



# **ARCHITECTURAL DESIGN GUIDELINES**

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# **ARCHITECTURAL DESIGN GUIDELINES**

## **ARCHITECTURAL CONTEXT**

The Architectural Language of Robertson Lifestyle estate Development is derived from the rural architectural heritage, modified and modernized to accommodate the needs of an African “mixed living” development set in an open environment. Selected architectural elements of the rural vernacular are combined with a contemporary design, with modern materials, building and construction techniques, with a variety of guidelines and constraints, to produce a continuity of the appearance while allowing an acceptable degree of individual choice.

The purpose of this document is to determine and steer the style of the project. Each development will be designed with the unique style parameters and individual client’s needs.

The accepted rural vernacular is typified by certain visible elements. Prominent among these are corrugated sheet metal. Neutral colours with contrasting elements form the colour palette.

## **ENVIRONMENTAL CONTEXT**

The historical background of the Town of Robertson combines African heritage with Dutch, French and English culture with colonial, agricultural, exquisite nature and manicured gardens. This development combines the histories of Robertson with the needs of young and old with a growing community.

Robertson is part of the Bonnievale/Ashton/Montagu winelands area, known for its wine, dairy products and thoroughbred horses. The economy is agriculturally based and products from this are of a high standard.

The climate of the Breede River Valley is warm and dry during the summer with winds primarily South East. The winter climate is mild and wet with rain winds from the North West.

The challenge to the estate is to reflect and preserve the best of the Robertson’s historical and natural elements, while moving forward to establish a unique, relevant and appealing integrated environment which will stand the test of time. This environment must successfully integrate middle to upmarket living opportunities for young and old, leisure, public and commercial activity.

## **PROJECT PHILOSOPHY**

The overall Master Layout Plan, complemented by these Architectural Design Guidelines, seeks to establish an interdependence and co-existence between the buildings, structures, inhabitants, new plantings and existing environment, in order to

create a consistent whole at one with nature. Landscape and buildings are viewed as being necessarily continuous, and buildings must be designed to blur the boundaries between inside and outside, between court and garden, between garden and parkland or agricultural surrounds.

## **MIXED LIVING**

The **mixed living concept** comprises a mixture of different lifestyles within the boundaries of the site. The opportunity to accommodate old and young (people in their different life cycle stages) on one site was born.

In the conceptualizing process the following entities were envisaged: Private open spaces, independent living, single residential, commercial, flats, medical centre, a church, club house, walkways/jogging routes, parking, access control at the main entrances and roads. Special emphasis was placed on a high level of security and easy flow of traffic and pedestrians in a green and peaceful environment.

The Robertson Lifestyle estate is situated in the heart of the Breede River Winelands District. The project is a mixed living lifestyle development and consists of the following:

The site is approximately 16,702 ha in size.

The site is divided into eleven different entities, namely:

1. Private Open Spaces
2. Independent living
3. Single Residential
4. Flats
5. Medical centre (Carewell)
6. Commercial
7. Club house
8. Church
9. Walkways
10. Parking
11. Roads

## **GENERAL**

### **ROBERTSON PRIVATE HOSPITAL**

The Hospital will consist of a sub-acute and day hospital with all necessary supportive services, kitchen, physiotherapist rooms, consultation/doctor's rooms and administrative offices. 70 assisted living/sectional title apartments will be provided adjacent to the hospital along with a clubhouse for Independent living residents.

## **INDEPENDENT LIVING – GROUP HOUSING**

Within walking distance from the Square and Hospital a group housing complex consisting of 83 'lock- up- and-go' units, each with access control and own title deed. The units are sold on a plot and plan basis with 4 designs concept to choose from.

## **SINGLE RESIDENTIAL UNITS**

42 Single Residential Dwellings are situated in the eastern sectors. The specific town planning layout with cul-de-sacs, are to foster the creation of small 'communities.' The cul-de-sac lay-out and the absence of through traffic will reduce speeds and produce a safer and more restful residential environment. By linking up the cul-de-sacs, a green belt/jogging route through the residential area is established (away from the main traffic).

## **CHURCH**

Religion and the social gatherings of a community with a church/hall form an integral part of a 'mixed living' concept.

## **WALKWAYS AND LANDSCAPING**

The importance of well laid out walkways, sidewalks and paths (especially for the elderly), pedestrian crossings and lamp posts combined with ample trees and green belt landscaping will be an important feature to reduce resident's reliance on motorcars. The atmosphere thus created will be an extension existing already green town of Robertson.

