the deck.

6.1.3 Finishes of Retaining Structures

6.1.3.1 Plastered and painted masonry to match the colours of the house.

6.1.3.2 Dressed stone.

6.1.3.3 Banked earth may be used at changes of level but may not exceed 1.5 meters in height. The gradient shall be between 1:1 and 1:2.

6.1.3.4 Gabion cages filled with natural stone as per materials specification.

6.1.3.5 “Terraforce or Loffelstein” type retaining structures will **not** be permitted.

6.2 Balconies and Roof Terraces

6.2.1 The privacy surrounding properties should be considered and as a general rule no balconies should overlook the living spaces of adjacent dwellings.

6.2.1.1 The floor finish of balconies should have muted natural tones.

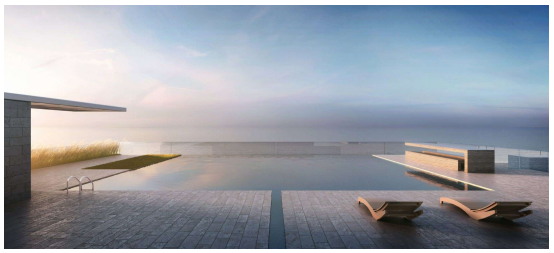
6.2.1.2 Balcony roofs must be in character with that of the main house and may be either an extension of the major plan form roof or roofed as for Verandahs and Lean- to's or with pergolas in timber or steel as previously described in section 3.

6.2.2 Balustrades

6.2.2.1 Balustrades may be constructed from timber, glass, steel or a combination of these materials.

6.2.2.2 Designs are to be simple and without ornate details.

6.2.2.3 Where the balustrade is an extension of the wall ofthe building below it can also be constructed with materials used in the construction of the house i.e. painted, plastered, masonry or natural stone and a studied balance of this type of upstand together with lighter steel and timber rails would be permitted. This would further contribute to the reduction of the perceived scale of elevations in the secondary or minor form elements.



6.3 Fencing, Walling & Screens

Intention: to blend with the Estate Landscape Architecture. As previously stated, walls and fences are only found with the Building Zone. This is to allow the fynbos to “flow” as freely as possible between the houses.

There is to be no fencing or walls around the residential erven. Within the Building Zone, limited fencing or walled space can be created contiguous with the house, to serve as courtyards, drying yards, car courts, pool enclosures etc.

Courtyard walls, walls in the garden, fences: to match wall of house (i.e. stone or painted plaster), “latte” in dark colour or natural weathered, slatted timber stained dark brown, ref Colour Palette (vertical or horizontal slats).

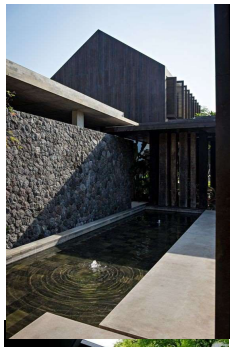
Maximum height of 1.8m within footprint, or 1.2m maximum height within building zone.

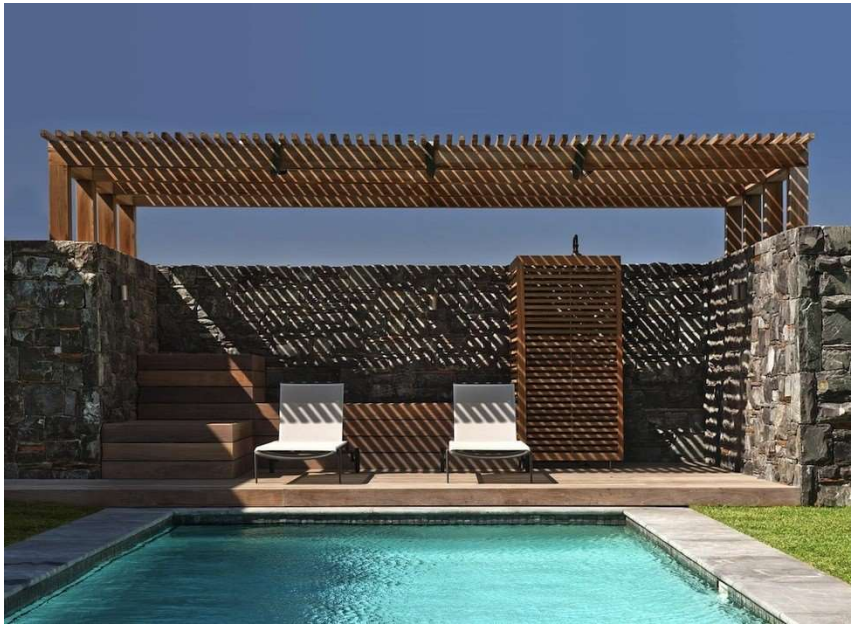
Plain unvarnished, un-oiled hardwood timber fences or screens are allowed.

Stained and oiled hardwood and painted timber according to colour palette for walls only. Black or charcoal grey steel palisade fences to approved detail and black weldmesh fences to approved detail are allowed.

No electrified, razor wire or barbed wire fencing will be allowed.

Under no circumstances will fences or walls which are not in keeping with the aesthetics of the estate be allowed. Any fence, screen or wall must be approved.





Laundry or drying yards and any storage areas must be completely hidden from view and must be incorporated into the building zone area.

Clearvu fencing in charcoal colour, a maximum of 1200mm high may be used only with the permission of the Estate architects in a limited way outside of the building zone to assist with the enclosing of areas for pets. It should be placed and planted in such a way as to be as visually unintrusive as possible.

