SILWERSTRAND

GOLF & RIVER ESTATE

ARCHITECTURAL AND LANDSCAPING GUIDELINES

GOLF ESTATE, VILLAGE & RIVERSIDE ERVEN

MARCH 2026

(Revision 3)

SILWERSTRAND HOME OWNERS ASSOCIATION ("SHOA")

ARCHITECTURAL & LANDSCAPING GUIDELINES FOR GOLF ESTATE, VILLAGE & RIVERSIDE ERVEN

C O N T E N T S

A. GENERAL CONTROL OF CONDITIONS Page 4
B. CONTROL OF BUILDING WORKS Page 4
C. BUILDING APPROVAL PROCEDURE Page 5
C1. CONFIRMATION OF COMPLIANCE WITH APPROVED DRAWINGS Page 5
C2. PAYMENT OF VERGE DEPOSIT AND LEVIES **Annexure A** Page 6
C3. BUILDING REGULATIONS Page 6
C4. SPECIAL NOTES Page 6
C5. INFORMATION ON BUILDING PLANS Page 6
C6. CONTACT INFORMATION Page 6

D. ARCHITECTURAL GUIDELINES Page 8
1. ARCHITECTURAL STYLE AND ELEMENTS Page 9
1.1 Building Form Page 9
1.1.1 Primary Elements of the Building Style Page 9
1.1.2 Secondary Elements of the Building Style Page 9
1.2 Design Parameters Page 10
1.2.1 A – Golf Estate Page 10
1.2.1 B – Village Page 11
1.2.1 C – Town Houses Page 12
Map of Riverside Page 14
1.2.1 D – Riverside (Category 1 Erven) Page 15
1.2.2 Building Layout Page 17
1.2.3 The Building Envelope Page 17
1.2.4 Control of Wall Lengths Page 18
1.2.5 Accent Walls Page 18
1.2.6 Treatment of Gable Ends Page 18
2. BUILDING ELEMENTS Page 19
2.1 Roofs Page 19
2.1.1 Roof Pitches Page 19
2.1.2 Roofing Materials Page 19
2.1.3 Exclusions Page 19
2.1.4 Dormer Windows Page 19
2.2 Wall Construction and Finishes Page 19
2.3 Doors, Windows and Shutters Page 20
2.3.1 General Page 20
2.3.2 Doors Page 20
2.3.3 Windows Page 21
2.3.4 Shutters Page 22
2.3.5 Exclusions Page 22
2.4 Verandahs, Decks, Balconies, Columns, Pergolas, Trellises & Awnings Page 23
2.4.1 Verandahs Page 23
2.4.2 Decks and Stoeps Page 23
2.4.3 Balconies Page 23
2.4.4 Columns Page 23
2.4.5 Balustrades Page 23
2.4.6 Pergolas, Trellises and Louvred Awnings Page 23
2.5 Fireplaces, Barbeques and Chimneys Page 24
2.6 Garages and Carports Page 24
2.7 Boundary Walls and Gates Page 25
2.8 Swimming Pools Page 26

3. SERVICES Page 26
3.1 Service Pipes Page 26
3.2 Rainwater Goods Page 26
3.3 External Lighting Page 26
3.4 Air Conditioners Page 27
3.5 Stormwater and Drainage Page 27
3.6 Liquid gas Bottles Page 27
3.7 Satellite Dishes and TV Masts/Aerials Page 27
3.8 Electrical- and similar Boxes Page 27
3.9 House Numbers and External Signage Page 27
3.10 Post Boxes Page 27
3.11 Wind Turbines Page 28
3.12 Laundry and Refuse Areas Page 28
3.13 Vehicular Access to Site Page 28
3.14 Caravans, Trailers and Boats Page 28
3.15 Storage and other similar Items Page 28
3.16 Dog Kennels, Washing Lines, Refuse Bins Page 28
3.17 Telecom Connections Page 28
3.18 Solar Water Heating Systems Page 29
3.19 Photovoltaic Installations Page 29
3.20 Jetties Page 29
4. COLOURS Page 30
4.1 Roofs Page 30
4.2 Walls Page 30
4.3 Plinths and Mouldings Page 30
4.4 Other Elements Page 30

PART 2: E – Riverside (Category 2 Erven) Page 31
5. BUILDING ENVELOPE Page 32
6. BUILDING ELEMENTS Page 32

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LANDSCAPE GUIDELINES

1. INTRODUCTION Page 35
2. APPLICATIONS Page 35
2.1 External Built Elements Page 35
2.1.1 Walls and Fences Page 35
2.1.2 Retaining Walls, Steps and Ramps Page 35
2.1.3 Pergolas Page 36
2.1.4 Swimming Pools and Water Features Page 36
2.1.5 Gazebos, Lapas and Braais Page 36
2.1.6 Driveways Page 37
2.1.7 Signage and Numbering Page 37
2.1.8 Pedestrian Paths Page 37
2.1.9 Boardwalks and Jetties Page 37
2.2 Hard Surfacing Materials Page 37
2.3 External Drainage Page 39
2.4 Garden Ornaments and Secondary Elements Page 39
2.5 External Lighting Page 39
2.6 Planting Character Page 39
2.7 Proposed Plant List Page 40

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A. GENERAL CONTROL CONDITIONS

All prospective owners and architectural practitioners must adhere to the administrative guidelines as laid out in this document. The Trustees of the Silwerstrand Home Owners Association (SHOA) reserve the right to amend these guidelines at any time.

i) All building plans must be prepared in accordance with these guidelines and comply with the Local Authority (Langeberg Municipality) and National Building Regulations and any other applicable legislation;

ii) An Architectural Design Review Committee (ADRC) will be appointed by the Trustees of SHOA;

iii) All building plans must be scrutinised and approved by the Control Architect appointed by the ADRC for aesthetic and colour scheme approval PRIOR to submission to the Langeberg Municipality. This applies to all future additions and alterations.

iv) The design of all dwellings and structures and the preparation and submission of building plans may only be undertaken by SACAP-registered architectural professionals in terms of the Scope of Work for the Architectural Profession (IDoW).

v) The Control Architect must interpret the guidelines to suit an application regarding an individual stand/erf. However, this will occur only after collaboration with ADRC & SHOA and in the best interests of Silwerstrand Estate;

vi) The Control Architect can approve specific waivers with the prior approval of the ADRC in terms of these guidelines, should architectural merit be identified. ***Should any waivers be granted in terms of these guidelines, then this will not set a precedent for future plan-submissions in any way whatsoever***.

vii) The Control Architect will do regular inspections at all houses that are being built and submit a monthly progress- and incidents report to SHOA and a final certificate at completion of each house. He/She will be remunerated by SHOA from the building levy as indicated on page 6.

viii) All projects nearing completion must be signed off by the SHOA appointed Controlling Architect, before any submission to the Local Authority (Langeberg Municipality), for final inspection and a request for an occupancy certificate. Without the SHOA completion certificate, the project will not be treated by the SHOA as a finalized project, even if the procedure for obtaining an occupancy certificate was bypassed and the Local Authority (Langeberg Municipality), issued such.

B. CONTROL OF BUILDING WORKS

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abides by the conditions as set out below as well as any additional conditions laid down by the ADRC and SHOA.

i) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and minimal disturbance to the neighbouring properties;

ii) The contractor must provide the necessary sanitary and builder's waste/rubble disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility; provided and that the builder's rubble and sanitary waste is removed weekly. The rubbish may not be burnt on site;

iii) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.

iv) Where materials are off-loaded and encroach onto the pavement or roadway, the contractor must move these materials onto the site on which the building is to be erected. It is the contractor and owners' responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.

C. BUILDING PLAN APPROVAL PROCEDURE

PLAN SUBMISSION PROCESS ➢

Plans must be prepared by registered SACAP Professionals.

- A PDF copy of the plans must be submitted to plans@silwerstrand.co.za for scrutiny;
- SHOA will then issue an invoice to the owner for the cost of the Submission, the Wear & Tear levy, etc. All fees must be paid prior to the plans being sent to the Controlling Architect;
- Once the confirmation of payment has been received, the HOA office will submit the PDF plans to the Controlling Architect via email for his scrutiny, comments and approval;
- The Controlling Architect will then have 7 days from receipt of the plans to scrutinise the plans and provide feedback and motivation for any deviations to the Trustees;
- The Controlling Architect will then put an official electronic stamp on the pdf-plans and issue a suitable letter regarding the submitted plans to the owner and architectural practitioner
- **Please note: The architectural practitioner must create a space that is at least 60mm wide and 90mm high in or next to the title block on each drawing for the electronic stamp of approval**;
- Once the plans are compliant with the requirements of the Architectural and Landscaping Guidelines, three sets of coloured hard copies of the plans will then be stamped by the HOA Office and may then be submitted along with the supporting documents to the Langeberg Municipality for approval. However, one set will be retained on file. (It must be noted that the services of a structural engineer or other professionals may also be required – this being to the account of the client);
- Both SHOA and the Controlling Architect will keep an updated register of all building plans for new houses and alterations/additions to existing houses;
- Before the builder/contractor commences with any works on the property he/she must have registered with SHOA using the Builder Registration Form, paid the Builders' Rules and Regulations, Wear and Tear Levy and Verge Deposit to SHOA;
- When the building has been completed, as-built drawings (when applicable) must be submitted.

The scrutiny fee is available at the HOA office as it gets adapted annually on 01 July. This will cover the architectural plan scrutiny for the development only and NOT for the Langeberg Municipality.

C1. CONFIRMATION OF COMPLIANCE WITH APPROVED DRAWINGS

Prior to an Occupancy Certificate being issued by the building inspector, a final inspection will take place and a Completion Certificate will be issued by the Controlling Architect.

There should be no changes to the original approved and stamped drawings, otherwise a completion certificate will not be issued, and occupation of the dwelling may not take place. Unapproved changes to the Municipal approved plans will receive a fine of R5 000,00 and building work will be stopped until the necessary approvals are obtained.

C2. PAYMENT OF VERGE DEPOSIT, WEAR & TEAR LEVY AND BUILDING LEVY

Please refer to Annexure A

Note: These fees will be amended from time to time.

C3. BUILDING REGULATIONS

In addition to the standards set out in these Architectural Guidelines, all the National Building Regulations and all Local Authority Statutory Regulations must always be adhered to.

C4. SPECIAL NOTES

Amendments to Guidelines
The SHOA Trustees reserve the right to amend these guidelines from time to time.

Professional and other Fees
Professional- and Submission fees, etc., will be subject to change from time to time.