## **ACCESS CONTROL**

Graded access control to the site through the Square will be done by card- nobody without a card will be allowed into the residential components.

Access control to the residential area will be controlled at a guard house at main entrances.

Access to the Hospital will be controlled by the Hospital.

## **ELECTRONIC- AND COMMUNICATION TECHNOLOGY**

It is the intention to give each unit full access to the latest electronic- and communication technology and people with hearing or other disabilities are connected to a control room.

## **ARCHITECTURAL DESIGN GUIDELINES**

In order to promote and achieve the developer's and designer's objectives, this comprehensive set of ARCHITECTURAL DESIGN GUIDELINES has been prepared. The INTENTION is to allow diversity and individual expression whilst protecting the buyer's investment through application of a consistent DESIGN STRATEGY. The STRATEGY is based on PRINCIPLE DESIGN CRITERIA, which in turn are codified by the ARCHITECTURAL FORM GUIDELINES.

The contents of this document will be enforced by the developer and An Architectural Review Committee (ARC) will be established from accredited architect, according to a process described hereunder.

The **ARCHITECTURAL FORM GUIDELINES** consist of the following:

**A. ARCHITECTURAL CONTROL STRUCTURES AND POLICIES**

- Introduction
- The Design Review process
- The role of the Master Homeowners Association (“MHOA”)

**B. THE DESIGN STRATEGY**

- Architectural Strategy
- Planting Strategy
- Building Strategy
- Principle Design Criteria

**C. ARCHITECTURAL FORM GUIDELINES**

1. Building Form
2. Building Elements and Materials

The guidelines follow hereunder.

Annexed to this document is a **BUILDING PERFORMANCE AGREEMENT** which contains rules and requirements relevant to property owners, professional teams, building contractors, subcontractors and suppliers involved in the construction of any building contractors. This contract will contain extracts from the estate Environmental Management Plan, **and the builder and property owner will be required to sign the agreement prior to commencement of construction.** Compliance with the agreement by any other entities involved in the construction will be the responsibility of the property owner and principal building contractor.

**ARCHITECTURAL CONTROL STRUCTURES AND POLICIES**

**1. INTRODUCTION**

- 1.1 The various design, building and maintenance guidelines and controls will be managed through structures established by the developer, Robertson Uitbreiding 9 (Pty) Ltd (RU9). These structures will include the Architectural Review Committee (“ARC”), HOA’s for each village entity, and a Master HOA (“MHOA”). All these structures will be formally established, registered and properly constituted entities, adequately staffed and resourced to carry out their respective responsibilities.
- 1.2 The **ARCHITECTURAL REVIEW COMMITTEE (ARC)** will be appointed by the developer, Robertson Uitbreiding 9 (Pty) Ltd (RU9), at the launch of the project and will be maintained as a management structure as long as the developer and/or the MHOA require. Once the last house or building on the

estate has been completed, the ARC may be disbanded, and a suitable arrangement will be put in place to ensure that any additions, alterations or further building activity will remain within the architectural and environmental guidelines set out herein.

- 1.3 The ARC will comprise a representative of the developer, a representative of the MHOA, and the project architects.
- 1.4 Until the last building has been erected, the developer will have a controlling vote in all HOA structures and will if necessary intervene in the plan approval process, subject to the advice of the ARC, in order to ensure that the original intent of the architectural and environmental guidelines and controls is maintained.
- 1.5 The purpose of the ARC is to protect the long-term values of the properties of Robertson Lifestyle estate by acting as an “aesthetic and design watchdog”. All plans will be submitted to the MHOA and will be referred to the ARC for approval and signature prior being approved by the MHOA for submission to the Municipality. See 2. DESIGN REVIEW PROCESS on page 4 below.
- 1.6 Property owners must obtain prior written approval from the ARC for:
  - 1.6.1 Erection of new buildings, walls, structures, swimming pools or Jacuzzi’s, ponds, enclosures, signage, street furniture and external lighting – both external design and internal plans
  - 1.6.2 All alterations and additions
  - 1.6.3 External re-painting or re-coating of any exterior surfaces
  - 1.6.4 Hardscaping and soft scaping, including planting and maintenance programs.
- 1.7 The ARC will take a global view of what is best for the estate whilst balancing the individual requirements of property owners. All submissions will be treated on merit and the ARC will enter into discussions with all property owners before decisions or recommendations are made.
- 1.8 The ARC may deviate from the written guidelines in individual cases when it deems such deviation appropriate and will recommend approval of such deviations to the MHOA.
- 1.9 All new structures within the development, including additions or alterations, gatehouses, and other ancillary buildings, are subject to these guidelines and require approval from the appropriate structures.
- 1.10 Any intention to use a residence for home business purpose must be approved by the Estate structures and the Municipality.
- 1.11 All approvals referred to anywhere in this document must be secured in writing, and sufficient copies thereof must be lodged with the MHOA.
- 1.12 This document is to be read in conjunction with the relevant HOA/MHOA constitution and any regulations made there under.
- 1.13 This document does not take precedence over any statutory provisions.
- 1.14 **THE ARC evaluates and approves only the aesthetics of any submission and does not take any responsibility for any technical, health and safety standards, or for non-compliance with any**