Entrances to properties may be defined by masonry or stone gate posts no more than 1.8m high and not more than 1.8m wide. This is the only structure which may be built on the boundary of the ERF.

6.4 Pools

No “feature” rocks, fake rocks or rock pools will be allowed. Pools or ponds are to be located within the building zone.

Visible edges of rim-flow pools shall be in a colour or finish which is in accordance with walls of retaining walls. See colour palette.

Pools to be either fenced with Estate approved pool fence in approved colour (to Landscape Architect’s design) or walled with walls of minimum 1200 high.

Pool pump to be in fully enclosed chamber to reduce noise. Pool pumps must be incorporated into building zone for example into courtyards.

Free-standing pumps will not be allowed outside of the building zone or in any fynbos areas.

Backwash water shall be dealt with in terms of the OEMP document.

Pool colours shall be grey, natural cement or black. No bright colours, white blue or green pools will be allowed.

Under no circumstances will ponds be allowed in the no-go fynbos areas. Ponds are however allowed within the building zone.

No rock pools or artificial rock water features will be allowed.

All pools, pool fences and water features must be approved by the Estate Architect prior to construction.

6.5 Driveways and hard landscaping

All driveways and paving that are visible from the road shall match the Estate's exposed aggregate paving or be constructed of "grass block" paving or similar. Driveways may not extend more than 3.5m along any street edge.

Driveways may not extend down the side of the building zone but must go directly from the road to the building zone thus reducing any "no go" area that it may have to cross if the building zone is set back from the road subject to the review by the ECO.

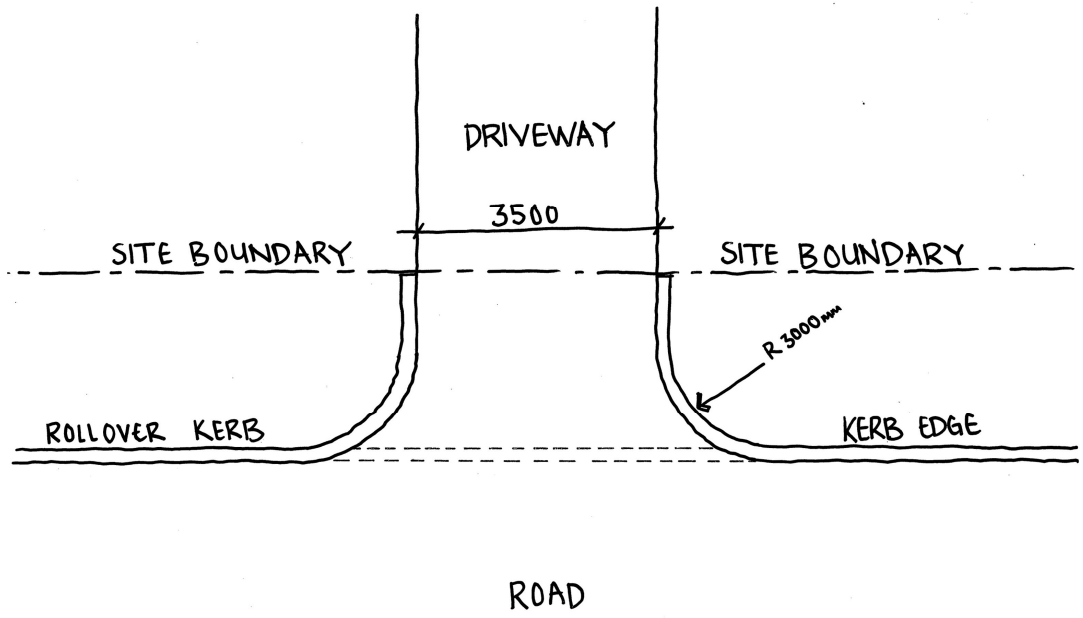
Where driveways cross the road reserve (sidewalk) area, the owner shall be responsible for the installation of two 110 diameter sleeves. These are to be installed 600mm under the finished level of the driveway, and must extend at least 600mm beyond the edges of the driveways.

The kerbing at carriageway crossings should be extended from the road edge across the road reserve and a minimum of 3m radius bellmouth should be formed.

Two guest parking bays must be supplied per erven within the Building Zone. This is over and above any garages and parking that is required for the owners.

All paving or hard surfacing must be indicated on the site plan and must be approved by the HOA prior to installation. Under no circumstances will tar or plain concrete kerbs or plain concrete edgings be allowed.

For Hard Landscaping other than driveways, exposed aggregate pavers, revelstone pavers in earthy colours, "grass block" pavers or similar will be allowed. Although semi-hard surfacing such as crushed shell, gravel, rock or pebbles is encouraged as an alternative to hard paving, these will not be allowed in lieu of planting and are not allowed anywhere outside of the building zone, with the exception of the 3.5m wide driveway.



The use of timber decking in hardwood with natural finish (no varnish or oil) or Tanalith treated timber as outdoor surfacing is encouraged.

Timber log edged pathways will not be allowed anywhere.

Under no circumstances will homeowners be allowed to construct pathways or boardwalks from their erven to provide private access to natural or fynbos areas. The only access to these areas is through the estate path and boardwalk system.

Where access roads to houses are in slopes >1:4, then roads should be aligned at 90 degrees to the slope to avoid cutting in. Such steep sections should be paved with 75mm interlocking pavers to ensure necessary grip.