C5. INFORMATION REQUIRED ON PLANS

1. Site plan showing contours at 500mm intervals or grid spot levels (if so preferred), roof falls, building lines, north point, and street name and number. Permissible coverage and actual coverage and in terms of square meterage must be clearly shown;
2. Roof plan;
3. Floor plan(s);
4. Elevations and sections;
5. Total height of building;
6. Position of driveway, paving and hard landscaping (trees, lawns, shrubs, etc.) finishes;
7. For landscaping plans or layouts, refer to the SHOA Landscaping Guidelines.
8. Drainage plan;
9. Bulk earthworks – cut and fill sections;
10. Location of retaining structures;
11. Schedule of external finishes and colour specification;
12. Position of air conditioner compressors;
13. Position of external lights;
14. Position of solar heating panels;
15. Position of photovoltaic cell panels;
16. Position of barbeque;
17. Swimming pools and pumps and water storage tanks;
18. House numbers (Font and dimensions);
19. Details of post boxes;
20. Elevations and sections of boundary walls;
21. Drying yards (refuse bins, washing lines);
22. **Space in or next to title block for official stamp of approval – 90 mm high & 60 mm wide**
23. Table showing areas of living areas, garages, stoeps, verandahs, erf and coverage, etc.
24. Screening details of air conditioner compressors, drain pipe stacks, water tanks, etc.
25. 50-year and 100-year flood lines
26. Copy of the signed affidavit acknowledging the flood lines. The document is available at the HOA office.

C6. CONTACT INFORMATION

Silwerstrand Home Owners' Association
26 Silwerstrand Boulevard
Silwerstrand Estate
ROBERTSON
6705
Phone: 023-008 8002
Email: plans@silwerstrand.co.za

D. ARCHITECTURAL GUIDELINES

INTRODUCTION

Within the Silwerstrand Golf & River Estates there exists architecturally a strong built form originating from the surrounding farm buildings and shaped by the climate, the local economy and availability of materials.

The purpose of these SHOA Design Guidelines for Additions & Alterations is to encourage the ongoing use of these forms. By incorporating specific contemporary elements and colours, a distinctive, simple, and cohesive overall appearance is maintained, while allowing each part of the Development to retain its individual style.

Alongside more specific controls set out in this Document – all proposed additions and alterations should utilise the following themes to retain a successful inclusion of the overall Development:

- Simple rectangular built forms interlinked where required creating protected external spaces.
- Courtyard spaces for private entertainment areas and entrances etc.
- Pergolas, planted with vines for shade – giving shade in the summer when the vines have leaves and sun penetration in the winter months when bare.
- Loft spaces utilised for economy of space (with suitable thermal insulation).
- Canopy roofs / shutters and louvers to exposed windows and doors for sun protection.
- Thick masonry walls for passive internal thermal control.
- Tiled floors for thermal comfort.
- Timber screens for privacy and wind protection.

However, because of the topography of Riverside, the erven were divided into two categories as shown on the map in Figure 1 on page 16, namely:

Category 1:	Erven on reasonably flat ground with a gentle slope and these are mainly situated near the Breede River in Riverview Street; 7404 -7420 & 7898 -7907
Category 2A:	Erven on steep sloping ground against the hill and mainly situated in Mountain View Street. 7421-7422, 7433 – 7440
Category 2B:	Erven on steep sloping ground against the bottom side of hill and situated in Mountain View Street. 7423 -7432

P A R T 1

NOTE: THE FOLLOWING GUIDELINES ARE ONLY APPLICABLE TO THE GOLF ESTATE, VILLAGE AND RIVERSIDE ESTATE CATEGORY 1 ERVEN

(Due to the topography of the terrain, there will be two categories of erven and as a result, two applicable guidelines)

1. ARCHITECTURAL STYLE AND ELEMENTS

1.1 BUILDING FORM:

Building forms should result from a combination of simple rectangular shapes. These could be combined to form articulated shapes comprised of composite rectangular forms. House forms should align with the erf boundaries.

House, group house and townhouse forms should be composed of primary and secondary plan elements. Primary forms may only be roofed with double-pitched roofs. Secondary forms are to be roofed individually

and act as adjoining or linking elements to the major forms – they may be flat or double-pitched (same pitch as the Primary roof). Thus, all proposed house plan solutions must utilise a Primary Roof form. This may be interlinked/connected via Secondary Roof forms to another Primary Roof form if required.

- Terraces and covered verandahs are encouraged.
- Garages and out-buildings may be freestanding or may form part of the major plan form.
- Garages and out-buildings must be in a similar style and form, material and colour as the main dwelling.
- Precast garages and out-buildings are not permitted.
- The origin of the planning principles in these regulations can be seen in many forms of Western Cape architecture.
- Plan forms of roofs should only utilise the following shapes/configurations:
  - Simple rectangular forms
  - Courtyard forms
  - Basic T, U, L and H forms
  - and combinations of the above.

1.1.1 Primary elements of the building style:

✳ The use of linear forms with restricted width and steep double-pitch roofs will define the style of the primary elements of the building.

1.1.2 Secondary elements of the building style:

✳ The flat-roof style resulted from the climatic conditions and the low rainfall in the Karoo.

✳ The verandah is included to allow for greater depth to the building in the primary building elements.

✳ Ring walls, derived from the “kraal” or yard, are used to combine the primary and secondary building elements with each other, and different heights can be used to create privacy and allow for a view.

Therefore:

The *primary building elements* will ensure that the private and public components of the house are in proportion to their internal and external spaces;

and

The *secondary building elements* will combine the primary elements with each other, thus strengthening the relationship between the internal and the external spaces and provide protection as well as definition.

1.2 DESIGN PARAMETERS:

The rural environment of Robertson is the motivation behind this development and Architectural Practitioners will thus treat entrances, private open spaces, roads, fencing materials, colours, coverage, urban design, landscaping, building lines, etc. with caution and respect.

1.2.1 Land Use Restrictions for <u>all the following dwelling units</u>:

A. GOLF ESTATE

Building Line and Setback Requirements

Setbacks	Street side	Golf Edge Farmland Open Space	Side space
Primary Roof Forms – Roofs with 37.5–42.5° pitch	8m	5m	4.5m
Secondary Roof Forms – Roofs with O° – 17.5° pitch Outbuilding	5m	1m	Min 1m – Sum of sides to be min 4m
Garages/Carports	1.5m	5m	Zero, on condition that: ♦ The neighbour gives consent; ♦ The structure has a flat roof; ♦ There are no windows- or door openings in the wall ♦ If there is no compliance, 1m shall apply. ♦ Firewall Requirements in Terms of the Building Regulations
Swimming Pools	3m	0,5m	0,5m

Coverage: Maximum coverage on any of the erven shall be 60% of the plot area.
The following elements shall be included in the coverage calculation:

- The Primary and Secondary roofed building forms and roofed garages and stoeps/verandahs.
- Exclude all pergolas and yards/open paved areas and courtyards.

On-site Parking: Two (2) off-street parking spaces are required in addition to any garaging/carports.

Building Alignment: Generally, all buildings are to align with the surrounding square boundary lines. In the case of a plot that has an angled boundary, the

building may align to that angle either totally or on that particular edge of the building.

Height Restrictions: 7,5 m measured from the natural ground level at the highest corner peg of the erf. An error margin of 100 mm maximum that shall not form part of the design, will be allowed. The builder must submit a surveyor certificate of the final roof nock height at this stage to prove that it is within limits. Refer to Figures 2 and 3 on page 16.

Minimum sizes: The minimum size of a house on the Golf Course, including "stoeps" is 150m² for a single storeyed building.

Requirements: All houses must have at least one single garage.

B. VILLAGE

Building Line and Setback Requirements

Setbacks	Street side	Farmland Open Space	Side space
Primary Roof Forms – Roofs with 37.5°– 42.5° pitch	5m	5m	3m
Secondary Roof Forms – Roofs with O° – 17.5° pitch Outbuilding	3m	1m	Min 1m – Sum of sides to be min 3m
Garages/Carports	1.5m	5m	Zero, on condition that: ♦ The neighbour gives consent; ♦ The structure has a flat roof; ♦ There are no windows- or door openings in the wall ♦ If there is no compliance, 1m shall apply. ♦ Firewall Requirements in Terms of the Building Regulations
Swimming Pools	3m	0.5m	0,5m

Coverage: Maximum coverage on any of the erven shall be 60% of the plot area.
The following elements shall be included in the coverage calculation:

- The Primary and Secondary roofed building forms and roofed garages and stoeps/verandahs.
- Exclude all pergolas and yards/open paved areas and courtyards.

On-site Parking: Two (2) off-street parking spaces are required in addition to any garaging/carports.

Building Alignment: Generally, all buildings are to align with the surrounding square boundary lines. In the case of a plot that has an angled boundary, the building may align to that angle either totally or on that particular edge of the building.

Height Restrictions: 7,5m measured from the natural ground level at the highest corner peg of the erf. An error margin of 100mm maximum that shall not form part of the design, will be allowed. The builder must submit a surveyor certificate of the final roof nock height at this stage to prove that it is within limits. Refer to Figures 2 and 3 on page 16.

Minimum sizes: The minimum size of a house in the Village, including "stoeps" is 150 m² for a single storeyed building.

Requirements: All houses must have at least one single garage.

Jetties at river's edge: Please refer to page 37 (2.1.9).

C. TOWN HOUSES (ON GOLF COURSE & VILLAGE ESTATES)

Definition:

Town-Housing *means a row or group of linked and/or attached dwelling units planned, designed and built as a harmonious architectural entity, of which every dwelling unit has a ground floor; and such dwelling units may be cadastrally subdivided.*

IN THIS LAND USE THERE IS NO OBLIGATION TO USE BOTH PRIMARY AND SECONDARY ROOF FORMS. THEREFORE, ARCHITECTURAL PRACTITIONERS ARE FREE TO ONLY USE A PRIMARY ROOF FORM OR A COMBINATION OF THE TWO.

Building Line and Setback Requirements

Setbacks	Street side	Farmland, Golf Course, Open Space	Side space
All roof forms	4m ✳	1m	See note below ✳✳
Garages/Carports	1.5m	5m	See note below ✳✳
Swimming Pools	3m	0,5m	0,5m

Coverage: Erven larger than 300m² - 60%
Erven smaller than 300m² - 80%

Roof pitches: Primary Roof Forms – Roofs with 37.5 – 42.5 deg pitch
Secondary Roof Forms – Roofs with O – 17.5 deg pitch

Height: 7,5 m measured from the natural ground level at the highest corner peg of the erf. An error margin of 100 mm maximum that shall not form part of the design, will be allowed. The builder must submit a surveyor certificate of the

final roof nock height at this stage to prove that it is within limits. Refer to Figures 2 and 3 on page 16.

Parking: A minimum of two parking bays per unit of which one may be a garage/car port with a 1,5m street building line.

Requirements: All houses must have at least one single garage.

✳ **Street building line**: 4m – except in the case where one of the required parking bays will be a garage. In this case a 1,5 m building line will come into effect.

✳ **Side building lines**: A minimum of 1 m unless two buildings are built back-to-back in which case a 1m side space is required on both other sides.