**municipal or statutory requirements. However, the ARC will ensure that specifically foundation design has been signed off by an estate-approved structural engineer with geotechnical input from an estate approved geotechnical input from an estate approved geotechnical engineer, as discussed in paragraph (3) below.**

## **2. THE DESIGN REVIEW PRESS**

- 2.1 Only architects registered with the South African Council for Architects and approved by the ARC may submit designs for buildings on the estate.
- 2.2 Homeowners must appoint an architect for the full range and scope of their professional services. The only allowable exception to this rule is for the final phase of the architectural services. Should the architect not perform this phase, the homeowner must appoint an approved independent project manager to ensure that construction companies with all approved design requirements and any other estate requirements as laid down by the developer, ARC, HOA, MHOA or local authority. The building contractor or his agent will not be accepted as project managers.
- 2.3 Architects/designers can obtain documentation and site plans from the ARC or the relevant HOA, MHOA.
- 2.4 Plans for the ARC scrutiny must reach the principal architect as advised from time-to-time, or the MHOA at least two weeks in advance of the relevant ARC meeting.
- 2.5 Two copies of Sketch Plans, together with a brief specification, must be submitted to the ARC for final approval, together with a Sketch Plan Scrutiny Fee.
- 2.6 One stamped and signed copy will be returned to the property owner after scrutiny, together with comments.
- 2.7 Two copies of Working Drawing containing required revisions to be submitted to the ARC for final approval, together with a Working Drawing Scrutiny Fee.
- 2.8 One stamped and signed copy will be returned to the property owner after any further necessary revisions have been agreed to and made, for submission with additional required copies to the Municipality.
- 2.9 The municipality will not approve the plans unless they have a current copy signed by the MHOA or ARC, together with attached documentation as required from time to time, including a checklist signed by the owner, principal architect, ARC and developer/MHOA and a letter from the MHOA/VHOA regarding any waivers to normal development provisions such as building lines etc.
- 2.10 Any comments or requirements from the Municipality must be referred by the owner to the ARC for their comments and approval prior to re-Submission to the Municipality for the final approval.
- 2.11 Once the building plans have been approved by both the ARC and the municipality, the owner is responsible for distribution of approved and signed copies to the MHOA, building contractor, principal architect, etc

as required.

- 2.12 Approvals by the ARC lapse after 6 months. If the plans have not been submitted to the Municipality within this time, they must be re-submitted to the ARC for re-approval, together with an explanation for the delay and a fresh scrutiny fee.
- 2.13 Construction of all approved plans must commence within the required time as stipulated in the approval process.
- 2.14 The architect or an independent project manager appointed by the property owner must ensure that no deviations or variations to the approved plans are constructed without prior approval of the ARC. Any such deviations or variations will be the subject to penalties or remedial action as determined by the ARC/developer/MHOA.

### **3. FOUNDATION DESIGN PROCESS**

- 3.1 The development is established on terrain which does not vary much in soil and founding conditions, however geotechnical investigations carried out by the developer to date have shown that the foundation conditions at Robertson Lifestyle Estate are generally normal conditions. This consistent with founding conditions encountered elsewhere in Robertson.
- 3.2 Consequently, it is not possible to predict the best foundation solution for each plot on the development. The design of suitable foundations needs to consider both ground conditions of the particular building site and the structural layout of the house. It must be noted that due to normal founding conditions, damage to the house superstructure during its lifetime may be avoided or minimized only if adequate foundation design is adhered to.
- 3.3 Property owners will therefore need to demonstrate to the ARC that the following process has been followed in arriving at a suitable design for their home:
  - 3.3.1 The homeowner must appoint the recommend geotechnical engineering consultancy for their development to carry out a plot specific geotechnical investigation for each plot developed, which must include:
    - 3.3.1.1 two trial pits excavated on opposite sides of the proposed house footprint
    - 3.3.1.2 two foundation indicator laboratory tests
    - 3.3.1.3 four dynamic cone penetrometer tests
  - 3.3.2 The information from these tests must be evaluated by the geotechnical engineer who must prepare a report giving foundation design recommendations to a registered and ARC approved structural engineer, who must design accordingly, and sign off on the foundation details shown in the final working drawings.
  - 3.3.3 The foundation design can only be undertaken by a structural Engineer experienced in the design of the foundations in similar