1. MATERIALS AND COLOURS

7.1 Walls

7.1.1 Walls to be constructed generally of clay brickwork (280mm cavity), plastered, concrete bricks (230mm cavity), plastered.

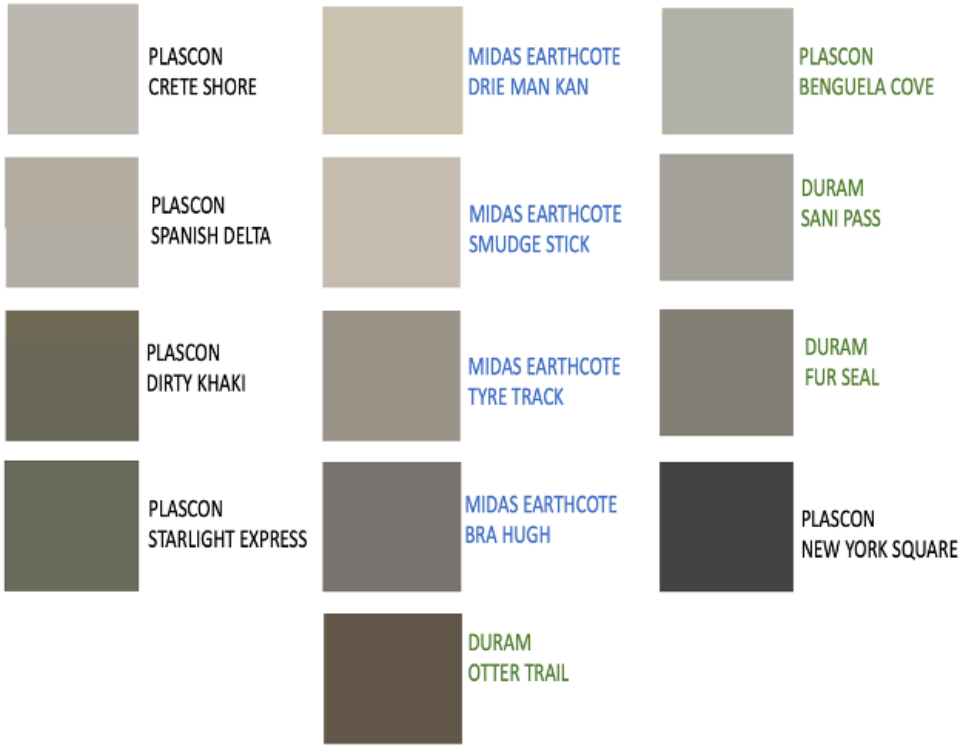
7.1.2 Bagged brickwork can only be used as an accent texture on exteriors.

7.1.3 Limited use of natural stone (as per the Estate detail), off shutter concrete with a weathered finish, Everite, clap board painted and/ or metal sheeting similar to the roof will be encouraged when used sensitively to assist with the articulation and reduction of visual impact of large expanses of wall.

7.1.4 External paint colours are limited to a small selection that blends in with the natural surrounding Fynbos.

7.1.5 Paint colours selected MUST BE indicated on the plans when submitted to HOA.

7.1.6 There is no prescribed make of paint, but for ease of use the following colours (or simulations thereof) as named by the suppliers are allowed.



NOT PERMITTED

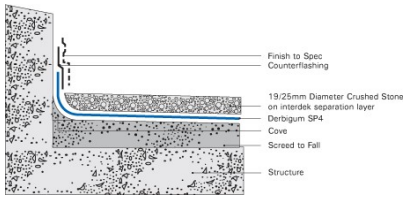
- Entire “bagged plastering” exterior will not be allowed, it’s to be used as an accent texture.

7.2 Roofs

7.2.1 Roofs can be in black slate, dark charcoal slate, “brown built” profile metal sheeting or “Diamondeck” profile metal sheeting and “Victorian” profile metal sheeting. Colours to be charcoal, matt stone grey, dove grey, epoxy coated finish. Matt finish only.

7.2.2 Flat concrete roofs are to be planted or where used as linking elements or minor forms, finished with Malmesbury brown, or grey stone chip granite.

7.2.3 Fascia’s and gutters to match roof colours or in tones from colour list.



7.3 Doors, windows, shutters

7.3.1 Weathered teak or similar

7.3.2 Dark brown oiled timber (stained with approved stain to later ref to achieve dark brown)

7.3.3 Painted timber: Plascon "Colour Expressions" range, satin finish Velvaglo in the following colours:

Y4-E2-1 Samovar
Y4-E1-1 Ranchero
Y4-E1-2 Hideout
Y4-E1-3 Passage Way
Y4-E1-4 Marshy Habitat
Y4-E2-2 Houri
Y4-E2-3 Evasive White
Y3-E1-3 Dirty Khaki
Y3-E1-1 Jungle Pride
Y3-E1-2 Walking Stick
Y3-E1-4 Corinthian Pillar
Y3-E2-1 Hollyhock
Y3-E2-2 Ageless
Y3-E2-3 Fresh Linen

Plascon dark grey range

GR N04 Black Ebony
GR N02 New York Square
ALY01 Silk Aluminium
GR N03 Zaire Junction
GR Y15 Roman Nights