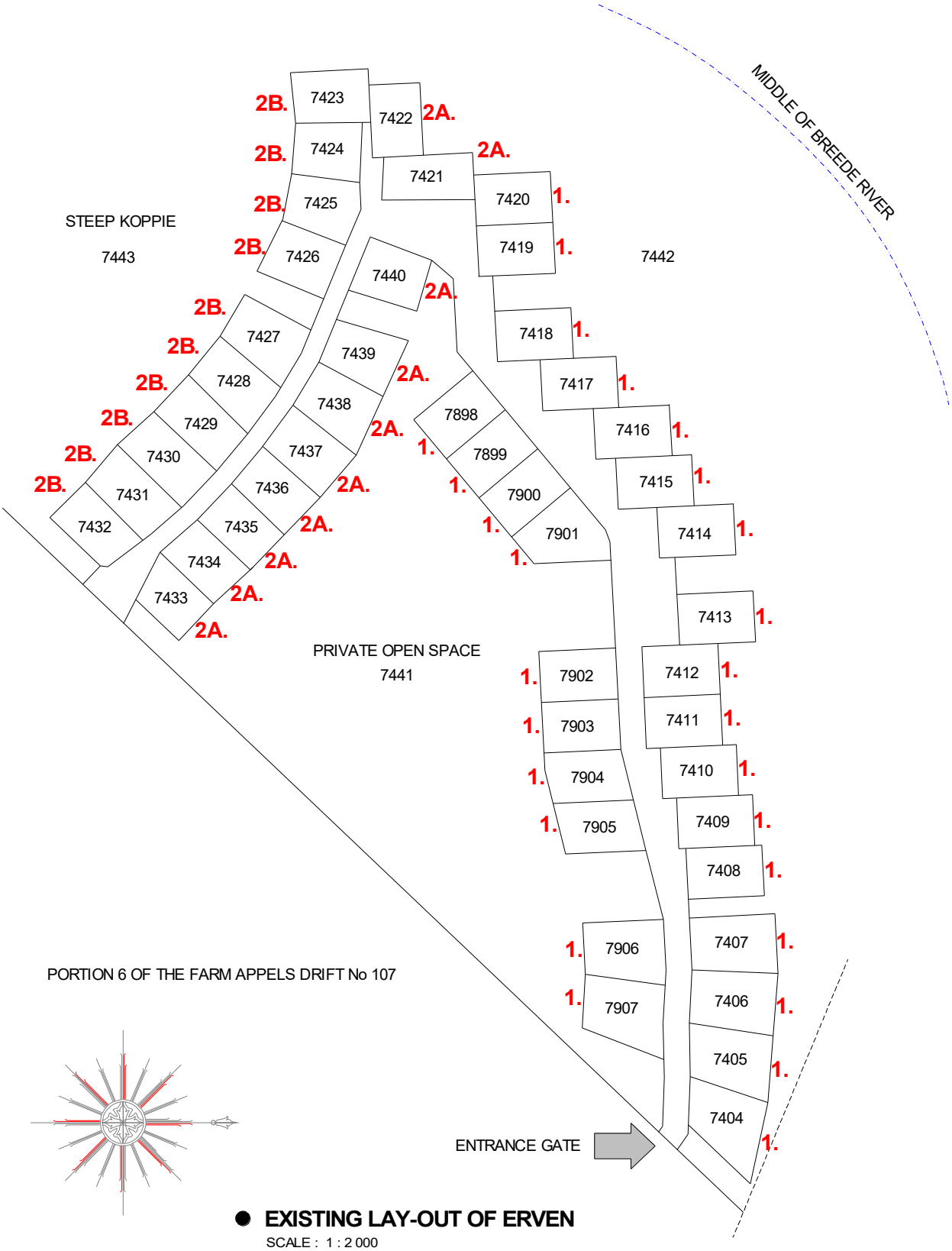
A zero-building line will apply only for garages which have no openings or overhangs on the adjacent erf. A 1 m building line will still be enforced on the other side. This is also applicable to carports.
Should an owner wish to erect a second floor on top of a garage, this addition is subject to a 1 m building line and must be adhered to.

Existing Town Houses on Golf Estate (Trustees endorsement on 27 November 2020)

- Existing stoeps, decks & verandahs facing and bordering on the golf course may be covered with an approved roof, on provision that the coverages as described above are not exceeded. This is subject to written permission to be obtained from the Golf Club beforehand.

- Approved white aluminium storm shutters may be installed to cover these stoep areas; however, no other building materials, such as brickwork, fixed windows, or walls of any kind, are permitted.

MAP OF RIVERSIDE



EXISTING LAY-OUT OF ERVEN

SCALE : 1 : 2 000

Figure 1

D. RIVERSIDE (CATEGORY 1 ERVEN)

(Riverside Category 2 erven on Page 31)

Building Line and Setback Requirements

Setbacks	Street side	Rivers Edge Open Space	Side space
Primary Roof Forms – Roofs with 37.5 ° – 42.5 ° pitch	5m	5m	3m
Secondary Roof Forms – Roofs with O °– 17.5 ° pitch Outbuilding	3m	1m	Min 1m – Sum of sides to be min 3m
Garages/Carports	1.5m	5m	Zero, on condition that: ♦ The neighbour gives consent; ♦ The structure has a flat roof; ♦ There are no windows- or door openings in the wall. ♦ If there is no compliance, 1m shall apply. ♦ Firewall Requirements in Terms of the Building Regulations
Swimming Pools	3m	0,5m	0,5m

Coverage

Maximum coverage on any of the erven shall be 60% of the plot area.
The following elements shall be included in the coverage calculation:

- The Primary and Secondary roofed building forms and roofed garages and stoeps/verandahs.
- Exclude all pergolas and yards/open paved areas and courtyards.

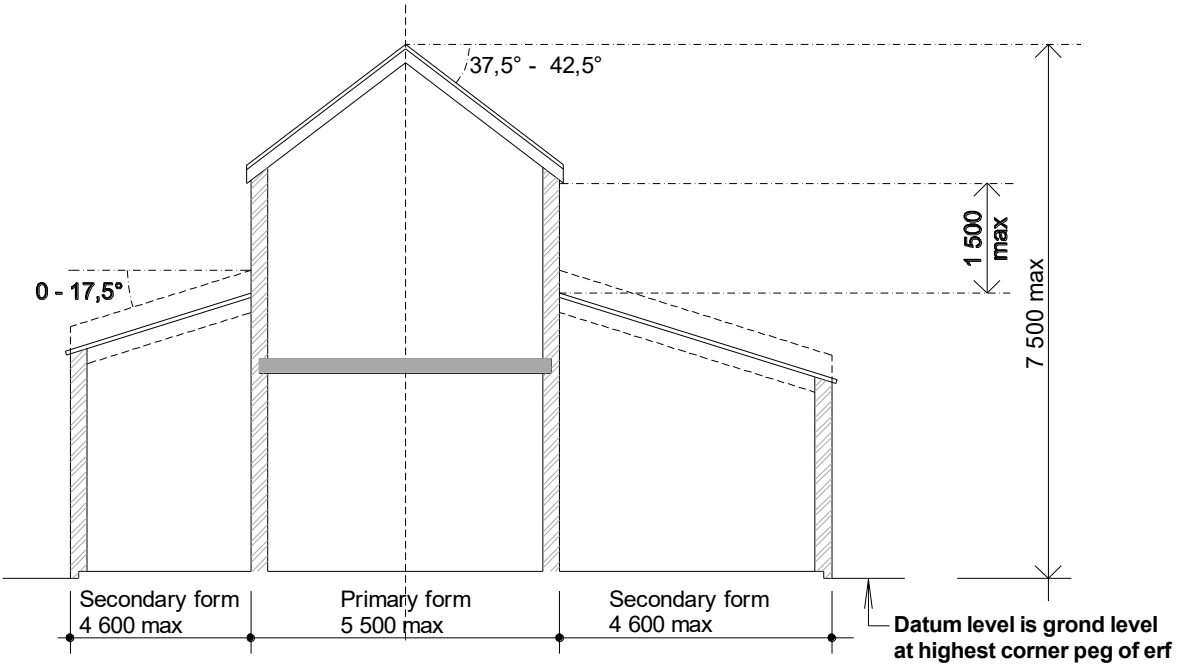
Building Alignment

Generally, all buildings are to align with the surrounding square boundary lines. In the case of a plot that has an angled boundary the building may align to that angle either totally or on that particular edge of the building.

Height Restrictions: 7,5 m measured from the natural ground level at the highest corner peg of the erf. An error margin of 120 mm maximum that shall not form part of the design, will be allowed. The builder must submit a surveyor certificate of the final roof nock height at this stage to prove that it is within limits. Refer to Figures 2 and 3 on page 16.

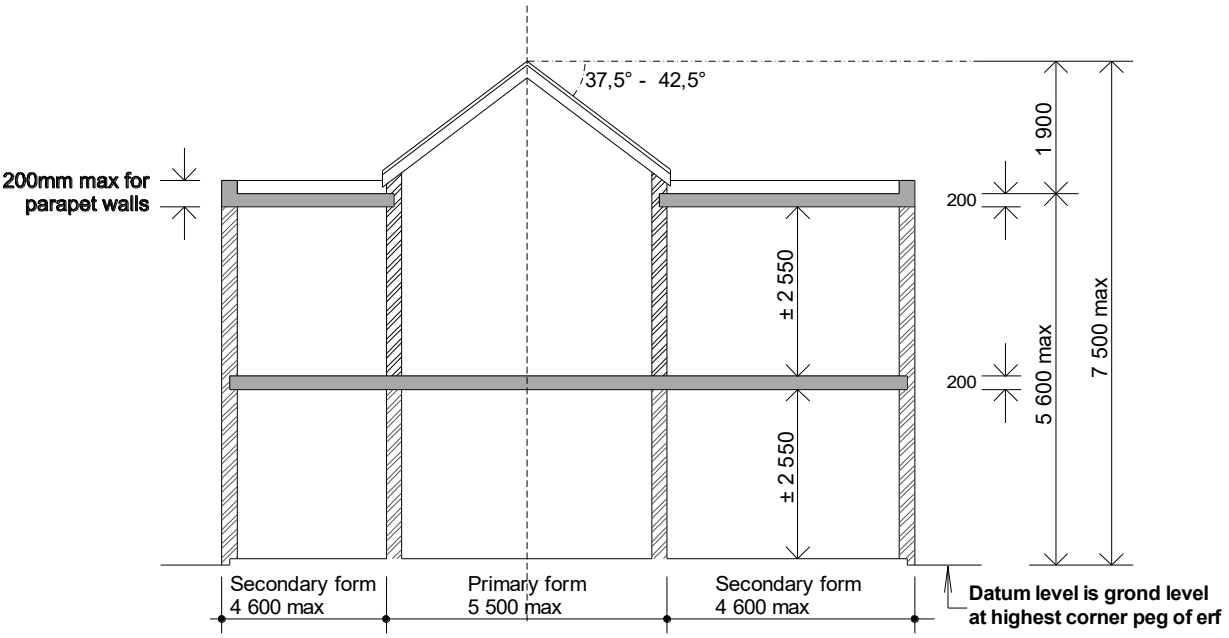
Minimum sizes: The minimum size of a house in Riverside, including “stoeps”, is 150m² for a single storeyed building.

