



FERNKLOOF ESTATE MASTER PROPERTY OWNERS' ASSOCIATION

ARCHITECTURAL AND LANDSCAPING DESIGN GUIDELINES

REVISION C – 2026

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1.1 INTRODUCTION

The guidelines for Fernkloof Estate have been developed with the intention to provide a framework for the design of individual houses in the estate. This framework is intended to ensure that each homeowner has fair and equal opportunities for design relative to their property. The guidelines are set up to embody the following core principles:

- 1.1.1 A friendly, welcoming, open and visually attractive streetscape in each Village.
- 1.1.2 Protection of privacy, access to views and ample sunlight for each plot.
- 1.1.3 A language of architectural elements with their origins in traditional, historic vernacular forms of the Western Cape, but with allowance for, and promotion of, contemporary interpretation.
- 1.1.4 Promotion of individual expression within the framework.
- 1.1.5 A strong integration between building forms and surrounding landscaping, thereby embedding the house in its environment.

The application of the guidelines facilitates a cohesive overall sense of place within the development and will, simultaneously, allow the development to integrate into the surrounding, existing suburban context. It is important to note that the guidelines are applied for the benefit of all homeowners.

1.2 PROVISOS

- 1.2.1 The guidelines are supplementary to National building regulations of South Africa and the requirements of the Local Authority (Overstrand Municipality).
- 1.2.2 Should any guideline contradict a building regulation, the building regulation (as interpreted by the local authority) shall take precedence.
- 1.2.3. Should any guideline contradict or conflict with a zoning scheme regulation (as interpreted by the local authority) the interpretation of the Local authority shall take precedence.
- 1.2.4 The Master Property Owners Association of the estate (MPOA) Reserves the right to make alterations and amendments to the guideline document. This will be done only to ensure that the integrity and intention of the guidelines is maintained.
- 1.2.5 Building plan applications are to be submitted to the estate for review for all intended building works, including proposed new buildings/dwellings, alterations and additions to existing dwellings/buildings and minor works. This application is to be made in a timeous manner, prior to submission to the local authority and prior to any work commencing on site.
- 1.2.6 It is recommended that homeowners and their selected design professionals familiarise themselves with the design guidelines in order to facilitate a smooth approvals process.
- 1.2.7 While the guideline document provides a detail framework for development on the estate, it is acknowledged that the document cannot cover every design option and opportunity available. Where a proposal is made that is not catered for in the guidelines, the MPOA Reserves the right to approve or refuse the proposal on a case-by-case basis. These decisions will be made based on the understanding of the intentions inherent in the guidelines and in the best interest of the estate as a whole, rather than to the benefit of individual homeowners.

1.3 ORIGINS OF THE DESIGN FORM

The design principles that dictate building forms on the estate originates in many of the traditional and historic building forms of South African, and particularly Western Cape, architecture.

The use of linear & 'letter-shaped' (L, T, H and U), defined by double pitched roof forms, has its origins in traditional Cape Dutch farmsteads and is considered as the 'primary' core of the home. The roof pitch of these primary forms is influenced by the original Dutch thatch roofs and later colonial slate or (corrugated sheeting) roofs. Traditionally many homes would have had thick walls and tall proportions, allowing for loft-like 'rooms in the roof' with dormer and gable-end windows. These primary elements are arranged to accommodate common and private spaces in the home and should be oriented to respond to the surrounding outdoor environment.

Flat roofs and low-pitched 'lean-to' (afdak) elements, which are attached to the primary forms, are influenced by low-slung Karoo buildings and the 'secondary' additions that were attached to homes over time. These secondary forms are often used as supplementary spaces, as well as shaded verandahs and extensions of the primary spaces. They are used to connect individual primary forms and enhance/layer the relationship between internal and external spaces, providing enclosure and definition. These elements should always be treated as subservient to the primary forms.

Shading devices such as pergola structures provide a tertiary layer that provides additional shade and screening without enclosing space and can be used as a transitional element between built forms and landscaping.

Enclosing walls are derived from the 'kraal' or 'werf' walls and serve to define the transition between public space and the home, while still allowing a visual connection between the two. Heights vary to control the amount of privacy or openness that is permitted, but the ideal of the estate is to maintain an open, welcoming, visually attractive streetscape and relationship to estate open spaces and the golf course.

In order to promote a cohesive character within the development certain built forms will not be permitted. These exclusions will be considered at the discretion of the MPOA.

1.4 PLANNING PRINCIPLES

The elements described in section 1.3 have been interpreted in the development of a set of design planning principles that will inform solutions appropriate to the local conditions in terms of aesthetics, scale and proportion, and orientation of built forms while responding to contemporary lifestyle choices.

Built forms consisting of rectangular, letter shaped primary elements linked together and supplemented by lower secondary forms arranged in a variety of configurations is encouraged. The arrangement these elements provide ample opportunities for design solutions, and consideration should be given to how the built forms respond to climatic conditions such as prevailing winds and sun movement providing shelter, shade and catching sunlight where required. The creation of courtyard spaces that respond to these elements should be considered and is encouraged.

Elements such as boundary walls, screens pergolas and landscaping define the interface between public and private space and should be used to facilitate the transition between privacy and the semi-public Street and open space conditions.

1.5 ORIENTATION

The guidelines do not specifically address the environmental conditions, orientation and views in relation to individual sites, but have been developed to embody the general design determinates that facilitate options for appropriate design solutions.

The onus is on homeowners to engage with a designer to ensure that designs respond to the unique orientation of individual sites. Consideration should be given to elements such prevailing wind conditions, the movement of the sun (particularly in relation to the surrounding mountains) and views. Consideration should also be given to the location of the development and proximity to the ocean. Appropriate material selection must be considered as a fundamental component of the design process.

1.6 THE HOME

The guidelines identify and define a number of building components and prescribe their use, materiality and application to a built form. The application of these elements, and the limitations embodied therein (e.g. a set palette of roofing materials), are essential to instil an overall sense of continuity in design throughout the development. While the guidelines will set out the parameters, the intention is also to allow these elements to provide some opportunity for individual expression, thus providing a framework for the design process, rather than a restriction thereto. In order to promote a cohesive character within the development certain building elements and forms will not be permitted. These exclusions will be considered at the discretion of the MPOA.