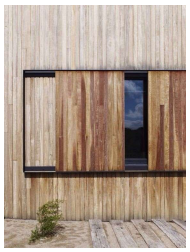
Plascon Essential Collection

49 Mandarin Tusk
50 Off Shore
51 Geneva Morn
52 Crete Shore
53 Paris Paving
54 Rhine Castle

7.4 Powder coated aluminium

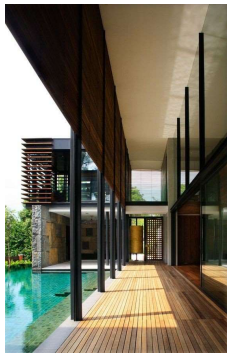
Akzo Nobel "Interpon" powder coatings in colours below, or as per Plascon codes above :

ANP 37030 Matte Stone grey
ANP 17030 Gloss Stone grey
ANP 39007 Matt grey
ANP 1021 Gloss Seal grey
ANP 1729 Gloss Light grey
ITC 1712 Gloss Dark Admiralty grey
ITC 17016 Gloss Anthracite grey
ITC 37016 Matte Anthracite grey
ANP 1055 Gloss Charcoal
ANP 3055 Matte Charcoal
ITC 19005 Matte Jet Black



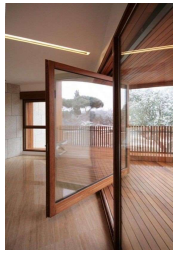













7.5 Anodised aluminium:

Ref manufacturer: Ferro
Ref code: VP 9119 Matt Bronze Aluminium

7.6 Frameless glass and matte stainless steel framed doors

7.6.1 Frameless glass system to be *Cover* system or equal approved.

7.6.2 Any metal on glass doors to be matte stainless steel.

7.7 Burglar bars, screens balustrades & lattices

7.7.1 Timber

Weathered teak (or similar approved), dark oiled or painted as elsewhere

7.7.2 Metal

Painted or epoxy-coated in colours as per timber.

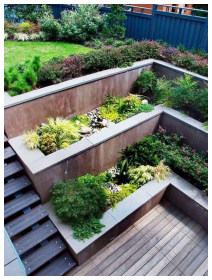
7.8 External paving, floor tiles & timber decks

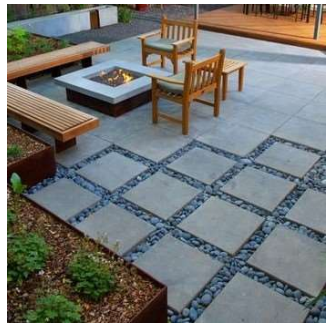
7.8.1 Timber

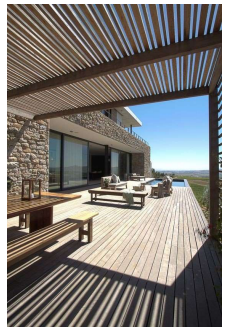
Weathered teak-type or similar approved or dark oiled timber

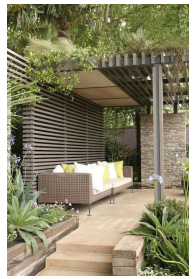
7.8.2 Exposed aggregate pavers with granite aggregate

7.8.3 ‘Revelstone’ or similar pavers in earthy tones









8. SERVICES

8.1 Rainwater

8.1.1 It is recommended that a 5KL water tank be installed at each dwelling to receive water from the roof for the use in garden irrigation, these tanks are to be either sunk in the ground or contained within a courtyard or screening with walls.

8.1.2 Storm water runoff is to be carefully controlled to avoid soil erosion and storm water reticulation is to be indicated on the building plans submitted. Any channels required are to be constructed using materials in keeping with the landscape guidelines. Precast concrete channels will not be permitted.

8.1.3 Storm water will be dispersed in grassed or reeded channels/swales.

8.2 Plumbing

8.2.1 All drainage pipes except for low level stub stacks are to be concealed within the walls or structure.

8.2.2 All plumbing fittings, sanitary ware and brassware used in the house are to be water wise.

8.2.3 The use of grey water systems is encouraged.

8.2.4 All shower heads must be fitted with water saving devises, i.e. low flow shower heads, tap aerators and/or flow restrictors must be installed on all taps.

8.3 Air Conditioners

8.3.1 All air-conditioning condenser units are to be installed at ground level and screened behind a wall at least 1.2m high.

8.3.2 No window mounted units are permitted.

8.3.3 Houses to be effectively insulated so as to reduce the need for air-conditioning as much as possible.

8.4 Satellite Dishes and Aerials

8.4.1 Satellite dishes and aerials to be positioned so as to be as inconspicuous as possible.

8.5 Lighting

Intention: The general principle for the Estate is that lighting should be minimal and cause the least visual impact. At night this will give a rural rather than an urban/suburban feeling to the site. Another benefit will be to protect the currently impressive star-scape at night. Outdoor lighting is to be kept to a minimum and at low levels (bollards or wall mounted shielded down- lighters).

Under no circumstances will security/flood lighting be allowed. Lighting at entrances to driveways: subtle lighting to illuminate number only will be allowed.

8.6 Laundry and Refuse Areas

8.6.1 All drying yards and refuse storage areas to be concealed within courtyards or behind screening walls.

8.7 Signage, Lettering and Numbering

8.7.1 No illuminated signage permitted.

8.7.2 Lettering or numbering to be a maximum of 150mm high.

8.7.3 Type face to match that of the Estate.

8.8 Alternative Power/Solar

All lighting of gardens, courtyards and building exterior is to be subtle. No floodlights or up lighters. No coloured lighting will be allowed. Any lights above 1m height above ground level are to have baffles or hoods to direct the light downwards. All garden lights (e.g. bollards) are to be black or stainless steel.