Height Restrictions for Golf Estate, Village and Riverside Category 1 erven (Figures 2 & 3).



Control of dimensions for single-storey secondary roof forms that are connected to a double-storey primary roof form.

Figure 2



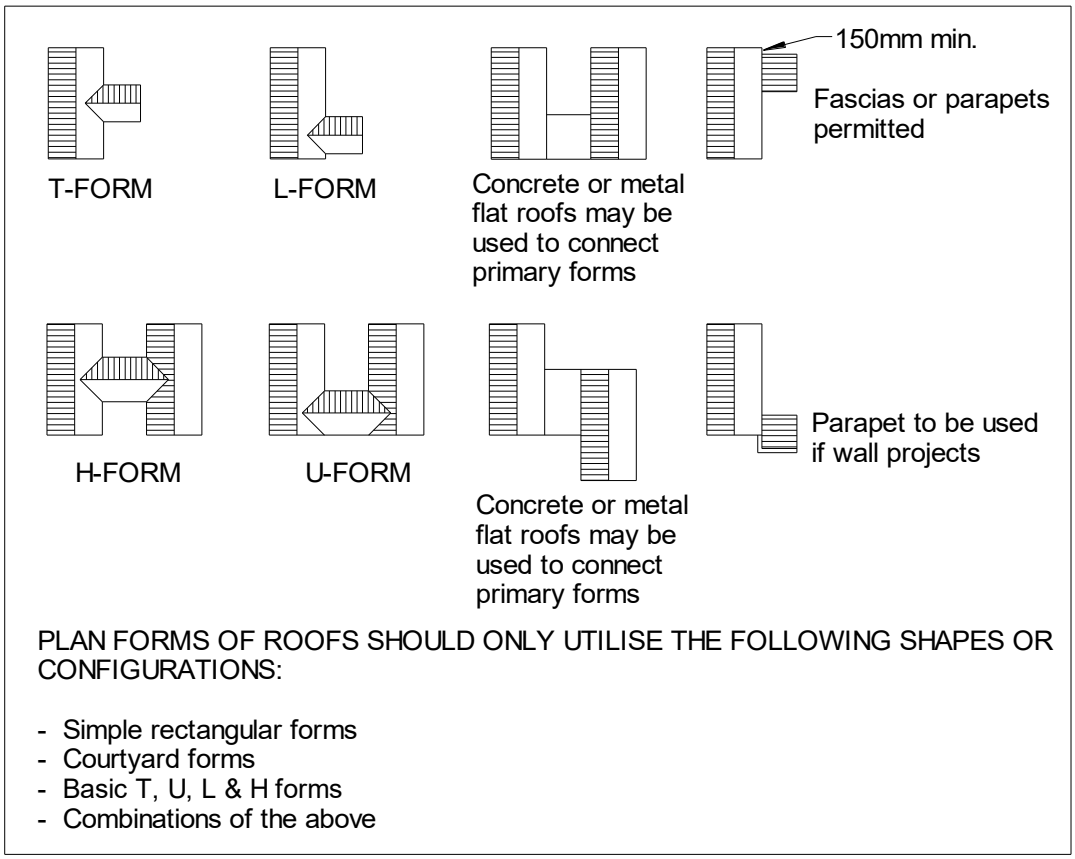
Control of dimensions for double-storey secondary roof forms that are connected to a double-storey primary roof form.

Figure 3

1.2.2 Building Layout:

The building layout or plan and height restrictions are defined by the building lines as stipulated above. It is not a prerequisite that the primary (major) and secondary (minor) elements be utilized, but the latter may not be used alone and will always form the secondary part of the building. The skillful combination of the primary and secondary elements can result in varied and interesting designs for the development.
(Refer to Figure 4)

Primary and Secondary Building Forms



PLAN FORMS OF ROOFS SHOULD ONLY UTILISE THE FOLLOWING SHAPES OR CONFIGURATIONS:

- Simple rectangular forms
- Courtyard forms
- Basic T, U, L & H forms
- Combinations of the above

Figure 4

1.2.3 The building envelope:

✷ General: - Primary elements are to be roofed individually and connected with linking elements, i.e. flat roofs or lean-tos (Figure 5).

- Lean-to and verandah roofs are to abut vertical walls of primary forms and pitched straight at 0˚ to 17,5°.

- When a lean-to roof or verandah is used, there will be a minimum height of 100 mm and a maximum height of 1 500 mm between the top of the lean-to roof and the underside of the fascia board of the main (primary) roof.

✷ Building width: The maximum width of the primary elements of the structure will be 5,5 m, measured across the outer walls, except in the case of town

houses where there can be relaxation on merits after consultation with the control architect plus a good motivation.
The maximum width of the secondary elements will be 4,5 m and 6,6 m for double garages, measured across the outer walls;

- ✳ Building height: The height of the building is restricted to 7,5 m (Refer to Figures 3, 3 & 5).
- ✳ Plinth height: The plinth level must be at least 250 mm above ground level at the highest ground contour of the building footprint.
- ✳ Wall plate height: 2,7 m minimum from floor level to underside of wall plate.

1.2.4 Control of wall lengths:

For Primary forms higher than 3 m, 2/3 of the length of the exposed elevation should be protected with a Secondary building form. For Primary forms lower than 3 m the former is reduced to 1/2.

Walls of Secondary forms longer than 8 m should have a break by means of:
- Verandahs, stoeps, setbacks, lean-to roofs, courtyards, screen walls or panels with a change in texture. These panels may be shiplap Nutec- or hardwood planking, painted fairface brickwork, masonry or textured plaster and paint.

1.2.5 Accent walls:

Accent walls are allowed on condition that they do not exceed 25% of the area of one façade (elevation), roofs excluded.

After consultation with the Control Architect and Architectural Design Review Committee such walls may be built or cladded with:

- ✳ Stone, face bricks, shiplapped Nutec planks, hardwood planking, painted or cement-washed fair-face R.O.K. (“Run of kiln”) clay bricks or special tiles and textured plasterwork.
- ✳ Be painted a different colour – when choosing black or a very dark colour example charcoal grey, this area will be reduced to 15%.

1.2.6 Treatment of Gable Ends:

- Where a gable end meets the wall of a Secondary form, the latter must have a setback from the main gable wall of at least 150 mm;
- Gable ends should be finished off with barge boards.
- No hipped roof-ends or hipped gable roof ends will be allowed.

2. BUILDING ELEMENTS

2.1 ROOFS

2.1.1 Roof pitches:

The roofs covering the primary element of the structure will be pitched roofs with the same pitch on both sides – between 37,5° and 42,5°.

Roofs covering secondary elements of the structure must be flat metal or concrete roofs or single-slope roofs with a pitch between 0° and 17,5°

2.1.2 Roofing materials:

Pitch 0° to 10°
- Charcoal coloured Colorbond GRS Brownbuilt-profile 406mm or Klip-lok 406 & 700 cover ribbed roofing sheets;
- Charcoal coloured Colorbond Youngman Diamond Deck 406mm or Springlok 700mm cover with ribbed roofing sheets.

Pitch 37,5° to 42,5°
- Victorian S-profile charcoal coloured Colorbond sheets; or
- Charcoal coloured Colorbond GRS Brownbuilt-profile 406mm or Klip-lok 406 & 700 cover ribbed roofing sheets;
- Charcoal coloured Colorbond Youngman Diamond Deck 406mm or Springlok 700mm cover with ribbed roofing sheets.

2.1.3 Exclusions
- IBR, Big Six fibre-cement or any other profile roof sheeting other than the prescribed ones;
- Thatched roofs;
- Asphalt or concrete tiles, shingles or sheeting;
- Pressed metal sheeting resembling tiles;
- Unpainted metal sheeting, steel roofs or other reflective surfaces;
- Shade cloth on the main dwelling or any of the outbuildings, carports, freestanding buildings or pergolas;
- Perspex, fibreglass and polycarbonate sheeting (consult Control Architect)

2.1.4 Dormer windows
- Dormer windows may ONLY be used in the Primary Building in the loft space. Various types of dormer windows may be utilised and vertical or horizontal claddings, window combinations and proportions must be shown on plans.

2.2 WALL CONSTRUCTION AND FINISHES

✳ External walls - All external walls to be at least 230 mm and comply with the National Building Regulations and SANS 10400.

✳ Materials - Exterior and loadbearing walls must be constructed of natural R.O.K. clay bricks. Accent walls or fragmentation panels may consist of natural stone, fibre-cement or treated wooden panelling on wooden or

galvanised steel frames and solid concrete blocks (NO hollow concrete blocks will be allowed).

- ✳ Finishes
  - Brick walls above plinths should have a plastered and painted finish;
  - Refer to 1.2.5 for treatment of accent or feature walls.
- ✳ Plinths
  - Plinths are limited to a minimum height of 250 mm above the highest contour of the footprint of the building, and a maximum height of 1,0 m above ground level to promote terracing and articulation of the built form.
- ✳ Plaster bands
  - If used, plaster bands around openings must have a maximum width of 150 mm.

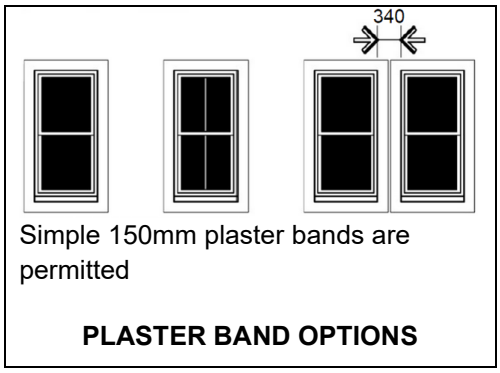


Figure 5

- ✳ Window sills
  - External window sills and surrounds must be plastered with a smooth wooden trowel finish and painted;
  - If desired, precast window sills such as the products provided by Wilson Stone may be used.

2.3 DOORS, WINDOWS AND SHUTTERS

2.3.1 General : Where wood is not used, doors, windows and shutters can be made from other material like aluminium, PVC and fibreglass to create sturdy sections.

2.3.2 Doors
- They must have vertical or square proportions (see Figure 7)
- Where doors or windows are combined in large openings between outer and inner spaces, they must contain elements of vertical proportions.
- Loft doors in gable ends may not be larger than 1500 mm × 750 mm.