poor ground conditions. The design of retaining walls, cuts and fills, and drainage/water control on the property must also be covered in the scope of the engineers' appointment. The ARC will recommend accredited structural engineers for this Purpose.

- 3.4 If the above procedures are followed, the selection and design of the most suitable foundation and retaining systems for the particular plot can be obtained, in order to minimize the potential of any structural defects during the lifetime of the structure.
- 3.5 It is important that storm water runoff and water management on the site, be managed as recommended by the above engineers.

#### **4. THE ROLE OF THE MASTER HOMEOWNERS ASSOCIATION (MHOA)**

- 4.1 The purpose of the MHOA in terms of its role in the architectural and environmental management process, is to provide a regulatory and control function in support of the developer, for all development within the development, for the benefit and best interests of the estate community, wider community, and the Local Authority.
- 4.2 The MHOA will, with the final approval of the developer while that constraint is in place, determine the working hours and conditions that will apply to all building activity.
- 4.3 The MHOA may, subject to the terms and conditions of its constitution, alter any part or requirement of these guidelines, and may at any time appoint or replace members of the ARC.
- 4.4 The MHOA will appoint an Estate Manager or other body to deal with any queries relating to the plan, design submission, and construction procedures.
- 4.5 The **BUILDING PERFORMANCE AGREEMENT** is an obligatory agreement which must be signed by the property owner, the building contractor, and a representative of the developer and/or the MHOA. This agreement will be enforced by the MHOA in order to administer the 'Building Performance Agreement Terms and Conditions' and 'Design Guidelines' and to carry out all duties and responsibilities assigned to RU9 and/or MHOA.

#### **5. THE CONSTRUCTION PROCESS**

- 5.1 The construction of building, site works, and services shall be carried out In compliance with the latest revision of the 'Building Performance Agreement Terms and Conditions'.
- 5.2 Only building contractors approved by the ARC may be appointed by property owners to work on the estate. The owner must obtain prior written approval of the ARC for a building contractor not yet approved.
- 5.3 One copy of the RU9 and Municipal approved building plans must be Submitted to RU9/MHOA and one copy of is to be retained on site by the building contractor.

- 5.4 Before construction can commence the building, contractor must action the steps set out in Clause 15.1 of the Building Performance Agreement Terms and Conditions, must apply for and obtain the RU9 Commerce Certificate.
- 5.5 Before the completed building can be occupied, the owner must apply for and obtain the RU9 Completion Certificate, in accordance the Building Performance Agreement Terms and Conditions.

## THE DESIGN STRATEGY

### 1. ARCHITECTURAL STRATEGY

The intention of the Architectural Strategy contained in these guidelines is to take serious cognizance of the architectural and environmental context of Robertson Lifestyle Estate, in order to create something unique to Robertson and the region. The developer's desire to embrace both the Town's history and its destiny in contributing to the establishment of a local architectural vernacular requires the avoidance of exotic styles or themes so prevalent current commercial and residential developments.

The proposed marketing of Robertson Lifestyle Estate properties to national and international investors, however, demands that the strategy achieve relevance to wider tastes and needs. In order to achieve this, accredited architects with a range of design philosophies from conservative to avant-garde, has been appointed to produce guidelines contained in this document. The architect, as part of ARC will be assembled while always seeking to maintain the integrity of the original intent and strategy.

The approach will be to guide the design process to achieve a continuity of style through controlling materials and building structure within a set of guidelines, rather than through a prescriptive theme or fixed design parameters.

It is anticipated that the differing design paradigms of the various approved architects, when integrated with these guidelines, will provide adequate scope for individual expression within an identifiable continuity of design.

### 2. PLANTING STRATEGY

In commitment to protect, it is the objective of the planting strategy to sustain and enhance the biodiversity of the environment, and to provide Residents with an opportunity to live in harmony with nature as well as enjoying the open vistas and spaces.