Interior lighting must be designed in such a way thatthe light source is shielded from view outside. No naked light sources are to be visible from outside. Only reflected light should spill out from the house.

All lighting must be approved by the Estate Architect. Energy saving low voltage, LED's or compact fluorescent lights, instead of incandescent lights, must be used.

8.8.1 The installation of solar panels for water heating is encouraged.

8.8.2 Solar panels need to be inconspicuously installed and no combined tank and panels will be permitted unless it is so placed as to not be visible from the perimeter or exterior of the property.

8.8.3 All installed geysers must be covered with geyser blankets.

8.8.4 All electric geyser thermostats to be set at the most optimal temperature.

8.8.5 The use of photo voltaic solar panels for the production of some or all of the homes power requirements is encouraged.

8.8.6 PV panels must be fitted to the pitched roof at the same pitch as the roof. They may be tilted above flat roof connecting elements only if they are not visible from the perimeter of the property. Layouts of panels must be submitted to and approved by the Architectural Review Committee.

8.8.7 All inverters and batteries should be housed in sufficiently ventilated areas as required and it is the owner's responsibility to obtain all necessary certificates of compliance issued by a registered and recognised contractor.

8.8.7 Low energy lighting and appliances are to be used wherever possible.

9. FIRE PRECAUTIONS

9.1 Due to the fynbos on the site there is a higher than normal fire risk.

9.2 The flues of fireplaces are to be fitted with mesh spark arrestors. Braai places shall be built with flues also fitted with mesh spark arrestors.

9.3 If fire pits are used they should be positioned as far away from natural fynbos vegetation as possible.

10. GENERAL

All unsightly objects i.e. dust bins, refuse containers, washing lines & storage areas, pets' accommodation, kennels, water tanks, commercial type vehicles, boat or caravans or trailers must not be visible from roads, public open spaces, nature areas or other erven.

Drainage structures (e.g. gutters, drains, pumps, ditches) must be designed so that they do not act as pitfall traps for small creatures. They should either have gently sloping edges or be adequately covered to prevent creatures from falling into them.

Refuse bins are to be housed in areas that ensure they are not visible from anywhere outside the individual erf. These areas/structures must comply with the design guidelines, must be integrated into the design of the house (not separate structures on the street) and must not detract from the aesthetics of the house.

Boats can only be kept on erven if they are stored in closed and roofed garages and thus not visible from anywhere on the erf or surrounds. No 'afdak' (canopies) or similar structures are allowed for boats. The boat garage will have to form part of the building footprint.

Pergolas or gazebos may only be installed within the building zone and must be designed as part of the house.

'Wendy houses' or garden sheds will not be permitted.

Under no circumstances will retro-fit lapas or gazebos be allowed.

Braai areas shall be designed as part of the house.

No free-standing braais or open braai areas are allowed.

11. PLAN APPROVAL PROCESS

All owners shall be required to employ an Architectural Professional who is registered with the South African Council for the Architectural Profession (SACAP).
The architectural professional must submit plans that are in line with their categories of registration ad. the scope of practice, as defined by the Identification of Work for the Architectural profession (Board Notice 27 of 2021).

Step one: Preliminary sketch plans of buildings must be submitted to and approved by the Homeowners' Association before working drawings are commenced. Drawings must be to scale and indicate materials and colour being considered and all walls and preliminary landscape proposals. Type and extent of site lighting must be indicated on the landscape plan. The Estate Architect will consider the drawing and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans. Should the Estate Architect suggest any amendment of the design, the owner's architect must resubmit amended design drawings to the Estate Architect who shall confirm within two weeks of submission whether the amendments are accepted. These drawings should include the following information:

- the erf with dimensions & area in m²
- building zone with dimensions
- construction zone with dimensions
- applicable footprint restriction. Footprint in m² for ground floor, footprint in m² for first floor
- access point (from road)
- coverage (in terms of the Overstrand Zoning Scheme) m² based on extent of the erf
- applicable height restriction in terms of Design Guidelines
- applicable height restriction in terms of Overstrand Zoning Scheme
- plan of all floors
- all elevations including full street elevations up to the side boundaries
- site plan showing driveways and main landscaping elements, hard surfacing materials, planting, existing & proposed site levels, retaining walls, rainwater tanks, type and extent of lighting
- elevations of street boundary walls & gateways where applicable
- section showing proposed excavations and topography
- specifications of all external materials and finishes

Drawings are required to be submitted to and approved by the Overstrand Municipality (duly endorsed by Estate Architect) prior to the commencement of building works. All local authority scrutiny fees and connection fees are for the account of the home owner.

Step two: Before Local Authority drawings are submitted to the Local Authority a copy of the working drawings, together with a detail sheet indicating the proposed design intentions of all exterior details, pergolas, screens, retaining walls, balustrading, wall treatments etc. must be submitted to the Estate Architect for final approval.

The Estate Architects will consider the drawings and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans.

Summary of process:

Sketch plan submission (step 1). **R3000 Payable**
Submission of local authority plans and detail sheet (step 2). **R7000** + VAT payable with submission of drawings.

Final sign off by Estate Architect will not be issued before all outstanding accounts are settled.
The Homeowners' Association and Estate Architect reserves the right to request any changes in design or site layout that, in their opinion, is required to conform to the building and landscape design manual / development plan. All aesthetics are to be approved and submission fees are to be determined by HOA on an annual basis.