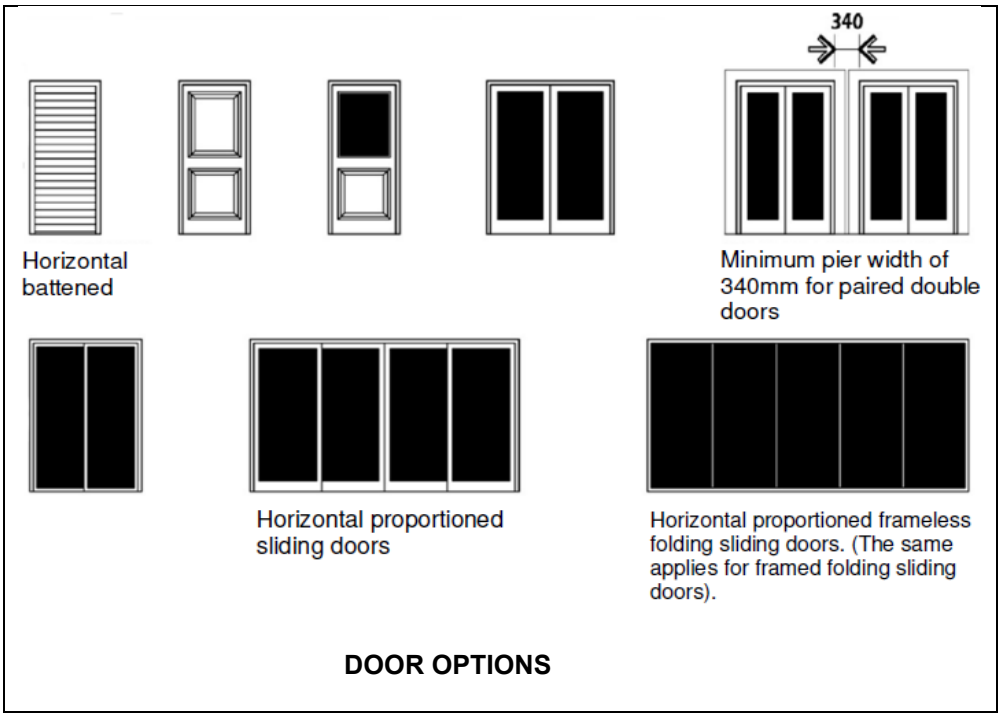


Figure 6

- Door types are not limited to the illustrations and different types of doors may be subject to the approval of the Control Architect appointed by the ADRC.
- The pattern of the external doors and gates to be horizontal battened (both sides)
- Double or single garage doors are permitted. Should single garage doors be preferred they should be separated by a column, of no less than 500 mm. (refer to figure 8)
- Garage doors to be aluminium, glass fibre, roller-shutter or timber to match the colour of the windows and doors;
- Steel tip-up doors will not be allowed.

2.3.3 Windows

- Windows must have vertical proportions where the height is more than the width (refer to figure 9). However, where windows are placed directly against a horizontal roof soffit, horizontal proportions will be allowed.
- Windows will form individual openings with a minimum pier width of 340 mm when paired.
- Using windows in series behind verandahs or pergolas may form larger openings.

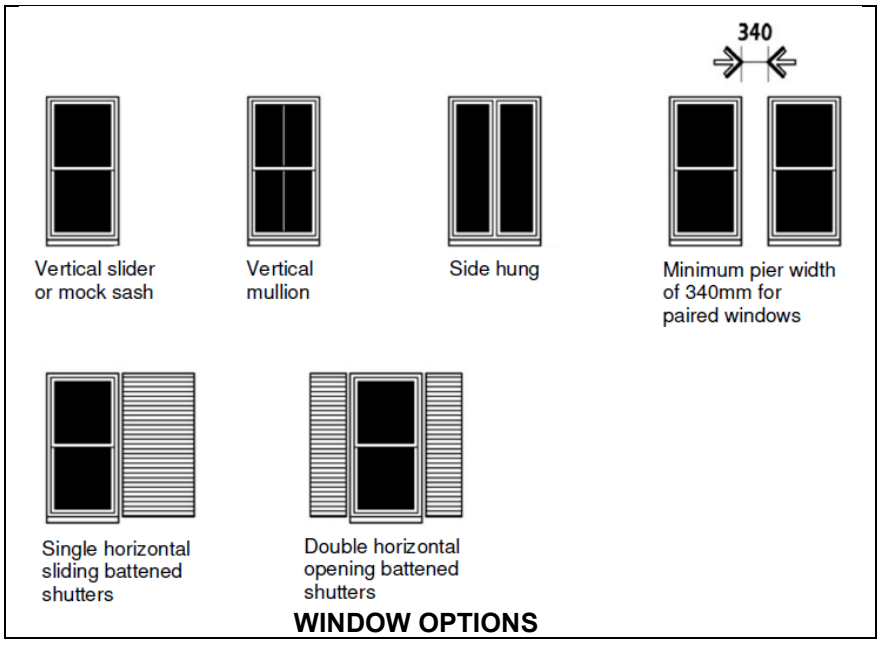


Figure 7

- Windows can be open paned windows, vertical bar windows or small paned windows;
- Framed frameless window-sections (opening or fixed) must have vertical proportions that are larger than the horizontal ones. The same applies for windows following the shape of the gable ends. However, where windows are placed directly against a horizontal roof soffit or fascia, horizontal proportions may be used.
- Vertical sliding, mock sash or side hung casement windows are allowed.
- Similar type windows to all facades;
- Internal burglar bars to match window mullions to windows. Trellidors or similar safety doors shall be installed internally ONLY;
- Window tint / window films and safety laminates of no more than 50% VLT will be allowed. No mirror tints will be allowed.

2.3.4 Shutters

- Shutters must be hinged or sliding and functional, not false or for cosmetic purposes.;
- Shutters must have the same proportions as the doors or windows.
- “American”-type safety shutters will be allowed on covered stoeps and courtyards (Contact the Control Architect)

2.3.5 Exclusions

- No external burglar bars;
- “Mirror” glass, reflective or colour glass;
- Bronze Anodised aluminium;
- “Winblok” or similar;
- Steel window and door frames;
- Fake or mock shutters.

2.4 VERANDAHS, COVERED DECKS, BALCONIES, BALUSTRADES, COLUMNS, PERGOLAS AND TRELLISSES

2.4.1 Verandahs
- The roof of the verandah must be open to the front with a neat painted finish. However, special canvas (beige or grey) roller blind systems for rain and wind protection will be permitted. The maximum overhang measured from the outer end of the columns may not exceed 1,0m. I-beam lintels may be used after consultation with the Control Architect.

2.4.2 Decks and Stoeps
- Floors may be of wooden slats, epoxy compound stripes or tiles on a concrete bed. 50 mm thick paving slabs (40 × 400, 400 × 200 & 200 × 150) with charcoal, tan and cement colour on compacted hard core will also be allowed;
- Flat roofs over covered decks and stoeps must be supported by plastered brick, -concrete, or steel columns.
- Decks on the river's edge must be proportional to the dwelling and require ARDC approval.

2.4.3 Balconies
- May only face the street and rear side ("Juliet" balconies, however, will be allowed on the sides, as long as they do not encroach on the building lines);
- May not share a common boundary between two semi-detached housing units (duplexes);
- May have a roof;

2.4.4 Columns
- The same material as the walls or fibre cement tubes filled with reinforced concrete;
- “Revelstone” or equally approved stone cladding columns minimum 450 square;
- Double timber or metal rectangular tubes for posts;
- “Revelstone” or equally approved stone cladding piers to 925 mm high with double timber posts;
- “Revelstone” or equally approved stone cladding base 450 x 450 square; with 350 smooth plastered masonry pier above, complete with capping 450 x 450 column with 450 deep lintel or beam above;
- Supporting columns must be of the same material as the walls. Balconies must be sympathetic towards the window or door openings below;

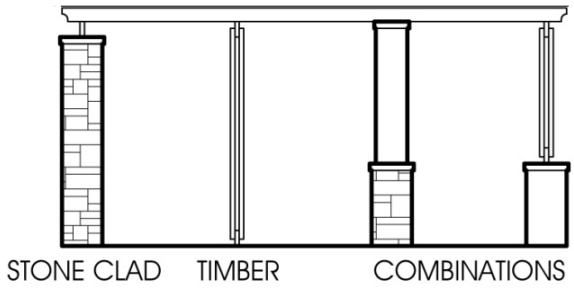
2.4.5 Balustrades
- In addition to the National Building Regulations (SANS 10400) the following conditions apply to handrails and balustrades;
- Painted galvanized metal balustrades in approved colour, stainless steel balustrades with timber or stainless steel handrail and frameless glass balustrades are allowed;
- Stainless steel cabling or “yacht” handrail details are permitted;
- No detailed/moulded wrought iron or cast aluminium, stainless steel, or any form of solid sheet panelling is permitted;
- No balustrades fixed in a criss-cross pattern will be permitted;
- No precast concrete balustrades and/or -elements will be permitted.

2.4.6 Pergolas, Trellises and Louvred Awnings:

- Supporting columns must be of the same material as the walls, fibre cement tubes filled with reinforced concrete, a sanded hard wood or light steel sections that are

painted; Pergolas and trellises can be constructed from sanded hard wood or painted steel or aluminium; The maximum overhang is 400 mm, measured from the columns.

- Trellises may be covered with plants;
- Pergolas can be covered with sanded treated hard wood lattices or approved powder coated aluminium or painted metal sections with 150 mm minimum gaps in between;
- Controlled louvred awnings and coloured shutters will only be allowed over *bona fide* stoeps, patios and shading over windows – NOT for porte cochères and carports;
- Pergolas and trellises may not be covered with shade netting or other roofing material. However, shade cloth (beige or grey colour) in the form of retractable systems underneath pergola arrangements will be permitted.



COLUMN AND PERGOLA OPTIONS

Figure 8

2.5 FIREPLACES, BARBEQUES AND CHIMNEYS

- Fireplaces and barbecues must be approved prefabricated or properly designed units;
- Units must be built into a house, screen or boundary wall;
- Only plastered and painted brickwork or natural masonry chimneys and simple metal flue and cowls are permitted;
- Plastered chimneys should be painted to match the colour of the main dwelling.
- Chimneys must be moderate in size and may not exceed the roof ridge by more than 1000mm;
- Dimensioned plan and elevation of chimney with material and colour specs for approval to the Control Architect appointed by the ARC;
- Height of chimney at architectural discretion.

2.6 GARAGES & CARPORTS

- Each house must at least have either a single or multiple garages. When more than two garages are built, there must be a set-back of 230mm minimum in the facades (consult with the Control Architect);
- The outer measurement of a garage is restricted to a width of 6,6 m;
- The maximum height of the parapet wall for a garage is 3 m;
- No steel roll- or tip-up garage doors will be allowed (refer to 2.3.2).
- No carport or porte cochère will be allowed in front of a garage or house (on the street side).
- Garages may be freestanding in which case they must adhere to the restrictions below in figure 9. However, garages may be incorporated under both primary and secondary structural elements. No precast garages will be allowed.