In order to provide guidance and management with this strategy, a **Plant Palette and Landscaping Guideline** will be prepared and provided to each property owner on purchase of a stand in the development. Homeowners will be required

to operate within these guidelines provided by these documents, and this will be enforced by the MHOA.

### **3. BUILDING STRATEGY**

Robertson Lifestyle Estate is located on a piece of ground sloping slightly towards the south. As described above, the objectives of both the Architectural and planting strategies are to integrate the residential components of the estate with the environment.

In order to achieve this, the Principle Design Criteria stated below will dictate design and building practices which will ensure that buildings fit into the characteristics of a site and its natural vegetation, rather than dominate either the site or the landscape. The practice of levelling a site flat for the purposes of creating a large monolithic residential structure will be avoided. Building will be required to articulate according to the shape of a site accommodating valuable trees and plantings. Building materials and roof profiles will be chosen to facilitate this strategy.

As far as possible building heights and positions will be regulated to ensure minimum interference with surrounding properties and their view.

### **4. PRINCIPLE DESIGN CRITERIA**

#### **4.1 ARTICULATED STRUCTURES**

The design and construction of MONOLITHIC houses will be avoided. This will be achieved by the applying the following estimated floor areas and controls:

- Single residential structure will be 200m<sup>2</sup>
- Independent living housing structure will be 150m<sup>2</sup>
- The maximum size of any monolithic portion of a house will be 50% of overall footprint, unless site-specific constraints dictate otherwise, in which case the ARC will approve any deviation from this control.
- Roofs will consist of a series of interlinking single and double pitches, including where desirable, flat concrete roofs. No large block roof over the entire building will be permitted.
- No wall shall be longer than 10m without relief. Should the wall be longer, its line must be broken with recesses of at least 600mm in depth, or the wall must step in or out with a maximum dimension of 600mm.

#### **4.2 COURTYARDS**

Depending on the size of the house, and subject to the approval of the MHOA and ARC, walled courtyards may be permitted outside of the building envelope to a maximum area of 20% of the remaining unbuilt erf area. Courtyard walls will be permitted on the site boundary.

#### **4.3 ENCLOSURES**

Enclosures will be discouraged in order to achieve the desired integration of lifestyle and environment. Limited fences and/or walls may however be permitted on certain boundary lines for reasons of security, privacy or pet control, as approved from time to time by the ARC.

Low and unobtrusive “wall elements” may be permitted to demarcate street and house boundaries. Low stone or masonry garden walls may be used to integrate the house with the landscape. Maximum use will be made of plantings and natural materials to demarcate properties and provide screening.

#### **4.4 PRIVACY**

Privacy may be achieved using structured planting, lattice screens, shutters, pergolas, stoeps, verandas, courtyards and any combination thereof.

#### **4.5 ARCHITECTURAL RESTRICTIONS**

In order to facilitate the creation of a unique vernacular as described under Architectural Strategy above, individual architectural styles such as the following will not be allowed within the development:

- Cape Dutch
- Neo Victorian/Cape Cottage
- Spanish
- Moorish
- Edwardian
- Provençal/Tuscan
- Timber-frame
- Log-Cabin
- Thatched roofs
- Cape Cod
- “high-tech” or excessively “avant-garde”

The above list is obviously not exhaustive, and the MHOA and ARC will be charged with discretion to adhere to this principle.

## **ARCHITECTURAL FORM GUIDELINES**

### **1. BUILDING FORM**

#### **1.1 COVERAGE AND BUILDING LINES**

- 1.1.1 The following general coverage and building line parameters are generic. Individual erven may have specific parameters built into the title deeds, or ARC-applied conditions.
- 1.1.2 Coverage and FAR are generally 50% for residential and 25% for the Office Park. Pergolas, verandas or open stoeps, open car ports and courtyards are not included in the coverage.
- 1.1.3 Underground basements and garages are allowed and are not included in the coverage factor if they are entirely within the footprint of the house structure.

- 1.1.4 The following building lines setback are generally applied:
  - 1.1.4.1 Development street boundaries 3,5 meters
  - 1.1.4.2 Lateral boundaries 1,5 meters
  - 1.1.4.3 Rear boundaries 1,5 meters
  - 1.1.4.4 Commercial boundaries 0 meters
  - 1.1.4.5 Green corridor boundaries 1,5 meters

## **1.2 BUILDING FOOTPRINTS**

Within the coverage and FAR parameters of an individual erf, a building footprint limitation may be applied and defined by the MHOA/ARC. This will be necessary in cases where sensitive or valuable environment assets might be encroached upon either physically or visually by the proposed structure. They may intervene where individual natural assets need to be accommodated within the footprint or where neighbouring properties might be negatively impacted by the proposed structure. In all such cases, the decision of the MHOA will be final and binding on the property owner.