Any requested deviations from the Guidelines will be reviewed on a case by case basis by the Estate Architect along with the Design Review Committee of the HOA and their recommendations will be final. Where the Estate Architect along with the Design Review Committee of the HOA permits variations, these are in respect of specific site conditions and should and will not be considered a permanent amendment to the Guidelines and will not be understood to set precedent. The Design Review Committee of the HOA reserves the right to interpret these Design Guidelines and approve plans/drawings at its discretion. Any deviation must be compliant with the Overstrand Zoning Scheme or it will not be considered.
Members of the Homeowner's Association shall be required to comply fully with any Annexure of the Homeowners' Association constitution. The items cover procedures for submission of plans and subdivision and compliance with the environmental contract.
All construction companies shall be required to enter into a detailed written agreement – "Romansbaai: Rules for Contractors" which shall establish all conditions pertinent to the Estate as set out in the EMP. This shall include the following controls: defining the site area, protection of vegetation, provision of on-site ablution facilities and services, transport vehicle restrictions, materials storage and delivery, access times, location of wet works, site cleaning, codes of conduct of staff etc.

***A checklist of submission requirements will be available from the Estate Architects for sketch plan and final submission.**

12. CONTACT NUMBERS

Estate Architect:
Kruger Theron Architects
Tel: (082 922 3567

Environmental Control Officer:
Sean Privett / Fynbos Ecoscapes CC
Tel: 028 388 0782
sean@privett.co.za

Overstrand Municipality
Tel: 028 313 8000

Gansbaai Administration
Tel: 028 384 8300

Gansbaai Planning Department
mcrafford@overstrand.gov.za

Estate Information:
David Mostert – C: 082 908 8888
Thys Geyser – C: 083 452-4774

13. ENVIRONMENTAL CONTROL OFFICER

The Estate's appointed Environmental Control Officer, (ECO) will give input into the design review committee and will be available to discuss the provisions of the Environmental Management Plan (EMP).
A search and rescue operation must be performed with theECO in the construction space to identify plants and remove if required.
The ECO will demarcate the Construction Space that surrounds the Building Zone for each site. Construction workers are forbidden beyond this space. All construction staff, including day workers, are to be inducted and trained by the ECO as to the requirements for working on the site.
Contractors are to be held responsible for the behaviour of the employees and the ECO will have the power to levy fines against contractors that do not comply with the provisions of the CEMP.

14. CONSTRUCTION PHASE

Intention: the success of this Fynbos Estate will be determined by the degree to which the flora and fauna on the site is preserved, rehabilitated and allowed to re-establish.
In this regard all construction shall be governed by the Construction Environmental Management Plan (CEMP) which must be made an integral part of the contract with the contractor building on the erf.

15. PLANTING

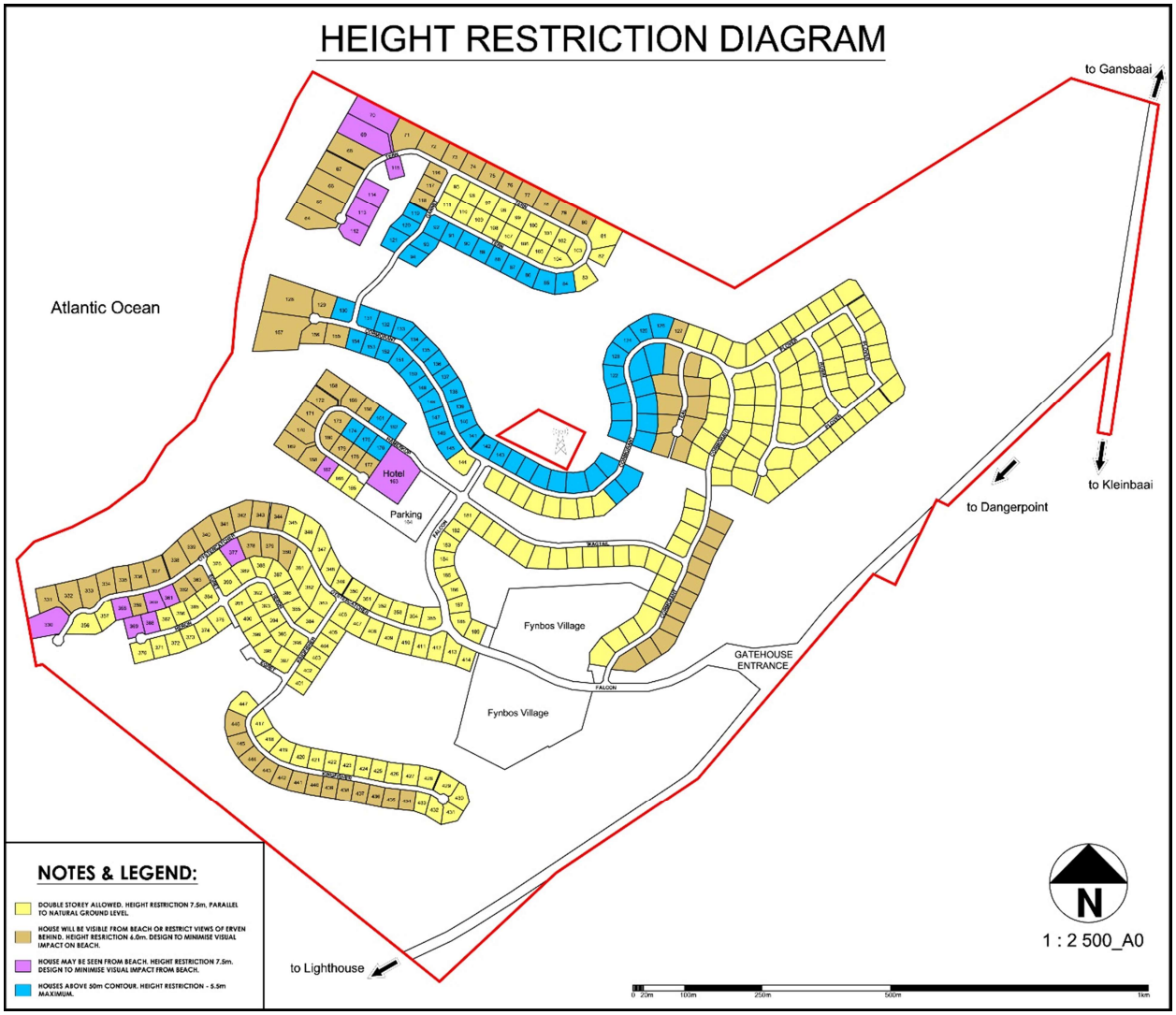
Intention: Locally indigenous gardens to retain habitat for birds, insects and small fauna. Continuity of fynbos, with houses forming islands within the landscape will allow the least disruption of the natural habitat and can preserve much of the interest (bird watching for instance) that the area currently offers.
Lawns are only allowed within the building zone. All lawns shall be fully enclosed with a paved edging strip of a least 300mm in width. Only Buffalo lawn or Cynodon Dactylon may be used.
Sidewalk areas shall be planted using only plants from the sidewalk planting list, and shall be installed in an informal, natural manner and at a density of at least 4 plants per m².
Under no circumstances will any hard surfacing, other than the driveway, be allowed on sidewalks.