2.7 BOUNDARY WALLS AND GATES

Boundary walls**:** Boundary walls must be smooth-plastered solid brickwork or painted steel palisades (only allowed on the golf course and open space boundaries). The latter may also be used as infill between plastered and painted columns with the prescribed copings and column heads. Plastered walls must be the same colour as the house;

- Street boundary walls (solid brickwork): A certain portion of the total street boundary, calculated from the corner of any abutting erf may have a boundary wall with a maximum height of 1,8 m for privacy (refer to table below). The rest of the walls may have a maximum height of 1,2 m.

Number of street boundaries	Portion that may have a wall of 1,8m in height
One street boundary	1/3 of the length of the street boundary
Two street boundaries	1/2 of the total length of the street boundaries ✷
Three street boundaries	2/3 of the total length of the street boundaries ✷
Four or more street boundaries	Negotiate with the Control Architect ✷

✷ To prevent monotony, these walls must be "fragmented" by using infill panels of different material or texture, niches, columns with plastered heads or -bands etc. (refer to picture below).
If gabion panels are used, such panels shall be restricted to 1,8 m in length, 1,8 m in height and 300 mm in width and shall be tied into the adjacent walls with at least three 15 mm Ø reinforcing steel dowels of 600 mm in length on both ends;

- Open spaces or golf course boundaries: "Clearview"-, Nutec panels on painted steel frames, as well as steel palisade fences will be allowed on the street- or open space/golf course boundaries. **Clearview fencing will not be permitted on street-facing boundaries unless it is installed wall-to-wall. Please note that Clearview fencing requires approved plans, including Municipal approval, before installation.**
- Any wall not on the boundary must be submitted for approval at the ADRC.

Below is an example of low garden walls towards the open spaces.



Figure 9

- Side boundary walls must be of solid brickwork and are restricted to a maximum height of 1,8m preferably starting in line with the street facade of the house. They may be joined to the house to form courtyards;

- Rear boundary walls may be a maximum height of 1,8m where it is situated between two neighbours. However, where the rear boundary borders on an open space, the maximum height will be 1,2m and 1,8m for a courtyard of not more than 1/3 of the length of the rear boundary;

Exclusions:

- No "Vibracrete" or any similar precast concrete walls, gum pole, timber picket or wooden lattices will be allowed;
- No steel wire (meshed, barbed or smooth) on any type of droppers will be allowed.

Gates:

- Timber gates should preferably be horizontal battened both sides and shall not be higher than the wall in which they are positioned. Timber gates to be naturally stained or painted to match the garage and front door (Nutec planking will be allowed);
- Where the fence is a combination of plastered and painted brickwork with palisade infills, gates may be made from painted palisade type steel sections;
- No solid steel paneled gates will be allowed.

2.8 SWIMMING POOLS

- The filters and heating systems of swimming pools must be screened and covered;
- Swimming pools must comply with the safety standards of the National Building Regulations SANS 10400;
- No "Porta pools" or similar swimming pools will be allowed;
- Swimming pool backwash to discharge into stormwater system or garden and may not inconvenience any adjoining property.
- Wood-fired hot tub/Jacuzzi plans must be submitted, and the tubs must be screened off.
- All water features, fountains, and ponds must have plans submitted to the SHOA for approval.

3. SERVICES

3.1 SERVICE PIPES

- Sewer-, water-, vent pipes, conduits or ducts to be chased into walls or completely concealed and not visible from the street or open spaces – consult with the Control Architect;

3.2 RAINWATER GOODS

- Seamless “Watertite” Aluminium or similar, standard domestic Ogee gutters and downpipes.
- Gutters and downpipes to be same colour as the roof or white;
- Rainwater storage tanks must be screened off and not visible from the street.

3.3 EXTERNAL LIGHTING

- All exterior lighting should be sensitively positioned, 1.8m above finished floor level and should not be directed in such a way that it may have a negative impact on the immediate surroundings or adjoining properties. They should shine down or be of the hooded eyelid type.
- It is recommended that all exterior lights be fitted with energy saving bulbs. NO floodlights are permitted. Security lights may not cast direct light outside the erf on which they are situated and must be activated by movement sensors. Refer to the Landscaping Guidelines at the rear of this document.

NOTE – All exterior lighting shall be to the approval of the Control Architect.

3.4 AIR CONDITIONERS

- Air conditioner compressors must be invisible from the street or open spaces and installed 300 mm above the ground and be screened off with louvred type of screens. Ducting from the screened compressor to the outlet unit inside the building must be chased into the walls and not be surface mounted inside PVC or metal trunking. Architectural practitioners may also come with rational designs to hide ducting pipes and electrical cables. However, where compressors are not visible from streets or open spaces, they may be mounted higher, BUT MUST STILL BE SCREENED OFF with louvred type screens – consult with the Control Architect.



Figure 10

A few examples of screening air conditioner compressors and ducts. The PVC trunking on the wall in the third photograph will not be allowed

3.5 STORMWATER & DRAINAGE

- No sewer, vent or water pipes may be visible from streets or open spaces and must be completely concealed within the building structure. Stub vent stack systems to be used. Rainwater tanks are allowed but must be screened in approved positions.

3.6 LIQUID GAS BOTTLES

- Gas bottles and -pipes must not be visible from the streets or open spaces and must be screened off.

3.7 SATELLITE DISHES AND TELEVISION/RADIO MASTS/AERIALS

- The positioning of television aerials and satellite dishes must be done in consultation with the control architect.

3.8 ELECTRICAL BOXES & SIMILAR

- All electrical- and similar boxes to be recessed and screened from view.

3.9 HOUSE NUMBERS AND EXTERNAL SIGNAGE

- All lettering and numbers to be placed horizontally and in line. Refer to the Landscaping Guidelines at the rear of this document.

3.10 POST BOXES:

- Post boxes to be built into either a column or walling with an aluminium flap. No freestanding post boxes shall be allowed.

3.11 WIND TURBINES

- No wind turbines will be allowed.

3.12 LAUNDRY AND REFUSE AREAS

- Service courtyards to be incorporated into the overall design. Yard wall and screen walls should complement the basic materials of the building.
- All refuse bins, clothes lines and gas bottles must be screened within the service/drying yards in order not to be visible from the neighbouring properties, or the street.

3.13 VEHICULAR ACCESS TO SITE

- Vehicular access to the site shall be shown on the building plans. Provide a 110 mm Ø PVC sleeve pipe under ALL driveways and paved walkways, directly next to and parallel to the kerb for future services such as irrigation pipes and cables. Both ends to be sealed with unglued PVC end caps to prevent ground infiltration.- The following materials may be used for driveways:
- Interlocking concrete pavers to be in tones of beige, red or grey;
- 50mm thick paving slabs (40X400, 400X200 & 200X150) with charcoal, tan and cement colour on compacted hard core or crusher dust;
- In-situ exposed aggregate concrete;
- Concobble – sandstone colour;
- Clay brick cobblestones;
- Material colours should be limited to earth tones. Patterns should be simplistic. No ornate patterns will be allowed. All proposed materials to be used for driveways to be approved by the Control Architect appointed by the ADRC;
- No asphalt, bitumen, solid concrete or gravel surfaces will be allowed.

3.14 CARAVANS, TRAILERS AND BOATS

- All to be parked/stored either in a garage or screened carport or in an approved position which is not visible from any common areas in the development. Caravans, trailers and boats to be positioned behind screen walling so that they are not visible from the street.

3.15 STORAGE OF OTHER ITEMS

- No stored materials or items shall be visible from common areas – all to be screened/stored internally.

3.16 DOG KENNELS, WASHING LINES, REFUSE BINS, ETC

- All to be screened behind a 1,8 m high screen or wall or to be in a service yard or courtyard type arrangement.

3.17 TELECOM CONNECTIONS (OPTICAL FIBRE & TELEPHONE)

- The optical fibre- or telephone cable must be laid underground in a trench from the Draw Box in the street to the house. The trench must be at least 400 mm deep, and an approved 25 mm diameter PVC pipe or conduit (consult with the provider beforehand) must be laid from the Draw Box on the street (indicated in green) to the house. This conduit must have a slow bend with a

minimum radius of 150 mm where it enters the floor slab under a wall. The riser conduit must end inside the house in a 75 mm × 50 mm Draw Box in the wall in the position where the router is to be placed. A draw wire must be left inside the conduit. In the case of a double-storey it is advised to install another conduit from the first 75 mm × 50 mm draw box to another one on the upper floor for connection to a WiFi-extender (consult with the provider beforehand).

The architectural practitioner must indicate this on the electrical layout plan.

3.18 SOLAR WATER HEATING SYSTEMS AND HEAT PUMPS

- Only flat panel solar panels with a black surround steel/aluminium frame will be allowed with the hot water cylinder under the roof above the ceiling or in a purpose-made cover to conceal it when placed at the back or side walls of the house. No solar tube panels or combination units (panel and close-coupled tank directly connected) will be allowed;
- Heat pumps are allowed but must be invisible from the street or open spaces;
- No swimming pool heating elements/panels may be visible from the streets or open spaces;

3.19 PHOTO-VOLTAIC CELL PANELS & INSTALLATION

- The position of photo-voltaic cell panels must be sympathetic towards the environment and must be discussed with the Control Architect beforehand. Both Poly- and Mono Crystalline panels are acceptable but MUST HAVE A BLACK Surface. Aluminium frames and all structural supports and brackets should be coloured black/Silver – either by painting with an appropriate paint or enclosed by a loose black frame surround that can be attached with silicone or any other acceptable method.

  Only installers who are accredited with the South African Photo-voltaic Industry Association (SAPVIA) will be allowed to install PV systems in the estates.

3.20 JETTIES ON RIVER'S EDGE

- Please refer to page 37 (2.1.9).

4 COLOURS

4.1 ROOFS

- All visible roofs to have a dark charcoal colour.

4.2 WALLS

- **White** or any of the following colours: (Plascon):

Rothko, Picasso, Dockside, Ivory Ridge, Woodpecker, River Clay, Tent, Papyrus and Sterling.



Y3-D2-2 Ivory Ridge



E16-5 Tent (Expressions)

E9-2 Woodpecker

DC 8 Papyrus 22



River Clay 69



Sterling 39

- NOTE: These are the base colours and different shades thereof can be negotiated with the Control Architect. (The above colours are scanned in and only an indication. They should be verified by using a Plascon colour palette).

4.3 PLINTHS AND MOULDINGS

- Plinths and mouldings can be painted a different shade from the above-mentioned colours.

4.4 OTHER ELEMENTS

- The colours of the following elements can be negotiated with the Control Architect;
- Doors, windows and shutters (an oiled finish may be used);
- Support columns of balconies, pergolas, handrails and trellises;
- Fascias, gutters and rain downpipes;
- Colour charts are available at most paint and hardware stores;
- **A schedule of colours must be shown on the building plans.**

(NOTE: The paint colour palette may be amended by the SHOA at its sole discretion.)