All erven will be sold with this condition in their title deeds, and all erven will be sold with an inventory of trees and environmental assets which are to be protected. Failure to observe these restrictions will result in severe fines and remedial measures being imposed on the property owner by the MHOA.

## **1.3 HEIGHT RESTRICTIONS**

- 1.3.1 In order to maximise the flexibility of design and integration of buildings with the form and shape of individual erven, the following ridge height restrictions will apply:
  - Single story erven 6.5 meters above average footprint NGL
  - Double story erven 9.5 meters above average footprint NGL
  - Three story erven 12.5 meters above average footprint NGL
- 1.3.2 In all cases the ARC will approve the calculation of the average NGL, the elevation of the building platform/s, and the amount of cut and fill required.
- 1.3.3 All retaining walls, structures and outbuildings must conform to the Overall design and form of the main building.

## **2. BUILDING ELEMENTS AND MATERIALS**

### **2.1 ROOFS**

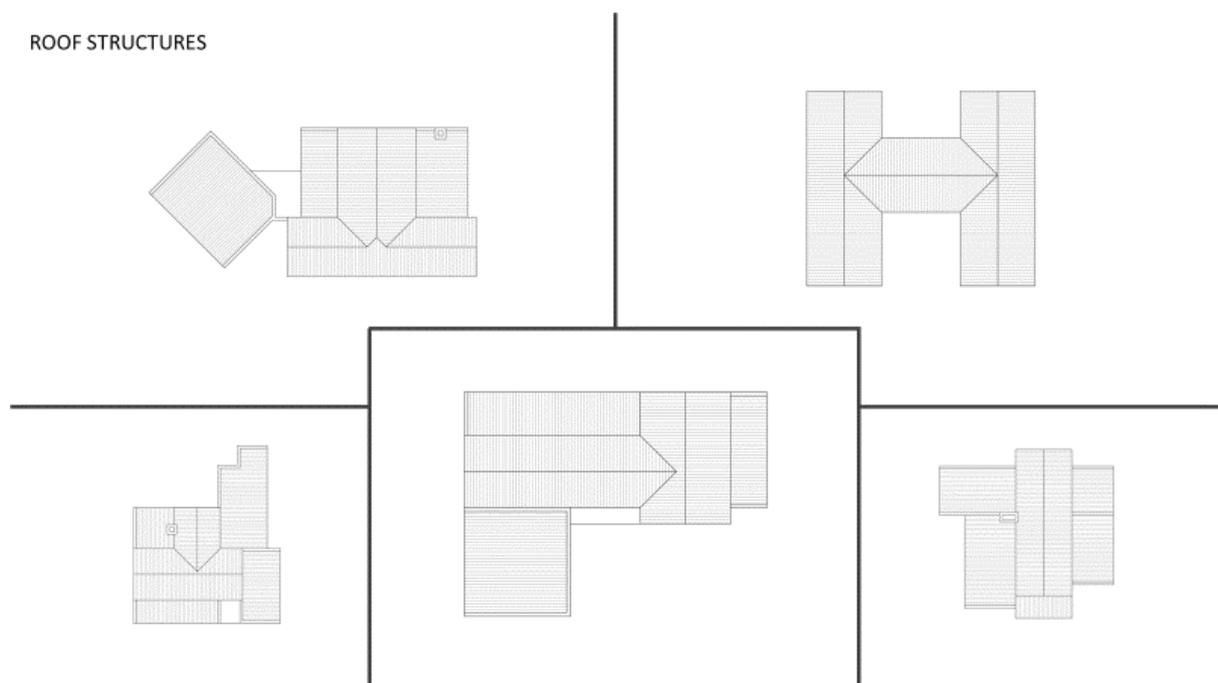
#### **ALLOWED**

- Pitched roofs must cover at least 70% of the house footprint
- Pitched roofs to be at an angle of 30-45 degrees
- Eaves must be a minimum width of 0.7m
- Variations in pitch will be allowed to maximum of 30% of the house footprint

- As stated before, articulated and linked roof sections are preferred to avoid the appearance on construction of monolithic structures
- Rural architecture elements such as traditional chimney designs and other roof elements, may be incorporated in roof structures per ARC approval