Automatic irrigation with rain sensors shall be installed to all garden areas, as well as to re-vegetated and sidewalk areas, by the home owner. Where possible, use must be made of water from the rain tanks for all irrigation.
All standpipes shall be black.
Boreholes are not allowed on individual erven.
Us of any plants which are not on the approved list is strictly prohibited.
Owners are encouraged to purchase plants form a local source.
Landscape plans which include a list of plants, sizes and densities are to be submitted as part of the building plan submission and shall be implemented prior to occupation of the house.
Fertilisers, sprays and composts shall all be organically certified, such as Biogrow or Reliance or Seagro products.
Planting in pots, courtyards and planters are allowed within the building footprint.

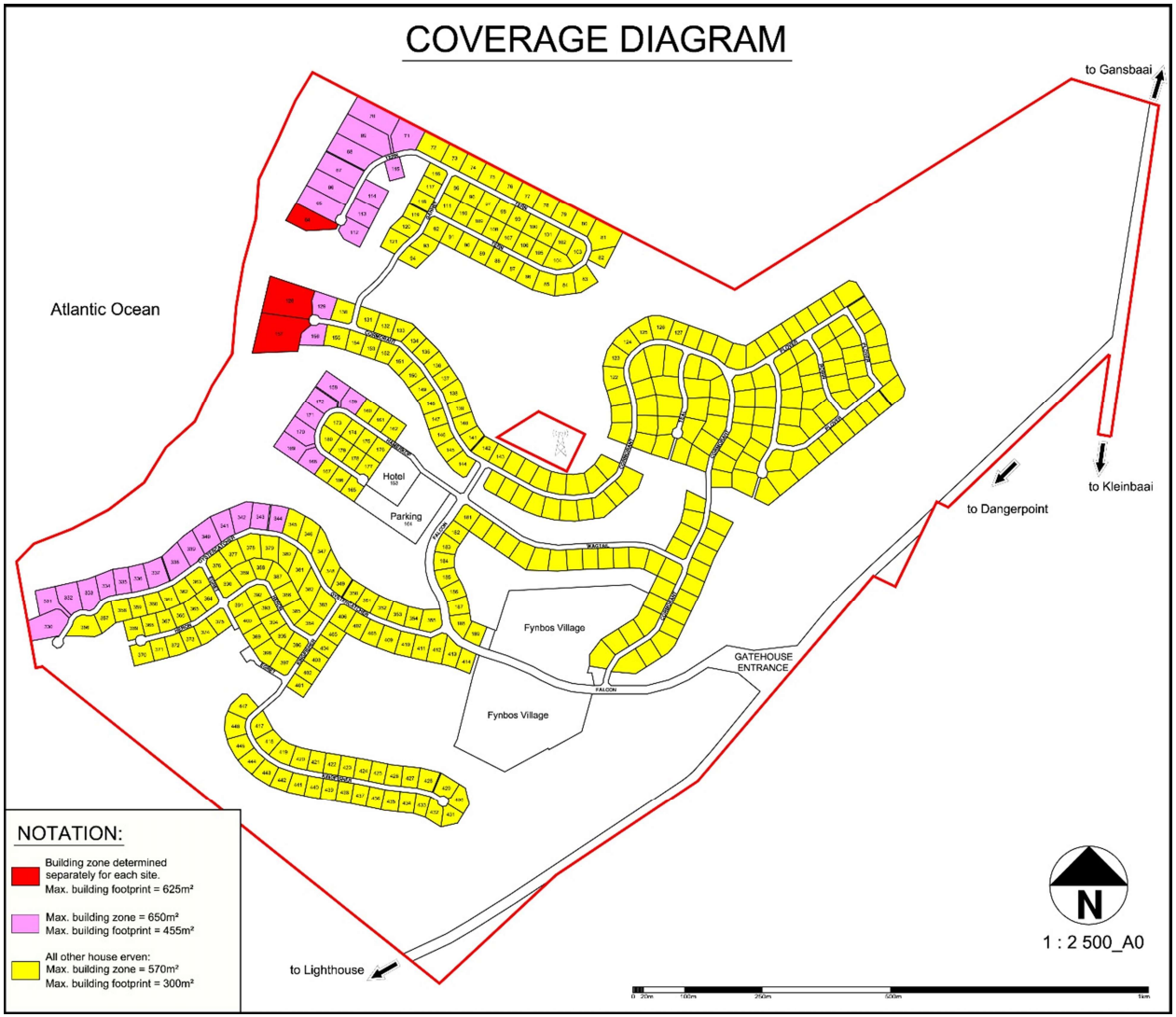
Annexure C – Plant list

Acmadenia obtusata
Agathosma dielanum
Agathosma geniculate
Agathosma serpyllaceae
Aspalathus forbesii
Athanasia quinquedentata
Athanasia trifurcata
Brunsvigia orientalis
Carpobrotus acinaciformis/edulis
Chasmanthe aethiopica
Chondropetalum tectorum
Chondropetalum microcarpum
Chrusanthemoides incana
Chrusanthemoides monilifera
Cotyledon orbiculata
Diosma demissa
Diosma subulata
Drosanthemum candens
Elegia thyrsifera
Euclea racemose Geranium
incanum Haemanthus
coccineus Helichrysum
crispum Helichrysum
dasyanthum Helichrysum
teretifolium Indigofera
brachystachya Lachenalia
bulbifera Leonotis leonurus
Leucadendron coniferum
Leucospermum pattersonii
Linum africanum Metalasia
densa
Metalasia muricata
Morella cordifolia
Muraltia satureoid
Oedera capensis
Olea capensis ssp capensis
Olea exasperata
Orphium frutescens
Osteospermum fruticosum
Otholobium bracteolatum
Otholobium bracteolatum
Passerina paleaceae
Pelargonium botulinum
Pelargonium capitatum
Polygala myrtifolia
Phylica amoena
Phylica ericoides
Plantago crassifolia
Protea obtusifolia
Protea sussanae
Pterocelastrus tricuspidatus
Rhus crenata
Rhus glauca
Rhus lucida
Robsondendron maritimum
Ruschia macowanii
Ruschia sarmentosa
Salvia Africana-lutea
Scirpoides nodosus
Sideroxylon inerme
Syncarpha argyropsis
Tarchonanthus camphorates
Thamnochortus erectus
Watsonia angusta
Zantedeshia aethiopica
Zygophylum flexuosum

Annexure D. Height Restriction Diagram



Annexure G: Coverage diagram



Annexure H: Erf 128 and Erf 157 and Erf 64

16. Building Zone for Erf 128 and erf 157 and erf 64 ONLY

- Erf 157 – **1265m²** maximum
- Erf 128 – **960m²** maximum
- Erf 64 – **650m²** maximum

The intention of the building zone is to limit excessive coverage on sites and to ensure a maximum area of natural fynbos between houses.