2. FERNKLOOF ESTATE DEVELOPMENT FRAMEWORK

The layout for Fernkloof Estate has been arranged in six Village precincts (Property Owners' Associations) each with their own particular relationship with the golf course and surrounding suburban fabric. In addition, there are two smaller developments, Fairways Close and Eighteen on 18, which were initially conceived as Golf Lodges, but have subsequently been developed as Sectional Title units that are managed separately (Body Corporates) according to the Sectional Title Act. These two smaller developments were essentially approved for development in line with the Fernkloof Estate Architectural Guidelines.

The precincts vary in size and each has its own secure, gated access. Erven in the development vary from approximately 500m² to 1500m².

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

The six erven that make up precinct 1, Fairbanks Village, each have individual access directly from Fairways Avenue. Each property is bordered on its eastern boundary by the golf course.

Precinct 2, Innesbrook Village, is accessed from Fairways Avenue opposite Hermanus High School sports grounds. The Village is bounded on its east by the golf course. Innesbrook is the smallest of the gated villages in the estate.

Precinct 5, Prestwick Village, is accessed from Brug Street. It is bounded on its north and east by the golf course and on the south and west by residential development, including the Berg en See retirement community. Properties that are bordered by these developments are limited to being single storey dwellings. Therefore erven 9980 to 9987 and 10021 to 10033 in Prestwick Village are restricted to single storey dwellings. No split-level, mezzanine, loft or second storey component will be permitted on these properties.

Precinct 6, Lakewood Village, is accessed from Theron Street. It is entirely contained within the golf course and has a wonderfully landscaped central open space.

Precinct 7, Hillside Village, is accessed from Fernkloof Drive. It is on a steeply sloping portion of the town, and is bounded on the south by the golf course. Many properties have panoramic views overlooking the sea and to the east as well as the Fernkloof Nature Reserve to the north.

Precinct 8/9, Fernkloof Village, is accessed from Fir Avenue. Fernkloof Village is bounded to the north and east by Fernkloof Nature Reserve and many properties have opportunities for amazing views of the reserve and the sea. This village has many of the larger properties on the estate.

3. DESIGN PARAMETERS

The basis of the design parameters for the estate is determined by the building forms, their aesthetic relationship to the informants laid out in section 1, their scale and proportion, how each form relates to each other and the surrounding context, and how building forms are positioned on site.

The shaping and arrangement of building forms is to be informed and defined by four design parameters, which may be arranged on each site individually to respond to the existing environment and context. The four design factors are as follows:

- Plan Form, which is defined as the physical form of building elements and how they are configured in relation to each other.
- Building Setback Line parameters.
- Building Envelope parameters, which are defined by Building element Widths and Heights.
- Building Area parameters which are defined as bulk and coverage.

3.1 PLAN FORM: CONFIGURATION OF BUILDING ELEMENTS

- 3.1.1 As outlined in sections 1.3 to 1.6 of this document, the building configuration is defined by primary, secondary and tertiary elements.
- 3.1.2 A primary element is defined as a square, linear or 'letter-shaped' pavilion-like plan form with a double pitched roof. Primary elements are constrained by restrictions to building form widths and heights.
- 3.1.3 Primary elements are supplemented, extended and connected by mono-pitched or flat-roofed secondary elements such as lean-tos (afdakke), verandahs as well as pergola structures. Primary elements must always be the dominant forms on a property.
- 3.1.4 Secondary elements should be connected to a primary element, are restricted in width and height relative to associated primary elements and must be subservient in proportion to the primary element.
- 3.1.5 Primary elements may be single storey, loft type or double storey. Secondary elements may be single or double storey. Double storey elements are subject to more stringent constraints than single and loft storey dwellings in order to maintain view corridors.
- 3.1.6 Tertiary structures such as free-standing braai structures, and werf/screen walls. These are further described in section 4.
- 3.1.7 Where alterations and additions are being made to existing dwellings, consideration must be given to the relationship between the architecture of the existing dwelling and the proposed additions. A clear intent to respond to the existing dwelling must be shown. The intention of this principle is to prevent tacked-on, afterthought additions from lowering the aesthetic standards of the estate.

3.2 BUILDING SETBACK LINES

3.2.1 STREET BUILDING LINES

- 2,5m for Single Storey and Loft type dwellings
- 4,6m for Double storey dwellings
- 4,6m for Balconies
- 1,5m for Garages where the garage door faces the Street
- 1m for Garages where the garage door does not face the Street
- 1,5m for carport and pergola structures
- 2m for braais
- 1m for swimming pools
- 0m for boundary/screen walls and fences to a maximum height of 1,2m
- 1,5m for boundary/screen walls and fences to a maximum height of 1,8m. These walls/fences may not extend for more than half the length of the street boundary.
- 2,5m for boundary/screen walls and fences to a maximum height of 2,1m. These walls/fences may not extend for more than 3m facing the street boundary.

3.2.2 GOLF COURSE/OPEN SPACE AND REAR BOUNDARIES

- 3m for Singles storey and loft type dwellings
- 4m for Double storey dwellings
- 3m for balconies
- 2m for pergola structures
- 2m for braais
- 1m for swimming pools
- 0m boundary/screen walls and fences to a maximum height of 1,2m for half the length of the boundary; 1m for the balance of the wall.
- 1,5m for boundary/screen walls and fences to a height of 1,8m. These walls/fences may not extend for more than half the length of the golf course/open space/rear boundary.
- 2,5m for boundary/screen walls and fences to a height of 2,1m. These walls/fences may not extend for more than 3m facing the golf course/open space/rear boundary.

NOTE: Where a rear boundary is also a common boundary the setback lines associated to common boundaries may be use with regards to boundary/screen walls & fences.