P A R T 2 - R I V E R S I D E

E. RIVERSIDE (CATEGORY 2 ERVEN)

In this category there are no primary or secondary roof forms. Therefore, architects and architectural practitioners are free to use either flat roofs or pitched roofs – or a combination of the two roof forms. pitches between 0° and 45° will be allowed as described.

Setbacks	Streetside	Open Space	Side spaces
Main building – All storeys	3 m	1 m	1,5 m
Garages / Carports	1,5 m	5 m	1 m – Zero if it is covered by a flat roof with 3,5 m maximum height and no windows or doors or used as a balcony
Swimming Pools	2 m	0,5 m	0,5 m

Height: 7,5m maximum - Refer to diagram below.

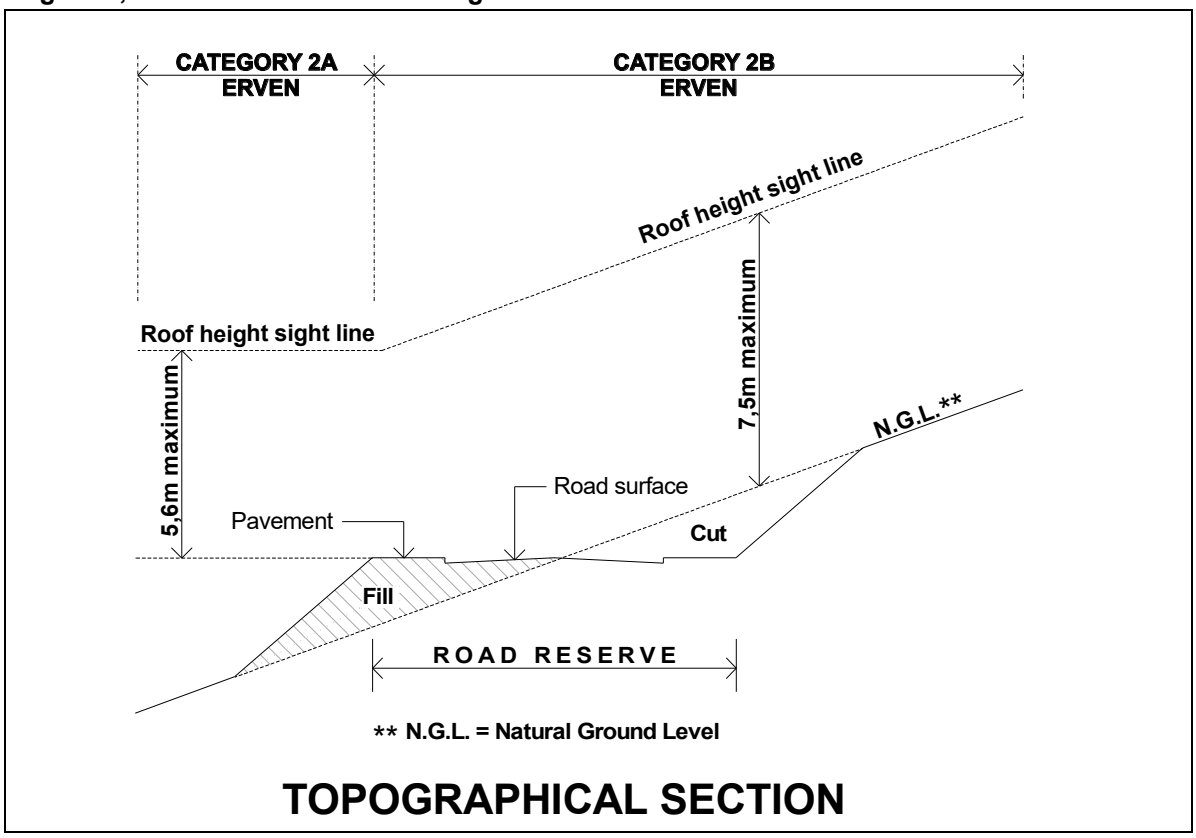


Figure 11

Coverage: Maximum coverage on any of the erven shall be 60% of the plot area. The following elements shall be included in the coverage calculation:

- The roofed building forms and roofed garages and stoeps/verandahs. (Exclude all pergolas and yards or open paved areas and courtyards).

Minimum sizes: The minimum size of a house in Riverside, including "stoepe" is 150m² for a single storeyed building.

5. THE BUILDING ENVELOPE

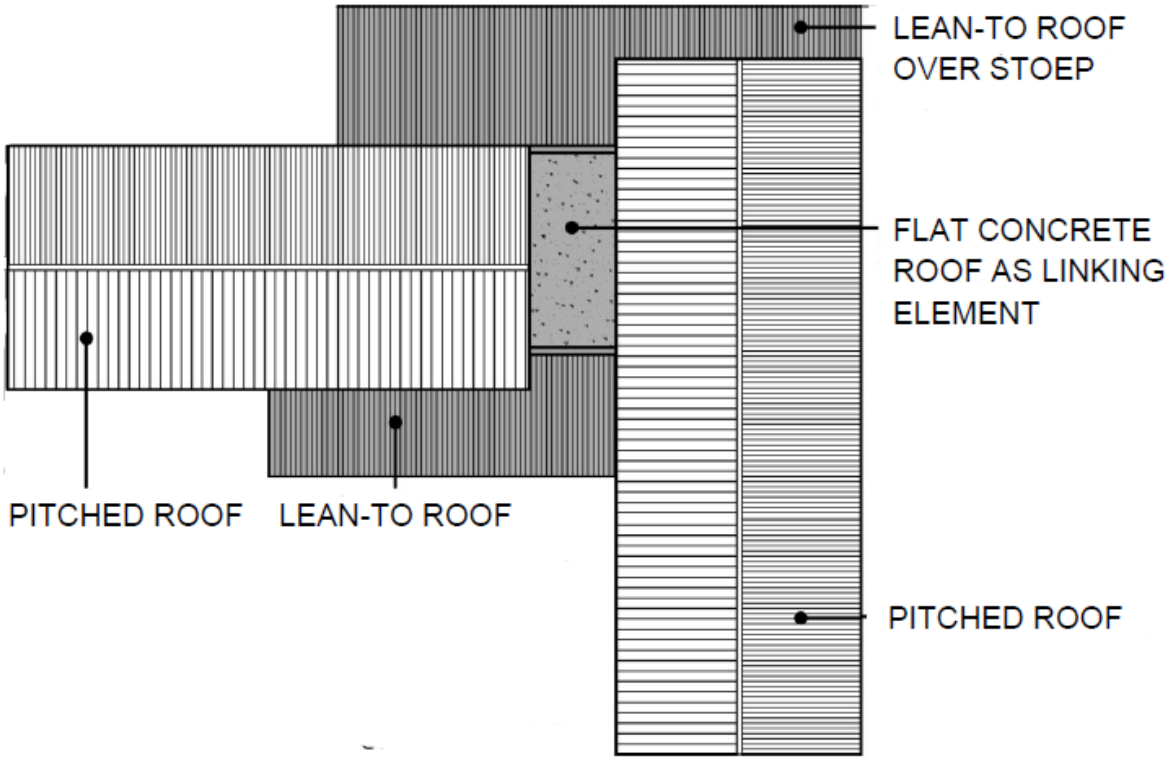


Figure 12

6. BUILDING ELEMENTS

NOTE:

The Building Elements in Part 1 apply with the exception that the roof pitches may vary from 0° up to 45°.

Architectural Practitioners are advised to discuss their sketch designs beforehand with the Control Architect.

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CHECK LIST

INFORMATION TO BE REFLECTED ON THE BUILDING PLANS FOR SHOA*

ITEM	✓
SPECIAL SPACE IN- OR NEXT TO TITLE BLOCK FOR OFFICIAL STAMP	
ALLOWED COVERAGE	
ERF NUMBER	
HOUSE (STREET) NUMBER	
REAL COVERAGE	
NORTH POINT	
BUILDING LINES	
FLOOR PLANS	
ROOF PLAN	
SEWERAGE PLAN WITH SECTIONS	
ELEVATIONS (4 minimum)	
SECTIONS (with roof pitches, eaves covering and materials)	
ACCENT WALLS	
POSITION OF VEHICLE ENTRANCE	
LANDSCAPING PLAN (1 : 100 scale minimum)	
SCHEDULE OF EXTERNAL FINISHES	
POSITION OF EXTERNAL LIGHTING	
ALL BOUNDARY WALLS AND PALISADES	
WATER GARDENS	
SWIMMING POOL WITH FILTER PUMP AND WATER STORAGE TANKS	
ALL PAVED AREAS	
WASHING LINES	
GUTTERS AND RAINWATER DOWNPIPES	
CONSTRUCTION DETAILS OF FLAT ROOFS	
STOEPS AND VERANDAHS	
COLOUR SCHEME	
WINDOW SCHEDULE	
DOOR SCHEDULE	
SHUTTERS	
CHIMNEYS	
WATER METER	
SEWER CONNECTION POINT	
ELECTRICITY CONNECTION POINT	
POSITIONS OF TELECOM CABLES AND DRAW BOXES	
SATELLITE DISH AND OTHER AERIALS	
POSITION OF SUN- AND PHOTOVOLTAIC PANELS	
POSITION OF AIR CONDITIONER UNITS AND COMPRESSORS	
50-YEAR AND 100-YEAR FLOOD LINES & SIGNED AFFIDAVIT	

* Mark with ✓ or N/A (when not applicable) in right hand column

SUBMISSION AND DECLARATION FORM

ERF NUMBER :	
OWNER: ..... ADDRESS: .... PHONE: ..... FAX: ..... CELL: ..... EMAIL:	**ARCHITECTURAL PRACTITIONER**: ..... ADDRESS: .... PHONE: ..... FAX: ..... CELL: ..... EMAIL: .....
Please send your commentary/approval ***by email*** with reference to this building plan to the ***architectural practitioner or owner*** of one of the above-mentioned addresses	

I, ... in my capacity as architect / senior architectural technologist / architectural technologist / draught person, S.A.C.A.P. registration number ..... declare that the information as shown on my plans is correct and complete. I further certify that all elements of the submitted design comply in all respects with the architectural guidelines and if not, that I may be held responsible for any costs involved in rectifying such defects.

SIGNATURE: ..... DATE: .....
(Architectural Practitioner)

SIGNATURE: ..... DATE: .....
(Owner)

LANDSCAPE GUIDELINES FOR SILWERSTRAND GOLF, VILLAGE AND RIVERSIDE ESTATES

1. INTRODUCTION

The SHOA Landscape Guidelines form an integral part of the architectural design process and shall not be seen as an "add-on" once the building is complete. Gardens, courtyards, avenues, water features, terraces, pools, pergolas and fences shall be used to enrich and complement the interior spaces and shall inform the architectural design process and vice versa. The design of external spaces and the link between the land, water and built forms is seen as integral to the character and aesthetic success of the estate.

2. APPLICATIONS

2.1 EXTERNAL BUILT ELEMENTS

2.1.1 Walls/Fences

Refer to the SHOA Architectural Guidelines for information concerning the position and heights of walls and fences.