All built work including house, courtyards, swimming pool, parking, cultivated gardens and areas of paving must be set within the maximum pre-defined building zone.

Built form shall be arranged orthogonal to primary rectilinear building zone geometry.

This building zone is to be square or rectangular.

Where the orthogonal form is inhibited by the site geometry, the resultant truncation of the rectilinear building zone will be acceptable. Truncated areas may be added back into building zone and the building zone adjusted accordingly. This building zone can be placed anywhere on the site and orientated as required given only that it must be set back a minimum of 1 meter from both the side and rear building lines. This ensures a minimum of 6 meters of natural fynbos between buildings on adjoining properties. Complex rectilinear building zones are excluded.

The building zone must be divided into two, three or four separate building zones separated by planting and/or vehicle access/driveways and/or connecting walkways . The driveways and connecting walkways may be excluded from the building zone. The sum of the areas of each rectangle cannot exceed the total permissible area. Rectangles must be orthogonal to each other.

TERRACE EDGING FOR VIEW FACING EDGE – REFER ALSO CLAUSE 2.5 AND 3.3

The macro-architecture of the red/beach escarpment sites is seen as particularly important owing to the highly visible nature of the sites. Setting the fronts of the houses back from the terrace edge and promoting a “long, low horizontal” type of architecture will create a unifying set of strong horizontal lines across the site. The houses on the slope will read more as geological strips than as a collection of houses, and feel more “landscape” than “house”.

The front face of the building (including eaves overhang) closest/bordering on the sea facing erf boundary must be set back 5m from the platform edge. The view-facing edge of the platform can be built as a terrace with stone retaining walls or as a landscaped slope. The sides of this terrace are to return and merge into the landscape in a sympathetic manner. If the platform edge is constructed of hard landscaping the entire 5m depth of the platform must fall with the building zone. The height of the terrace edge may not exceed 1.5m (including balustrades if required) from natural ground level at that point.

If the terrace edge is constructed as a landscaped slope it may fall within the Construction Space (i.e. outside the Building Zone). The slope must be replanted and rehabilitated.

All other clauses of the Guideline document remain applicable for these erven.

Annexure J: RED BEACH ESCARPMENT SITES

The sites below are the RED BEACH ESCARPMENT SITES and are subject to the additional requirements contained in Clause 2.5 and 3.3.