3.2.3 COMMON (SIDE) BOUNDARIES

- 4m aggregate with a minimum of 1,5m to one boundary for singles storey and loft type dwellings where the aggregate of the Street frontage and golf course/open space boundary does not exceed 22m – please refer also to section 3.2.4. for special conditions.
- 3m for Double storey dwellings; Double storey dwelling elements will not be permitted to have a cumulative length of exceeding 60% of the relevant, adjacent common boundary.
- 3m for balconies and covered verandahs.
- 0m for garages with parapet walls concealing low slung, mono-pitched or flat roofs not exceeding a height of 3,5m (taken from a mean NGL). Garages must be constructed within 14m of the relevant adjacent Street corner peg. Where garages are incorporated into a primary dwelling element, the setback lines for the dwelling are to be applied. – Please refer also to section 4.7 for additional garage related conditions.
- 1m for swimming pools
- 0m for free-standing braai structures with built-in braai units and chimney/flues. Please note that braai structures should take the position of neighbouring, existing dwelling structures into account. The MPOA Reserves the right to reject a proposal for a braai structure should it be deemed to have a negative impact on an existing neighbouring structure.
- 0m for an unroofed pergola structure up to a maximum cumulative length of 1/3 of the total length of the adjacent common boundary.

3.2.4 SPECIAL CONDITIONS

3.2.4.1 The majority of sites within the development are approximately rectangular in shape and have Street and/or golf course frontages ranging between 20m to 22m. Where this is the case, the common boundary building setback lines for single storey/loft type dwellings are to be applied as set out in section 3.2.3.

NOTE: For the purposes of this document a frontage is defined as a Street or open space / golf course boundary length defined by a corner peg at each end.

3.2.4.2 Where an average frontage dimension (the total length of frontage dimensions divided by the number of separate frontages) exceeds 22m, the aggregate common boundary setback for single storey/loft dwellings is increased to 4,5m with a minimum setback of 2m to one side.

3.2.4.3 Where the minimum frontage dimension is 25m or greater, the aggregate common boundary setback for single storey / loft dwellings are increased to 5,5m with a minimum setback of 2,5m to one side.

3.2.4.4 Erven 9980 to 9987 (and to a lesser extent erf 9988) in Prestwick Village are subject to a 10m servitude to the rear of these properties (bordering onto the Berg en See development). This servitude functions as the rear setback for these properties. No structures may be built within the servitude.

3.2.4.5 The MPOA of the estate does not entertain or support general deviations or relaxations to the conditions of the guidelines. However, where unique conditions exist that are specific to sites and prevent the individual homeowner from applying the guidelines appropriately, the MPOA Reserves the right to give consideration and approval to applications for deviations and/or relaxations subject to an approvals process.

3.3 BUILDING ENVELOPE CONSTRAINTS

3.3.1 BUILDING WIDTHS

3.3.1.1 The maximum width of a primary building form is 6,5m (external dimension).

3.3.1.2 The maximum width of a secondary element is 4,5m. This dimension is to be taken from connection point to the associated primary form to outside of face external wall.

3.3.1.3 Attaching secondary elements to secondary elements in a ‘tacked on’ fashion, to create extended depth of secondary elements will not be permitted.

- 3.3.1.4 Garage forms with flat/mono-pitched roofs are restricted to an external Street facing dimension of 6,5m and a depth (common boundary facing) dimension of 7,5m. – refer also to section 4.7 for further guidelines related to garages.

3.3.2 BUILDING HEIGHTS

- 3.3.2.1 All building heights are determined in relation to a Mean Natural Ground level, which is determined by the average between the highest and lowest natural ground level taken where the dwelling touches the ground. Levels are to be taken prior to commencement of any work. Where alterations and additions are undertaken to an existing dwelling; heights must be taken in relation to the existing/previously taken Mean natural ground level.
- 3.3.2.2 The maximum building height for a single storey dwelling is restricted to 3,6m to underside of wall-plate and 6,5m to the apex of the primary roof structure.
- 3.3.2.3 The maximum building height for a loft type dwelling is restricted to 4,1m to underside of wall-plate and 7,5m to the apex of the primary roof structure.
- 3.3.2.4 The maximum building height for a double storey dwelling is restricted to 5,5m to underside of wall-plate and 7,5m to the apex of the primary roof structure.
- 3.3.2.5 Refer to section 4.1. for guidelines related to roof pitches for primary and secondary elements.
- 3.3.2.6 Garages may be free-standing, connected to a primary or secondary element, or incorporated into the dwelling. Where a garage is free-standing or connected to a primary or secondary element, it must have parapet walls to a minimum of 3 sides to a maximum height of 3,5m. Roofs may be flat (concrete slab or boarded) or low angled mono-pitched.

3.4 BUILDING AREA CONSTRAINTS

3.4.1 BUILDING COVERAGE

- 3.4.1.1 For the purposes of this document coverage is defined as the proposed ground storey, roofed footprint (including structure) of a property.
- 3.4.1.2 Single Storey and Loft type dwellings are restricted to a coverage of 50% of the site area. Calculations must include all roofed areas (including covered terraces), with the exception of garages. Pergolas and tertiary structures are not included in coverage.
- 3.4.1.3 Double storey type dwellings are restricted to a coverage of 45% of the Site area. Calculations must include all roofed areas including garages. Pergolas and tertiary structures are not included in coverage.

3.4.2 BUILDING BULK

- 3.4.2.1 For the purposes of this document bulk is defined as the proposed total built area of a property including all storeys and structure.
- 3.4.2.2 Bulk is not applicable to single storey dwellings.
- 3.4.2.3 Loft type and double storey dwellings are restricted to a bulk factor of 0.65, which equates to 65% of the site area.
- 3.4.2.4 The footprint of an upper storey of a loft type or double storey dwelling may not extend beyond the footprint of the lower floor.
- 3.4.2.5 The upper storey of a double storey dwelling may not exceed 60% of the proposed ground storey of the dwelling. The calculation of the upper storey is to include double volume spaces.

NOTE: Staircases are to be included once (each if multiple staircases are proposed) in bulk calculations.

3.4.3 SPECIAL CONDITIONS TO BULK AND COVERAGE

- 3.4.3.1 The MPOA will give consideration to upper storeys & lofts that extend beyond the footprint of the lower floor for properties in Hillside Village, which are subject to steep site conditions. This will be treated on a case-by-case basis and it remains essential that the design makes every effort to comply with the intentions of the guidelines.

- 3.4.3.2 Similarly, the 60% ground floor to first floor condition defined in 3.4.2.5. may be reversed, (i.e. the lower floor may be 60% of the upper floor) for properties in Hillside Village, which are subject to steep site conditions.
- 3.4.3.3 Where double storey additions are made to an existing single storey or loft type dwelling that already exceeds a coverage of 40% of the site (excluding garages), no further ground floor coverage will be permitted.

