

Negester



ONRUSRIVIER

DEVELOPMENT RULES

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BIRDS EYE VIEW - SOUTHERN PORTION



TYPICAL HOUSE UNIT



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This document contains 17 pages numbered consecutively, excluding this cover sheet

CONTENTS

SECTION A : INTRODUCTION

1. INTRODUCTION
2. INTENT
3. PRECEDENT
4. ARCHITECTURAL EXPRESSION
5. PLANNING PRINCIPLES

SECTION B : MASTER SITE PLAN

SECTION C : DESIGN CONTROLS FOR RESIDENTIAL ERVEN

1. ARCHETYPE
2. PLANNING PARAMETERS
3. ORIENTATION
4. PLAN FORM
5. BUILDING ENVELOPE
6. PRIVATE USE AREA

SECTION D : SITE WORKS

1. SITE ENCLOSURE / TEMPORARY FENCING
2. TOPSOIL PROTECTION & SAND STABILIZATION
3. FILL MATERIAL
4. DRIVEWAYS, PATHS & CURB CROSSINGS
5. STORMWATER DRAINAGE
6. DECKS
7. BOUNDARY & GARDEN WALLS

SECTION E : BUILDING ELEMENTS FOR RESIDENTIAL ERVEN

1. ROOFS
2. WALLS & SCREENS
3. WINDOWS, DOORS, SHUTTERS, VENTS & GLAZING
4. BALCONIES & COVERED TERRACES
5. PERGOLAS, AWNINGS & CANOPIES
6. FIREPLACES, CHIMNEYS AND BRAAI'S
7. GARAGES & CARPORTS
8. BUILDING MATERIALS
9. PERMITTED COLOURS
10. PROHIBITED STRUCTURES

SECTION F : SERVICES

1. SERVICE FACILITIES
2. ROAD SURFACES & CURBING
3. GENERATORS & SOLAR ENERGY INSTALLATIONS

SECTION G : LANDSCAPING

1. LANDSCAPING
2. LANDSCAPING CHARACTER
3. APPROPRIATE PLANTING
4. HARD LANDSCAPING
5. GRASSED AREAS
6. RESTRICTIONS
7. INVASIVE PLANTS
8. PROTECTED TREES

SECTION H : BUILDING PLAN SUBMISSION AND APPROVAL PROCESS

1. BUILDING PLAN SUBMISSION
2. INFORMATION REQUIRED
3. DISPUTE RESOLUTION
4. PERMITTED USES

SECTION I : BUILDING CONTROLS

1. BUILDING CLAUSE
2. CONTROL OF BUILDING TEAMS
3. SITE FACILITIES

SECTION J : REVISIONS & NOTES

ANNEXURES

A. INTRODUCTION TO THE DEVELOPMENT RULES

1. Introduction

- 1.1 The Negester Development Rules (DR) provides a framework for the initial design, later alterations & additions, and approval process for proposed interventions on the individual residential erven within the Negester Retirement Village area.
- 1.2 These rules are supplementary to the requirements of the Local Authority and the National Building Regulations.
- 1.3 The Negester Home Owner's Association (HOA) reserves the right to vary the requirements contained within this document, but subject to the approval of the Overstrand Municipality, from time to time as deemed necessary to ensure that the stated intensions are maintained. The onus is on the individual Owner to ensure the latest revision is made available to the Designer.
- 1.4 The Owner and his Contractor will be subject to the provisions of the Negester Constitution document which will be administered by the HOA when duly constituted.
- 1.5 In these guidelines the words "must" and "shall" indicate mandatory requirements, while the word "should" indicates desirable & recommended provisions.

2. Intent

- 2.1 Implementation of these rules is considered necessary to facilitate a coherent architectural expression in the retirement village appropriate to a harsh climate, conform to green design principles, take cognizance of the architectural expression of Onrus River & preserve the natural beauty & views offered by the sitting.
- 2.2 The intent is therefore to avoid harsh contrasts in the landscape and encourage contextually appropriate design responses in order to achieve harmony between the buildings and their sites, and amongst the buildings themselves.

3. Precedent

- 3.1 Precedent for the planning principles & architectural treatment embodied in these rules are found in the existing building fabric of Onrus River.
- 3.2 A recommended plant list prepared by Johan De Villiers & Associates, Landscape Architects shall also inform these guidelines, see *annexure I*.