Boundary walls or fences shall be built of masonry, plastered and painted to match the buildings.

Boundaries onto the golf course or open spaces shall have fences as described in the Architectural Guidelines.

Under no circumstances will Vibracrete walls or walls in an unsuitable style, material or colour be allowed.

The use of climbing plants on walls, buildings, trellises, fences and gates, and indigenous shrub screens or informal hedges is to be encouraged. Hedges in front of the erven are to be a maximum 600 mm high by 400 mm wide and should be chosen from the plant list.

Swimming pools shall be enclosed using fences to NBR standards and described in the Architectural Guidelines.

All fences, screens or walls shall be submitted for the approval of SHOA.

2.1.2 Retaining Walls/Steps/Ramps

External changes in level shall generally be addressed by creating terraces with low retaining walls and steps or ramps, (maximum height 1.2 m).

Terraces are to be constructed using dressed, random, or dry-packed stone walls. Stone walls in sandstone, stone local to the Robertson area or slate from the Robertson area, and built by a stonemason approved by the estate are also acceptable.

Timber or sleeper retaining walls of no higher than 1.2 m may be used (see details).

Timber retaining structures on slopes of no more than 1:3 may be used if planted using indigenous shrubs and groundcovers at a rate of 5/m^2.

Concrete spoon blocks, such as 'Terraforce' or 'Loffelstein' walls may be used.

Plastered and painted masonry retaining walls of no more than 1.2 m in height may be used if they match the architectural style and colours.

No retaining walls may be higher than 1.2 m. All retaining walls between 1 m and 1.2 m in height should be structurally checked/designed by an engineer.

Ramps may be no steeper than 1:10 and should be constructed in timber or surfaced in timber or paving materials from the proposed list.

All retaining structures of whatever nature shall be submitted to SHOA for approval.

2.1.3 Pergolas

Pergolas may be used as a tool to create external passageways, and to define courtyards and vistas. Pergolas are to be timber posts or timber on plastered, painted masonry or stone pillars (see Architectural Guidelines).

Use of climbing plants/creepers is encouraged to cover pergolas and create shade (see list of climbers).

Pergolas and shade structures shall be submitted for approval by SHOA.

2.1.4 Swimming Pools and Water Features

Water features and swimming pools are to be designed in the style and character of the estate.

Water features, fountains and pools will be used to link the internal with the external and will cool external spaces such as courtyards and verandahs.

All pools and water features shall form part of the approval process of SHOA.

Pool fences shall conform to National Building Regulations but should be constructed from timber palisade or solid plastered and painted masonry to match other fencing and architecture within the Erf and the development. Off-the-shelf pool fencing shall not be allowed.

2.1.5 Gazebos/Lapas/Braais

Gazebos or braai areas must match the architectural style and character of the estate. Under no circumstances will Victorian, or thatched "rural" lapas, which are not in keeping with the house style, be allowed. All gazebos shall be submitted to SHOA for approval.

Built-in braais shall be linked to the main building or be linked by means of pergolas. They shall be constructed as per the proposed style (see Architectural Guidelines) either in stone or in plastered and painted brickwork or masonry to match the house.

2.1.6 Driveways

Driveways and paved or hard-surfaced areas shall be no wider than 12 m along the road edge and shall take into account any proposed road reserve trees and shall make allowance for a minimum of 2 × 2 m planting area surrounding any roadside tree. Materials shall be chosen from the list of proposed materials under 2.2 below.

2.1.7 Signage and Numbering

Post-boxes and house numbering shall conform to the guidelines and shall be indicated on building plans. All such numbering and post-boxes shall be incorporated into the building.

Post-boxes should be brass, natural timber or black metal, rectangular and no larger than 200 × 300 mm in size, mounted flush with walls or set into the front door or gate.

Numbering or lettering should be in Arial or Times Roman fonts, or similar, and shall be made of brass, approved 3 mm thick vinyl or metal in charcoal grey or black in colour and no larger than 100 mm in height.

No freestanding post-boxes or signage will be allowed.

2.1.8 Pedestrian paths

All pedestrian paths shall conform to the paving materials listed below and shall match the material used elsewhere on the erf.

2.1.9 Boardwalks and jetties - RIVERSIDE ESTATE & VILLAGE ESTATE

Boardwalks and jetties must be made from timber in colour and finish according to architectural guidelines, and jetties must be structurally checked/designed by an engineer. Railings should match the style used on buildings, in accordance with the architectural guidelines.

Boardwalks and jetties may extend beyond the building guideline setbacks as long as they are no more than 350 mm above natural ground level. Dimensions of a jetty: 16 m²

Plans for jetties must be submitted to the SHOA for approval and must include all necessary approvals from Langeberg Municipality, the Department of Water and Sanitation, CapeNature and Silwerstrand Boat Committee.

2.2 HARD SURFACING MATERIALS

Paving materials shall be chosen from an appropriate list of materials in keeping with the overall character of the estate. Approved brick, cobbles, laterite, stone, slate-brown tar, peach/apricot pips are examples of suitable materials.

Brick, stone, or cobble channels and edgings will be encouraged.

Roads and driveways shall be designed to retain the rural character of the development. Paved courtyards shall be enriched using attractive hard surfacing such as approved bricks, pavers and local stone.

'Sleeper' pathways and timber log pathways and steps are also acceptable. Timber decks, which do not protrude over erf boundaries, and are constructed as close to the natural ground level as possible, are also acceptable.

Stone steps are encouraged.

Paving designs must take into account any proposed roadside trees, a 2 × 2m open space shall be left around each roadside tree position.

All paving materials and paving plans are to be approved by SHOA.

The following brick colours will be acceptable:

COROBRIK:
Wheatstone Pavers.

CRAMMIX:
Sahara Sand Pavers.

The following concrete products will be acceptable:

CAPE CONCRETE/STREETSCAPE:
Pavers with a white cement finish.

BOUBLOK:
Pavers in grey, sandstone, black or red colour.

SMARTSTONE:
Cobbles and pavers in grey colour.

PAVATILE:
Cobbles and pavers in grey or colour 157.

REVELSTONE:
Cobbles and pavers in grey colour.

OKAVANGO PAVING:
Okavango Plaza 80 mm exposed aggregate pavers in sandstone colour.

The following exposed aggregate in-situ concrete paving will be acceptable:

Exposed aggregate concrete, using 13 mm stone from Afrimat.

The following natural stone will be acceptable:

STONE:
Sandstone tiles or rocks set in natural ground or concrete, (‘stone pitching’), and slate and stone from the immediate Robertson district are acceptable. Joints should be kept to approximately 5 cm maximum width on average. All stonework should be laid by an approved stone mason.

SLATE:
'Desert Sand' or 'Rich Autumn' available from Strata or Mazista or equal approved. Slate from the immediate Robertson area is also acceptable.
TERRACOTTA:
Natural clay terracotta tiles are acceptable.

2.3 EXTERNAL DRAINAGE

Pre-cast concrete channels shall not be allowed. Where channels are required, they shall be constructed in stone, brick or cobble. Where possible stormwater shall be dispersed in reeded or grassed channels/swales or be allowed to penetrate within detention areas/reed beds before entering the river and should not be piped underground.

2.4 GARDEN ORNAMENTS/SECONDARY ELEMENTS

Garden elements such as garden furniture, pots, benches, birdbaths, fountains, railings etc. shall be chosen to enhance the character of gardens and buildings and shall be to the approval of the SHOA. 'Wendy houses' and sheds will not be allowed.

All such elements should be chosen in keeping with the rural ambience of the riverside area (stone, timber).

There are to be no visible ornaments or decorations to boundary walls.

2.5 EXTERNAL LIGHTING

All exterior lighting should be sensitively positioned, 1.8 m above finished floor level and should not be directed in such a way that it may have a negative impact on the immediate surroundings or adjoining properties. They should shine down/up or be of the hooded eyelid type.
It is recommended that all exterior lights be fitted with energy-saving bulbs Where uplighters are proposed, they shall be simple black low-level uplighters, hidden from view by vegetation. NO floodlights are permitted. Security lights may not cast direct light outside the erf on which they are situated and must be activated by movement sensors.

2.6 PLANTING CHARACTER

All trees and shrubs external to the house (unless hidden and within enclosed courtyards) shall be indigenous to the Western Cape or chosen in keeping with the style of the development.

The style may be loosely defined as indigenous mixed with traditional exotic. Courtyard areas may however be planted in any style.

A list of proposed plants follows as a guide. No invasive alien or invasive exotic plants will be allowed anywhere on the estate.

Climbing plants and creepers shall be encouraged to cover walls, create shade under pergolas and climb buildings to soften hard edges and surfaces.

The use of hedges is encouraged.

Water plants, reed bed species or dam edge planting shall be carefully chosen from the approved list or from indigenous non-invasive plants.

Non-invasive lawn species should be used. Buffalo lawn is proposed.
The use of 'tropical' plants such as palms, banana trees, Phormiums, yuccas or Strelitzia nicolai are seen to be inappropriate.
The extensive mixing of plants from a variety of climates, habitats, forms and colours is seen to be inappropriate.

The use of plants used traditionally in Robertson district, such as Roses, Bougainvillea, Wisteria and grape vines is encouraged in the golf course erven.

Trees:
The Homeowner shall ensure that he/she is made aware of any roadside trees and shall incorporate these within the design of the building and paving, by the incorporation of a 2 x 2 m square open area around each tree. Minor adjustments may be requested if essential to the design. The roadside tree positions and any deviations shall be indicated on the plans. (Roadside trees are to the Estate's cost)

2.7 PROPOSED PLANT LIST

Residents are kindly requested to plant indigenous plants.
In respect of our neighbouring farms, please refrain from planting fruit trees and vegetables to help prevent fruit flies and other pests.

Examples of types of plants that are not allowed.

No alien trees
No indigenous trees that have invasive root systems or might harm the neighbours
Ficus species
Nerium oleander
Palms
Cabbage trees 'Kiepersols'

Annexure A

PAYMENT OF VERGE DEPOSIT, WEAR & TEAR LEVY AND BUILDING LEVY

Note: These fees will be amended from time to time.

Wear and Tear Levy:	New Dwelling - R 5 385,00 (non-refundable) – payable by Owner.
Wear and Tear Levy:	Additions, alterations and swimming pool to existing dwelling - R 2 695,00 (non-refundable) – payable by Owner
Water Meter:	R 1 700,00 (non-refundable) – payable by Owner.
Verge Deposit:	R 8 000,00 (refundable) – payable by Owner/Contractor
Advertising Board:	R 1 800,00 (non-refundable) – payable by Contractor

The Contractor Deposit and Advertising Board are paid with the signing of the Contractor's Agreement. The Wear & Tear Levy and the Water meter are paid when the owner / architect submits plans for scrutiny.

A Building Fee of R 1 160,00 per month is payable during the construction period of the house.
Note: These fees will be amended from time to time.