4. BUILDING ELEMENTS

Building elements are the detail components of buildings. They assist in creating a cohesive whole by their application while providing opportunities for individual expression in their detailing.

4.1 ROOFS

4.1.1 ROOF PITCHES

- 4.1.1.1 Double-pitched Primary roof elements: 27, 5 – 40 degrees. Double pitches are to be equidistant (i.e. of equal length from roof apex to gutter line) and equi-pitched.
- 4.1.1.2 Mono-pitched (lean-to) Secondary roof element pitches: 2,5 – 12,5 degrees.
- 4.1.1.3 Flat concrete slabs and boarded roofs will also be permitted.
- 4.1.1.4 Garages that are not incorporated into primary building forms should have flat or mono-pitch roofs in keeping with secondary roof elements. Garage roofs should be pitched so that the roof may be concealed behind a parapet. Refer to section 3.3.2.6 for maximum height of parapet.

4.1.2 ROOF MATERIALS

The following roof materials will be permitted:

4.1.2.1 Primary roofs:

- Natural Mazista silver blue roof slate tiles (or similar approved).
- Flat profile through-colour cement roof tiles (e.g. Coverland Elite profile), limited to grey colours.
- Victorian 'S' Profile metal roof sheeting (e.g. Safal Steel Classicor Corrugated) limited to grey colours. Designers should specify roof sheeting materials suited to coastal conditions.

4.1.2.2 Secondary roofs:

- Standing seam metal roof sheeting profiles (e.g. Diamondek and Kliplok) limited to grey colours (to match primary roofs). Designers should specify roof sheeting materials suited to coastal conditions.
- Where the roof pitch exceeds 10 degrees Victorian 'S' Profile metal roof sheeting (e.g. Safal Classicorr) limited to grey colours. Designers should specify roof sheeting materials suited to coastal conditions.
- Flat concrete roofs should have a stone chip or tiled finish.

4.1.2.3 Exclusions:

- Thatched roofs will not be permitted.
- Sheet metal roof profiles such as IBR and 'Big six' will not be permitted.
- Fibre cement roofing will not be permitted.

4.1.3 ROOF FORMS

- 4.1.3.1 Primary roof forms may be hipped gable ended with parapets or barge boarding. Hipped forms may have roof ventilators.
- 4.1.3.2 A primary roof form must have the same roof end conditions, and it is recommended that this is applied to the dwelling as a whole.

4.1.4. ROOF EAVES CONDITIONS

- 4.1.4.1 Roof eaves may be clipped or limited to an overhang or 450mm.
- 4.1.4.2 Where an overhang is adopted, the sprockets should be exposed.
- 4.1.4.3 Fascias and barge boards may be timber or fibre cement.
- 4.1.4.4 There must be a clear, visible separation between the underside of primary Form roof eaves and the apex of the secondary element immediately below. This is to include upstand beams to concrete roofs & parapets.

- 4.1.4.5 Guttering will be restricted to powder coated/epoxy coated aluminium 'ogee' profile gutters.

4.1.5 ROOF DORMERS AND SKYLIGHTS/ROOF WINDOWS

- 4.1.5.1 Skylights and Roof windows (e.g. Tony Sandell; Velux) are to be fitted to match and align with the slope of the primary and secondary roof elements.
- 4.1.5.2 'Pyramid' and 'dome' type skylights will not be permitted.
- 4.1.5.3 Dormer windows are projecting structures in the roof and may be incorporated as an extension of the wall plane of the external wall of a primary element. Dormer windows may take a variety of forms.
- 4.1.5.4 Dormer windows may have opening sections and, where rectangular, should maintain the vertical or square overall proportions required of windows in general.
- 4.1.5.5 Dormer windows will be restricted to a maximum length of 1/3 of the roof length they are incorporated into. This may be treated cumulatively or as a single length of dormer. No single dormer may exceed a length of 3m.

4.2 WALLS

4.2.1 WALL FINISHES

- 4.2.1.1 External faces of walls (including boundary and screen walls) should primarily be either plastered and painted or bagged brickwork and painted. Plastering may be smooth, stippled or textured. The end product appearance must be of a consistent finish.
- 4.2.1.2 Walls may have plinths and may make use of a combination of textures and colours.
- 4.2.1.3 Walls elements may have elements clad with the following materials:
- Natural stone cladding
 - Hardwood timber tongue & groove slats or ship lapping
 - Fibre Cement shiplap cladding
- 4.2.1.4 The following materials will not be permitted on external wall faces:
- Facebrick
 - Metal sheeting
 - Precast concrete and in-situ exposed concrete
 - Cementitious slurry products that are deemed to create a mottled and/or blotchy finish when wet or dry.
- 4.2.1.5 Should an owner wish to use an applied finishing product other than a PVA paint, a sample panel must be provided for approval by the MPOA prior to full application.

4.2.2 PAINT COLOURS

Three separate colour ranges have been selected for the estate. Each colour range has a number of options for general wall paints as well as associated options for focus elements such as fascias and window surrounds, etc. In addition to the colour options 5 textured paint options have been included.

A sample board of the paint options is available for viewing at the Estate Managers office at the Lakewood Village entrance.

Paint colours must be selected from one of the colour ranges. It is recommended that sample panels are prepared on site for approval prior to full application. Similar colours may be considered for approval at the discretion of the MPOA.