## PROHIBITED

- “A-frame” roof structures
- “Ham” aerials
- Solar heating elements to be set flat on roofs, may not project above ridges or screened at ground floor level. These will be allowed at the discretion of the ARC
- Window air conditioners are prohibited. Split unit compressors to be screened.
- Pool filters and heat pumps to be positioned for minimal intrusion of neighbours’ privacy.
- Protruding skylights. Panels integral with and at the same pitch as the roof will be allowed.
- Thatched roofs



## 2.2 ROOF MATERIALS

### ALLOWED

#### 1. PITCHED ROOFS

- Grey cement tiles (not painted)
- Profile metal sheet, coloured charcoal
- Nutec roofing slates charcoal or dark grey

#### 2. FLAT ROOF AREAS

- Profile metal sheet, coloured charcoal

- Reinforced concrete slab with torch on membrane laid to minimal falls covered in grey or brown pebble chips, surrounded and by a parapet wall to a maximum height of 500mm (covered with acrylic impregnated membrane flashing on inside)

## **PROHIBITED**

- Fibre Cement Victorian Profile sheet, coloured charcoal
- Natural slate tile, coloured charcoal, grey or similar to locally occurring historic shale stone
- Green paint, or any colour other than that specified above
- Galvanised metal
- Bitumen-coated shingles
- Thatch
- Fibreglass

## **2.3 WALLS**

### **ALLOWED**

For all walls, including courtyards, yards walls, plinths, piers, etc:

#### **2.3.1 Brick Walls**

- Internal walls – 90mm or 115mm single skin or 230mm double skin
- Unpainted stock bricks – per ARC specification or approval
- Bagged: standard bagged finished and painted
- Plastered and painted: at least two coats
- External walls – 230mm double skin or 230mm cavity walls.
- Tinted plaster: permissible up to 100% of overall non-window façade surface area: earth tones as per ARC specification
- Face brick: permissible within a limit of 20% maximum of overall non-window façade
- Red hard face brick, dark natural rockface or textured face bricks
- Boundary walls may be built with cement blocks (plastered and painted)
- All external visible plumbing, garden standpipes and two-way vents expected to be built into walls
- Samples of approved face bricks to be used will be presented to choose from

#### **2.3.2 Stone Walling**

- Permissible within the limit of 50% maximum of overall non-window facade surface area
- Permissible to plinth areas and low garden walls less than 1.6 meters I height  
Materials permissible:
- Natural sandstone or shale: either dry-packed or mortar jointed: per ARC specification
- Artificial stone: per ARC specification or approval

- Selected smooth dressed stone cladding permitted, such as polished granite: per ARC specification or approval
- All drainage stacks to be concealed (such as two-way vent solution)

### **PROHIBITED**

Exotic plaster effects such as Spanish plaster, raised pointing, white or coloured pointing, ornate mouldings, reflective finishes

## **2.4 WINDOWS AND DOORS**

### **ALLOWED**

- Substantial frame section dimensions, e.g. minimum 45mm x 45mm unless aluminium
- Timber frames to be painted or sealed/stained per ARC specification
- Anodized or powder-coated aluminium per ARC specification
- Glass to be clear or plain translucent glass with no patterns, and no reflective materials
- Double glazing permitted. UV glass permitted. Safety/Security glass permitted as SABS.
- Sandblasting or similar 3M film permitted
- Sliding doors are to be shielded where possible by pergolas or covered balconies
- Internal burglar bars subject to ARC approval

### **PROHIBITED**

- Steel frames
- UPVC windows
- Glass flush with external walls
- Reflective, mirror or coloured glass
- External burglar bars
- Arches greater than a 1:10 height/width ratio

## **2.5 SHUTTERS AND SCREENS**

### **ALLOWED**

- Perforated, louvred or slatted
- Side hung, top hung or sliding
- Timber: clear finish or painted per ARC specification
- Aluminium: powder coated or anodized per ARC specification

### **PROHIBITED**

- False or fake shutters
- Roller or concertina type security shutters externally.