4. Architectural Expression

- 4.1 Freedom of individual expression is permitted, necessarily limited by these controls considered mutually advantageous to all erven owners.
- 4.2 The overall architectural theme envisaged is a function of the natural, physical & climatic features of the site, should be characterized by a sense of timelessness & fit, and foster an indoor - outdoor, contemporary lifestyle.
- 4.3 The architectural style can be described as "Victorian Strandhuis", a style typical to conservation worthy residential buildings in Onrus River, characterised by square or rectangular plan forms with hat type double pitched roofs, and gables and stoeps / verandahs associated with the front / street facade. Fireplaces & chimneys typically project from the external envelope and are a major sculptural element.
- 4.4 Built forms consisting of simple rectangular shapes linked together in a variety of combinations of primary and secondary elements provide versatile solutions to domestic accommodation requirements and programmes, and permit future alterations & additions avoiding an 'ad-hoc' character.

**A. INTRODUCTION TO THE DEVELOPMENT RULES
CONTINUED ...**

5. Planning Principles

- 5.1 Planning principles have been developed into parameters informing design responses reflecting the envisaged architectural expression.
- 5.2 Primary building forms or elements are to accommodate the public and private components of a house, and be strongly associated with shared or separate outdoor spaces.
- 5.3 Secondary building elements are to connect and support the primary forms and further articulate the dwelling.
- 5.4 A minimum of screen walls will be permitted, mostly confined to service yards, to serve screening, privacy and security requirements.
- 5.5 Specific environmental conditions such as slopes, orientation and views enjoyed by the individual sites are fundamental design determinates of the various units.
- 5.6 Alterations and additions are to take cognizance of, and expand on, the existing orientation of the plan form.
- 5.7 The parameter variables, acting together, generate the built form, its relationship to the site, and define the nature and extent of the building envelope permitted.

B. SITE DEVELOPMENT PLAN

1. Site Development Plan Not to scale



Negester

ONRUSRIEVER

NEGESTER ONRUSRIEVER
 CONSOLIDATED ERFEN 5300 & 5379
 OLD MAIN ROAD
 ONRUSRIEVER

SITE DEVELOPMENT PLAN
 REVISION C
 SCALE 1:1500
 25 OCTOBER 2013

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Negester

ONRUS RIVER

C. DESIGN CONTROLS FOR RESIDENTIAL ERVEN

1. Archetype

1.1 Plan Form

- 1.1.1 Primary plan forms are square or rectangular.
- 1.1.2 Secondary plan forms are also square or rectangular.

1.2 Double Pitch, Mono-pitch & Flat Roofs

- 1.2.1 Primary forms are covered by simple double pitched, hat shaped roofs.
- 1.2.2 Secondary forms are covered by either double pitched, mono-pitched or flat roofs.
- 1.2.3 In double pitch roofs the angle of pitch is equal either side of the ridge.
- 1.2.4 The double & mono-pitch roof covering is Victorian profile steel sheeting, often the sheets were self-finished galvanised, or painted in either lead red or black.
- 1.2.5 The eave was characteristically clipped, with no expressed sprockets, fascias were painted white.

1.3 Walls

- 1.3.1 Walls are solid in expression with strongly expressed openings for doors & windows.
- 1.3.2 Door & window openings, and parapet and gable walls have simple plaster bands (100 to 150mm).
- 1.3.3 Wood floated smooth plaster is typical, with a plinth thickening at ground level.
- 1.3.4 The wall finish was traditionally limed white.

1.4 Doors & Windows

- 1.4.1 Characterized by either square or vertically proportioned timber, traditionally small paned.
- 1.4.2 Finish was either oiled natural timber (usually Teak or Oregon Pine), or painted white, green or black.
- 1.4.3 The front door was usually moulded, with or without toplights, sidelights or fanlights.

1.5 Stoeps or Verandahs

- 1.5.1 Supporting columns were usually smooth plastered brick or precast concrete in the Doric Style, however timber posts were also used.
- 1.5.2 Roof structure consisted of either a smooth plastered reinforced concrete beam in larger dwellings, or more often a timber beam, supporting expressed timber rafters.
- 1.5.3 The underside of roof sheets were usually left exposed.

1.6 Fireplaces & Chimneys

- 1.6.1 Strongly articulated, chamfered above the fire box externally, with flat cappings & vertically slit type vents.
- 1.6.2 Wood floated smooth plaster is typical, with a plinth thickening at ground level.
- 1.6.3 The finish was traditionally limed white.

2. Planning Parameters

2.1 Coverage

- 2.1.1 Coverage refers to the external footprint of roofed primary and secondary building elements.
- 2.1.2 Covered stoeps / verandahs, garages, covered walkways & other structures with a level more than 1,0m above the existing finished platform level (EFPL) are included.
- 2.1.3 External uncovered landscaped platforms, pergolas, terraces or other structures with a highest floor level less than 1,0m above the EFPL are excluded.
- 2.1.4 The permitted coverage factor is 65% of the erf area.