4.2.3 PAINT COLOUR RANGES

The paint colour ranges and associated focus colours are as follows:

GREY COLOURS:

- Arniston Light
- Fancourt Slate
- Tee Pee grey
- Footpath grey

ASSOCIATED GREY FOCUS COLOURS:

- Overall blue
- Horizon Storm
- Humpback blue
- Kanoo blue

- Grey mystic
- Schoenies
- Barnickle
- Arniston dark
- What Alice saw

EARTH COLOURS:

- Tackroom white
- Polo White
- Clifton Cliffs
- Mouldy Granite
- Millstone
- St. James
- Hemp
- Lattice Grey
- Bleached washed table

ASSOCIATED EARTH FOCUS COLOURS:

- Fernkloof Grey
- Breadcrumbs
- Conclusion
- Peppercorn

BROWN COLOURS:

- Salt river
- Southern right
- Husks of wheat
- Nguni
- Monkey ropes
- Tyre tracks
- Motor mac
- The Baxter
- Taupe

ASSOCIATED BROWN FOCUS COLOURS:

- Bra Hugh
- Addo
- Woodsmoke
- Black earth

TEXTURED FEATURE ELEMENT OPTIONS:

- Earthcoat cement skimcoat
- Dusk shadow Limestone (interior)
- Dandelion Midamite fine
- Rusty old tin (interior/exterior)
- Malva pud Fresco

4.3 WINDOWS AND DOORS

4.3.1 WINDOW AND DOOR REQUIREMENTS

- 4.3.1.1 Windows and Doors should have square or vertically dominant proportions relative to the opening.
- 4.3.1.2 Where possible, subdivision of windows and doors should maintain square or vertically dominant proportions.
- 4.3.1.3 Any doorway or door-window combination exceeding a width of 1,8m is required to be covered by a secondary element such as a lean-to or pergola structure or with a tertiary element such as an eyebrow pergola of a minimum depth of 450mm.
- 4.3.1.4 Similarly, where window overall openings are horizontally proportioned, they must be covered either by a secondary element such as a lean-to or pergola structure or with a tertiary element such as an eyebrow pergola of a minimum depth of 450mm.
- 4.3.1.5 Covered verandahs may be enclosed with folding systems, which must be covered to a minimum overhang depth of 450mm beyond the outside face of the system. Alternatively, a frameless glass folding-stacking system may be used to negate the necessity for additional depth. Where this is the case, the overhang must be treated as an extension of the roof, as opposed to a stuck-on element.

- 4.3.1.6 Alternatively, windows which have an overall horizontally dominant proportion may be subdivided by means of a prominent post element to reinforce a square or vertically dominant proportion.
- 4.3.1.7 Circular windows will be permitted when located at a high level in a gable end condition.

4.3.2 WINDOW AND DOOR MATERIALS

- 4.3.2.1 Windows and doors may be constructed of timber, powder coated aluminium or PVC.
- 4.3.2.2 Timber may have a natural clear varnish finish, be stained or may be painted.
- 4.3.2.3 Coloured finishes to doors and window may be white and/or grey tones.
- 4.3.2.4 Aluminium and PVC doors must be specified to have large 'palace' type section. This is intended to maintain the robust appearance that of timber sections, while permitting a variety of options.

4.3.3 GLAZING

- 4.3.3.1 No heavily tinted, darkened, mirrored or reflective glazing will be permitted.
- 4.3.3.2 Owners are to make themselves aware of the requirements of glazing in terms of the National Building Regulations (SANS 10400) part XA, and specify the correct glazing accordingly.

4.3.4 SHUTTERS

- 4.3.4.1 External shutters may be constructed of timber, powder coated aluminium or PVC.
- 4.3.4.2 External shutters must be functional and may be folding, stacking or sliding.
- 4.3.4.3 External shutters must match the proportions of the associated opening.
- 4.3.4.4 Internal shutters may also be constructed of timber (e.g. Plantation shutters)

4.3.5 EXTERNAL SECURITY

- 4.3.5.1 Burglar bars are not permitted on the estate with the exception of internal clear polycarbonate/perspex strip bars.
- 4.3.5.2 Similarly no external, metal retractable and/or slam lock type security gates are permitted on the estate.

4.4 SECONDARY ELEMENTS

4.4.1 COVERED VERANDAHS & ENCLOSED LEAN-TO'S

- 4.4.1.1 Covered verandahs are treated as secondary structures and may be constructed as concrete, flat-roofed structures or mono-pitched lean-to's. Roofs may be supported by means of brickwork columns, but the structure may also be treated as clip-on element constructed of timber and/or steel.
- 4.4.1.2 Where possible, the structure supporting the roof of the element should be exposed and expressed.
- 4.4.1.3 Secondary elements such as covered verandahs, lean-to's, balconies and pergolas must be directly connected and associated to a primary element. Attaching secondary elements to secondary elements in a 'tacked on' fashion, to create extended depth of secondary elements will not be permitted.
- 4.4.1.4 The maximum overhang to a secondary element roof or pergola is 450mm.

4.4.2 BALCONIES

- 4.4.2.1 Balconies must be constructed in direct association with a double storey or loft type primary element.
- 4.4.2.2 May address the Street, open space and golf course boundaries subject to building setback lines and may address an inward looking courtyard space.
- 4.4.2.3 May not directly overlook a common boundary.
- 4.4.2.4 Where a balcony has an aspect facing a common boundary, a screening element will be required should the affected parties request it.
- 4.4.2.5 Balconies may be built into a primary element.
- 4.4.2.6 No secondary element (e.g. pergola, covered verandah; lean-to) may be attached to a balcony at ground level, unless the balcony is built into a primary element.
- 4.4.2.7 Balconies may be constructed as concrete slabs with brickwork columns, and may also be treated as clip-on elements constructed of timber and/or steel.

4.4.2.8 Balustrades are to be constructed of timber, steel, aluminium or frameless glass.

4.4.3 PERGOLAS

4.4.3.1 Pergolas may be constructed in direct association with a double storey or loft type primary element or may be free-standing.

4.4.3.2 Pergolas may be constructed of timber and/or steel and may be supported by means of brickwork columns or timber and/or steel posts.

4.4.3.3 The maximum overhang to a pergola beam/member is 450mm.

4.4.3.4 Pergola's may be covered with timber 'latte', 'spans rite' and canvas awnings.

4.4.3.5 Pergola's may be covered with translucent, polycarbonate sheeting if the sheeting is concealed within the framework of the pergola and is therefore out of sight from beyond the pergola.

4.4.3.6 No mesh shade cloth coverings are permitted on the estate.

4.4.3.7 Where possible pergolas should be considered in association with planting and may be covered with approved creepers/vines.

4.5 CHIMNEYS AND BRAAIS

4.5.1 Brickwork chimneys may be constructed and clad with materials as described in section 4.2. *Walls*.

4.5.2 Chimneys may also be constructed of cylindrical stainless-steel (or in black) flues to a maximum diameter of 225mm. Owners and Designers should specify a stainless-steel grade suitable to coastal conditions. No galvanised steel and/or exposed box flues will be permitted.