## **2.6 PATIOS, PERGOLAS, VERANDAS AND BALLUSTRADES**

### **ALLOWED**

- Open: i.e. patio as a plinth only
- Post & Lintel: with or without planting
- Canvas awnings – all greys, beiges, off-whites and natural colours permissible, but no stripes or patterns allowed. Colours per ARC approval
- Post, lintel & roof: roof as per item ROOFS above
- Post, lintel, roof and enclosure: as per items ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above
- Balustrades: to be simple brickwork, timber, steel or aluminium to match other elements prevalent in-house design, subject to ARC approval
- All materials as per ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above

### **PROHIBITED**

- Waved or bi-curved lines
- “Broekie-lace” or filigree fascia’s or balustrades
- Victorian Union Jode type
- Glass-enclosed solariums
- Exotic styles as under Prohibited Architectural styles above

## **GARAGES, CARPORTS AND OUTBUILDINGS**

### **ALLOWED**

- As per ROOFS, WALLS, WINDOWS & DOORS above
- Doors: horizontal slatted timber, steel, aluminium finished as per DOORS & WINDOWS

### **PROHIBITED**

- Precast garaging systems
- Tubular metal or shade-net carports

## **2.7 SWIMMING POOLS**

### **ALLOWED**

- Below ground only. Gunnite, steel-reinforced concrete, fibreglass or marbelite finish
- Where ground slopes away below pool level, exposed structure to be maximum height of 1.5m and to be finished per WALLS above, preferable natural or acceptable artificial stone cladding
- Rim-flow pools are permitted, but with maximum exposed height of 1.5m per above

- Safety fencing to conform to SABS regulations
- Safety nets/covers required on all unfenced pools and jacuzzi's
- Walling of pool areas permitted, and preferred to steel/timber fencing
- Paving to match general paving
- Timber decking
- Tiling per ARC specification
- Construction permitted only by contractors approved and currently accredited by MHOA/ARC
- Poolside structures to comply with all architectural guidelines

#### **PROHIBITED**

- Above-ground portable pool
- Below- ground portable pool
- Plastic, brick, block or any non-commercial construction technique
- Visible pumps, motors, pool equipment or slides
- Thatched "bomas"

### **2.8 COURTYARD ENCLOSURES (including yards and pet enclosures)**

#### **ALLOWED**

- Wall and fencing to maximum height of 1.8m for courtyards
- Low walls to verge and gardens, approximately 800mm -1200mm height
- Materials per WALLS, SHUTTERS AND SCREENS above, colour to match house, per specific ARC approval only
- Timber picket fences without pointed tops
- Clearview type fence
- Face brick with plain weathered caps and simple detail

#### **PROHIBITED**

- Wire fencing including diamond mesh (coated or uncoated), bonnox, "Beakart", etc.
- Steel and wrought iron palisade type fencing
- Concrete panels, precast or cast in situ, whether plain, patterned or exposed aggregate
- Creosote or chemically treated poles or timber
- Barbed or razor-wire fencing anywhere on the individual residential property

### **2.9 HARDSCAPING**

#### **ALLOWED**

- To be integrated with the approved LANDSCAPE GUIDELINES which will be promulgated by the MHOA/ARC from time to time
- All materials to be within the natural brown, grey, beige palette

- All new and additional construction to be submitted to the ARC for approval
- Stone chips, grey, brown in general landscape
- Bark mulch
- Exposed stone chip aggregate pavers
- Natural or simulated stone pavers
- Slate, from black to multi-coloured
- Granite or artificial cobbles
- Quarry tiles
- Natural coloured tiling or terrazzo's
- Railway sleepers
- Brick pavers
- Raised formal planters or plinths
- Water features, koi or fishponds with approved filtration systems and mosquito control
- Free-standing pergolas of ARC approved materials and form
- Rockeries of ARC approved design and construction
- Exposed brown aggregate raw concrete

#### **PROHIBITED**

- Raw concrete, either in situ or precast
- Excessive hardscaping: not more than 30% of unbuilt portion of erf. All hardscaping plans to be submitted to ARC for approval
- Any off-shutter concrete finishes

#### **2.10 SOFTSCAPING, ROAD VERGE PLANTING, ETC**

As per approved LANDSCAPE GUIDELINES which will be promulgated by the MHOA/ARC from time to time

#### **2.11 DAMAGES TO ROADS/PAVEMENTS/LIGHTS, ETC.- INFRASTRUCTURE**

The damage caused by bulk delivery lorries/trucks/trailers will be the responsibility of the plot owners and must be paid for and by the ARC before first handover of site. Alternatively, additional designated offloading areas will be demarcated under the control of the ARC

#### **2.12 SIGNAGE, STREET FURNITURE & EXTERNAL LIGHTING**

As per approved LANDSCAPE GUIDELINES which will be promulgated by the MHOA/ARC from time to time

Signed this .....day of

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Developer/Principle Architect/MHOA