4.5.3 Chimneys and flues may extend to a maximum height of 1,2m above highest point of contact with roof or wall.

4.5.4 Constructed braai places and pizza ovens must be built with flues and or chimneys over, which are subject to the same considerations as fireplace flues.

4.5.5 Braais and pizza ovens should be incorporated into the wall of the house, screen walls or boundary walls.

4.5.6 Notwithstanding the building setback lines applicable to braais, both braai and fireplace chimneys should be located with every consideration given to neighbouring properties. The MPOA will consider applications for braais on boundaries on a case-by-case basis.

4.5.7 No 'penguin' cowl or other overly sized or stylized and decorative chimney pots will be permitted on the estate.

4.6 POOLS AND WATER FEATURES

4.6.1 Pools and ponds may not project more than 450mm above natural ground level immediately contiguous to pool/pond.

4.6.2 Pools filtration and heating systems must be enclosed, screened and preferably located within yard space at ground level, so as to be concealed from street and golf course/open space views.

4.6.3 The owner and designer are responsible to ensure that pools, ponds and their associated enclosures are compliant with the National Building Regulations.

4.6.4 Consideration should be given to the specification of pool pumps so as to minimise noise disturbance for neighbouring residents.

4.7 GARAGES, CARPORTS AND PARKING REQUIREMENTS

4.7.1 PARKING REQUIREMENTS

4.7.1.1 Each property must be provided with a minimum of 3 accessible off-street parking spaces of a minimum size of 6m x 2,5m. These parking spaces may be made up of a combination of garage space, carport bays and open parking bays.

4.7.1.2 In order to maintain a visually attractive, welcoming streetscape, driveway paving at the kerb will be restricted to a carriageway crossing of 5,5m width and a further carriageway (e.g. to golf-cart garage) crossing of 2,5m width. The additional carriageway crossing and adjacent paving must be constructed of grass-block

paving. If the pathway leading to the front door is paved it must be separated from the main carriageway/driveway by landscaping of at least 1m.

4.7.1.3 Driveway paving will be restricted to the following materials:

- heatstone clay brick paving (as per estate roads)
- Exposed aggregate cement paving bricks (as per estate roads)
- Grey cobbles
- Exposed aggregate slabs with brick surrounds
- Alternative paving finishes will be considered at the discretion of the MPOA
- Grass block paving

NOTE: Gravel & loose stone-chip paving will not be permitted on the estate.

4.7.2 GARAGES

4.7.2.1 Refer to section 3.2 for building setback lines related to garages and carports.

4.7.2.2 Each site must be provided with either a single or a double garage as a minimum.

4.7.2.3 The size of a garage will be restricted to a maximum street facing width of 6,5m (external dimension) and a maximum side/common boundary width of 7,5m (external dimension).

4.7.2.4 Garages may be incorporated into primary building elements subject to the application of building lines for dwellings.

4.7.2.5 In addition to the single or double garage, an additional 'golf cart garage' may be constructed. A golf cart garage may have a maximum width of 3m, a maximum depth of 5m and a maximum door width of 2,1m.

4.7.2.6 Where the golf cart garage is attached to garages they are to be stepped back from the face of the main garage by a minimum of 230mm.

4.7.2.7 Where garages do not face the street, consideration must be given to fenestration on the street facing wall to avoid a large blank facade.

4.7.2.8 The intention of the limitations on garages is to maintain a friendly, welcoming streetscape and avoid the estate looking like a storage facility. The MPOA Reserves the right not to approve additional garages should it consider them to negatively impact the streetscape.

4.7.3 CARPORTS

4.7.3.1 In addition to garages, each site may be provided with a single or double space carport.

4.3.2 Carports are to be designed as per pergola. Carports designs must be in keeping with the design of the dwelling.

4.8 BOUNDARY, SCREEN AND YARD WALLS

4.8.1 Refer to section 3.2 for set back lines for boundary and screen walls, which are determined relative to wall heights.

4.8.2 Laundry and yard screen walls to a maximum height of 2,1m will be limited to a single length of up to 10m on each common boundary. Yards may be gated and enclosed so as to screen elements such as washing lines, gas installations, air conditioning condensers, heat pump and pool units from street, golf course/open space boundaries and neighbouring properties.

4.8.3 The balance of common boundary walling will be limited to a maximum height of 1,8m to within a distance of 1,5m from Street, golf course and open space boundaries.

4.8.4 Where properties are overlooking neighbouring properties – due to sloping site conditions - additional visually permeable screen fencing may be considered at the discretion of the MPOA and by agreement of all affected parties.

4.8.5 Where site boundaries are sloping, boundary walls are encouraged to have their capping run parallel to the slope.

4.8.6 In addition to walls the following fencing will be permitted:

- Diamond mesh fencing with timber posts. (not permitted on Street boundaries).
- Timber picket fencing
- Timber slatted fencing

- Clearvu type security fencing.
- 4.8.7 Where Clearvu fencing and diamond mesh fencing are proposed; a statement of intent must be provided indicating dense planting in order to conceal and soften the fence.
- 4.8.8 Frameless glass panels will be permitted on golf course/open space boundaries up to a height of 1,2m.
- 4.8.9 It is recommended that planting is used to create privacy on street and open space boundaries.

5. SERVICES

5.1. GENERAL

- 5.1.1 Drainage pipes for foul waste such as stub stacks may not be externally exposed.
- 5.1.2 Television aerials, satellite dishes and other digital connection equipment must be installed below the building eaves line.
- 5.1.3 Air-conditioning condenser units, heat pumps, pool pumps and gas cylinders should be installed at ground level and should be housed in walled yard spaces and screened so as to be concealed from street, open space/golf course and neighbouring view when viewed from ground level.
- 5.1.4. Where aforementioned units are installed on flat slab roofs, they must be screened so as to be concealed from street, open space/golf course and neighbouring view when viewed from ground level.
- 5.1.5 Gas cylinder housing must be constructed in accordance with national building regulation requirements.
- 5.1.6 Screening to external installations should be specified to have acoustic properties so as to dull the noise effect of installations.
- 5.1.7 No wall mounted installations will be permitted on external walls so that they are visible to neighbouring erven or common property even if a screen is provided.
- 5.1.8 It is recommended that hot water cylinders are installed internal to the dwelling. External mounted cylinders are subject to the same conditions as for air-conditioning units (refer to 5.1.3 and 5.1.4.)

5.2. WATER STORAGE TANKS

- 5.2.1 Water storage tanks such as Jo-Jo tanks must be installed at ground level and should be housed in walled yard spaces and screened so as to be concealed from street, open space/golf course and neighbouring view when viewed from ground level.
- 5.2.2 Water storage may not exceed a height of 2,1m above natural ground level immediately contiguous to tank. It is recommended that individual tanks are limited to 750L slim-line tanks.

5.3 SOLAR PANELS AND WATER HEATING PANELS

- 5.3.1 Solar panels for water heating and power supply are to be mounted flush on roofs. Panels may not extend beyond the roof ridge or gutter line. No solar panels on angled 'stilts' will be permitted.
- 5.3.2 Solar related battery storage units should be housed internal to the dwelling.

5.4 ALTERNATIVE ELECTRICITY SUPPLY AND SAVING SOURCES

- 5.4.1 No electricity generating/saving wind turbines will be permitted on the estate.
- 5.4.2 Any alternative electricity supply (e.g. generators) and saving devices must be presented to the MPOA for approval prior to installation.

5.5 EXTERNAL LIGHTING

In order to reduce light pollution and maintain the character of the estate, only 'soft' external lighting will be considered. The intention is to create soft pools of light without seeing the source of the light. This will serve to ensure a pleasant environment in the evenings and prevent unnecessary disagreements between neighbours.

- 5.5.1 Lighting must shield the light source so as to prevent light shining directly toward neighbouring properties, the street or upwards.
- 5.5.2 Lighting (both external as well as internal) should not be of a specification so as to disturb immediate neighbours or residents in neighbouring village precincts.

- 5.5.3 Bollard lighting should be no higher than 900mm above ground level and no pole mounted lighting will be permitted.
- 5.5.4 Garden lighting should be 'bulkhead' type lighting fitted with 45-degree louvres and should be wall mounted or installed at low level in planting so that the light source is not visible.
- 5.5.5 Lighting should be wall mounted and should not be mounted higher than 2100mm above ground level.
- 5.5.6 Low output globes are a requirement, and should preferably be limited to 'warm white' 3W with a colour temperature not exceeding 2800 Kelvin.
- 5.5.7 Lighting may not be left on throughout the night if deemed to be negatively impacting on neighbouring residents.
- 5.5.8 Spot lighting is to be connected to motion detectors and must be fitted with a timer that should be set to switch off after a short period.
- 5.5.9 Spot lighting and motion detection activated lighting may not be installed so as to face onto common boundaries.
- 5.5.10 Motion detector should be positioned so as not to be triggered by passing vehicles or pedestrians on the road.
- 5.5.11 Christmas lights may be used during the festive season from December 15th to January 5th.
- 5.5.12 External lighting should be presented to the MPOA for approval prior to installation.

6 LANDSCAPING

6.1 INTRODUCTION

The character of the estate's landscaping is a rich blend of elements derived from the neighbouring nature reserve, the residential patterns and the golf course. The character of different areas around the estate is reflected in various landscapes, each contributing to the complete environment and defined by elements of paving, enclosures, lawns and planting.

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

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

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

6.2 GENERAL LANDSCAPING GUIDELINES

- 6.2.1 Owners are responsible for the landscaping and maintenance of landscaping on their property as well as the verge between their property and the estate road adjacent to their property.
- 6.2.2 Landscaping should be undertaken to be in keeping with the existing integrated language of the estate. Adhering to this guideline will ensure that the collective landscape theme will continue to be realised to the benefit of all residents.
- 6.2.3 With the exception of the verge adjacent to their property, owners are to restrict their gardening and landscaping to the pegged boundaries of their property and may not extend on to the golf course (except where an encroachment contract is in place with the Hermanus Golf Club) or common estate (open spaces) property.
Refer to section 5.5 for restrictions relating to lighting of external landscaped areas.
- 6.2.4 A minimum of 20% of the site area of a property must be covered with soft landscaping (i.e. planting, wood chip, grass-block paved areas).

- 6.2.5 A maximum of 35% of the site area of a property may be covered with hard landscaping (i.e. paving, decking, stone chip). This includes external yard areas; pergola covered areas & all vehicle parking areas.
- 6.2.6 No temporary structures such as 'wendy houses' or 'garden storage sheds' are permitted on the estate.
- 6.2.7 Cultivated hedgerows will be permitted at the discretion of the MPOA and a design indicating the extent and proposed species must be submitted for approval prior to commencement of planting. Planting of indigenous trees and shrubs is encouraged. Exotic plant materials (that are not considered invasive aliens) common to the area will be permitted at the discretion of the MPOA.
- 6.2.8 No invasive planting is permitted on the estate and it is the responsibility of owners to ensure that their property is clear of any invasive species.
- 6.2.9 Planting should be taken from the recommended planting list provided in this document. Where new planting is undertaken, a landscaping layout and/or list of selected plants should be provided to the estate for approval prior to commencement of planting.

6.3 RECOMMENDED PLANTING LIST

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

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

Streetside gardens may best relate to the formality of the avenue and residential geometry.

Extensive rehabilitation has been undertaken on site using indigenous plant material some of which was sourced during a 'search and rescue' programme which preceded the commencement of building on the estate. This material was cultivated and propagated and used to re-establish the local vegetation pattern.

PLEASE NOTE:

The principles of the Department of Water Affairs 'water-wise gardening programme' are supported and encouraged throughout the estate. The Western Cape is a water scarce area; therefore, homeowners are asked to conserve and use water with great care and in line with any regulations set out by the local municipality.

A limited range of indigenous plant material is appropriate for planting on this site. The following list of plants and trees, some of which are locally indigenous and others more widely indigenous, but all are suited to this site, is recommended:

TREES:

LATIN NAME	COMMON NAME
<i>Brabejum stellatifolium</i>	Wild Almond
<i>Brachylaena discolor</i>	Coastal silver oak
<i>Buddleja salviifolia</i>	Sage wood
<i>Ekebergia capensis</i>	Cape Ash
<i>Erythrina caffra</i>	Coastal coral tree
<i>Harpephyllum caffrum</i>	Wild plum
<i>Olea capensis</i>	Cape olive
<i>Olea europaea subsp. africana</i>	Wild olive
<i>Rhus lucida</i>	Glossy currant
<i>Sideroxylon inerme</i>	Mikwood
<i>Tarchonanthus camphoratus</i>	Wild camphor bush

SHRUBS AND GROUNDCOVERS:

LATIN NAME	COMMON NAME
<i>Albica fragrans</i>	Slymstok

Arctotheca populifolia	Beach pumpkin
Arctotis stoechadifolia	Arctosis
Asparagus capensis	
Asparagus rubicundus	
Babiana nana	Babiana
Brunsvigia orientalis	Candelabra flower
Caesia contorta	
Carpobrotus acinaciformus	Sour fig
Carpobrotus edulis	Hottentot fig
Chlorophytum triflorum	Spider plant
Chrysanthernoides incana	Grys Bietou
Chrysanthernoides monilifera	Bush tick berry
Cissampelos capensis	
Clutia daphnoides	Lightning bush
Conicosia pugioniformis	Gansies
Cotyledon orbiculata	Pigs ear
Cybistetes longifolia	Malgas lily
Eriocephalus racemosus	Kapok bush
Euclea racemosa	
Euphorbia mauritanica	Yellow milkbush
Gazania rigida	Trailing gazania
Haernanthus pubescens	Paintbrush lily
Hellmuthia mebranacea	
Indigofera complicata	Indigo bushes
Indigofera incana	Indigo bushes
Jordaaniellia dubia	Vygie
Kedrostis nana	
Lachenalia rubida	Red cowslip
Limonium peregium	Sea lavender
Lycium ferocissimum	Honey thorn
Microloma sagittatum	Bokhoring
Moraea setifolia	Moraea
Myrica cordifolia	Waxberry bush
Othonna arborescens	
Pelargonium capitatum	Rose geranium
Pelargonium gibbosum	Pelargonium
Phylica cephalantha	Hard leaf bush
Putterlickia oyracantha	False spike thorn
Rhus crenata	Dune crowberry
Rhus glauca	Blue kuni-bush

Rhus laevigata	Dune currant
Ruschia tumildula	Ruschia
Ruschia macowanii	Macowan's Ruschia
Salvia africana-caerulea	Blue sage
Salvia africana-lutea	Beach salvia
Salvia chamelaeagnea	Light-blue sage
Salvia lanceolata	Salvia
Senecio aloides	
Senecio halimifolius	
Solanum guineense	Poison berry
Tachyandra ciliata	
Tetragonia fruticosa	Sprawling duneweed
Thamnochortus spicegerus	Olifantsriet
Trachyandra falcata	
Tylecodon paniculatus	Butter tree
Zygophyllum flexuosum	
Zygophyllum morgsana	Tortoise bush
Zygophyllum sessifolium	

CLIMBERS

LATIN NAME	COMMON NAME
Senecio tamoides	Canary creeper
Thunbergia alata	Black-eyed susan

7. **BUILDING PLAN APPLICATIONS**

Plans for all proposed building work, whether for a new dwelling, or for alterations and additions to an existing dwelling, must be submitted to the Estate Manager prior to any work taking place on site. The Estate Manager is available to give any advice, clarity or answer any questions to do with building guidelines, documentation, plan submission etc.

7.1 **PROCEDURE TO BE FOLLOWED:**

7.1.1 Plans are to be drawn up by a registered draftsman or architect.

7.1.2 Plans, presented in the same format as would be the case for a municipal building plan application, must be submitted to the estate's Scrutinising Architect; Alan McIntyre 083 216 2756 fernkloof@munnikvisser.co.za. A scrutiny fee will be applicable to the planned proposals, determined on the basis of the extent of the work proposed.

(NOTE: For the purposes of achieving design clarity prior to the development of the final design, the proposals may be submitted to the Scrutinising Architect at an earlier stage for consideration. A nominal scrutiny fee will be applicable to this procedure.)

Building plan applications should include the following:

- Site plan and roof plan at a minimum scale of 1:200 providing indicating contours; boundary & building setback lines; neighbouring property numbers, street & open space/golf course boundaries. Roof plans must indicate the roof layout (a block diagram will not be accepted).
- Coverage, bulk and (where applicable) 1st storey ratio calculations

- Bulk earthworks where required.
 - Plans, sections and elevations at a minimum scale of 1:100.
 - Erf. Number and north point indicator must be shown on planning.
 - Drainage plan where applicable.
 - Boundary walls and fences must be indicated on drawings.
 - An indication of external finishes in accordance with guidelines.
 - An indication of external lighting in accordance with guidelines.
 - An indication of proposed external services and installations in accordance with guidelines.
 - An indication of proposed landscaping in accordance with guidelines.
 - A clear space of 10cm x 15cm must be provided on all sheets for Estate approval stamps.
- 7.1.3 The Scrutinising Architect will assess the plans and liaise with the Fernkloof Estate Manager as well as the precinct's Infrastructure Trustee
- 7.1.4 Once approved the stamped plans will be returned to the owner or the owner's draftsman/architect.
- 7.1.5 The owner must submit the plans to the *Overberg Municipality* for final approval.
- 7.1.6 The building contractor will only be permitted to commence work on site once the following documents have been handed in at the office:
- a physical copy of the approved plans i.e. stamped and signed by both Alan McIntyre Architect as well as the Overstrand Municipality.
 - The completed and signed *Contractor's Agreement*
 - 'Proof of Payment' for the Owner and Contractor deposits

NOTE:

- The responsibility lies with the owner and designer to ensure that all relevant information is provided, is clearly legible and is in accordance with guidelines to ensure a timeous response from the estate.
- Owners and designers are to be aware that the MPOA does not support deviations and/or relaxations from the guidelines. Any such request will only be considered if there are site specific conditions, which prevent a solution that is compliant with the guidelines. Additional bulk and/or coverage requests will not be considered.
- The MPOA Reserves the right to approve or refuse approval of plans and specifications deemed not to be within the intention or letter of the guidelines.

ANDRÉ LOUW

KEITH HILL

ADRIAN STRANGE

PETE CAROLIN

ADRÉ SMIT

STEPHEN GRUNDLINGH