**C. DESIGN CONTROLS FOR RESIDENTIAL ERVEN
CONTINUED ...**

2. Planning Parameters continued ...

2.2 Building Height

- 2.2.1 Buildings shall be single storied.
- 2.2.2 Single storey primary & secondary forms may not incorporate mezzanine levels or lofts within the roof.
- 2.2.3 Maximum height of a single storey building element is 3.1m from the highest existing finished platform level (EFPL) adjoining the external envelope measured to the underside of the wallplate. Only one highest platform level is allowed per erf.
- 2.2.4 The highest point of the roof is determined by the 30 degree pitch, no gable walls or chimney cappings may exceed this height, but cowl are permitted above the highest point / ridge of the roof.
- 2.2.5 The height of secondary building elements is related to the building height of primary building elements as illustrated in the various types, see *annexures A to H*.

2.3 Building Lines

2.3.1 Street Building Lines :

- : 1,0m from the property line to the dwelling external envelope.
- : 5,0m from the garage external envelope measured from the road curb line if direct access is obtained from the street directly into such garage.
- : 1,0m from the property line to pergola posts.

2.3.2 Rear Building Lines :

- : 1,0m from the property line to the dwelling & garage external envelopes.
- : 3,0m from the dwelling or garage external envelopes to the retirement village lateral boundary lines to all surrounding developments / properties.
- : 3,0m from the dwelling or garage external envelopes to the retirement village Old Main Road boundary line.
- : 5,0m from the dwelling or garage external envelopes to the retirement village R43 boundary line.

2.3.3 Side / Lateral / Common Boundary Building Lines :

- : 1,0m from the property line to the dwelling external envelope including projecting fireplaces & chimneys.
- : 0,0m for garages, associated pergolas & semi-detached dwelling units on one common boundary.

2.4 Sloping

- 2.4.1 Buildings located on sloping sites should have embankments ensuring a level floor internally, with only a 90mm step or ramp down to the garage to ensure unrestricted wheelchair or ambulatory disabled persons access.
- 2.4.2 No filling is permitted to the finished platform level.

2.5 Parking

- 2.5.1 At least 2 parking spaces including those in garaging are to be provided within the erf boundaries at each dwelling.

3. Orientation

- 3.1 Buildings are to be orientated along the natural ground contours on the long axis where possible.
- 3.2 As most of the sea views are either to the South or East careful design is required to allow sufficient sun & natural lighting into the interior spaces.

**C. DESIGN CONTROLS FOR RESIDENTIAL ERVEN
CONTINUED ...**

4. Plan Form

4.1 Plan Forms of Primary & Secondary Building Elements

4.1.1 Plan form is defined by the erf building line, coverage and building envelope constraints.

4.1.2 The form generated consists of built elements as illustrated in the various house types A to H, see *annexures A to H*.

4.2 Configuration of Primary and Secondary Elements

4.2.1 Primary forms consists of rectangular forms.

4.2.2 Primary building forms are connected by rectangular secondary elements, as illustrated in the various house types A to H.

4.3 Garages

4.3.1 Garages shall be attached to the dwelling.

4.3.2 Garages shall be incorporated into the primary and / or secondary forms, as illustrated in the various house types A to H.

4.3.3 Maximum width of garage doors is 5,0m.

4.3.4 A maximum of 2 garages are permitted per erf.

5. Building Envelope

5.1 Building Width & Length

5.1.1 *Dwelling* :

(i) Determined by the erf building lines.

5.1.2 *Garages* :

(i) Maximum width is 6,6m.

5.1.3 *Measurements* : shall be taken from the external building envelope to the various elements, i.e. including walls.

5.2 Roof Pitch

5.2.1 *Primary Forms* :

(i) Double Pitch Roofed Primary Forms : angle shall be 30,0°.

(ii) Ridge Ventilators : permitted.

5.2.2 *Secondary Forms* :

(i) Mono-pitch Roofed Secondary Forms : the angle may vary from 3,0° to 15,0°.

(iii) Flat Roofed Secondary Forms : flat, 0,0° (waterproof reinforced concrete slabs).

6. Private Use Area

6.1 Any changes to landscaping including sloping, surface cover, topsoil or vegetation of terraces or gardens, shall be submitted to the HOA for prior approval.

D. SITE WORKS

1. Site Enclosure / Temporary Fencing

- 1.1 The boundaries of each building site are to be clearly identified by a Professional Land Surveyor.
- 1.2 Each dwelling construction space, including terraces, is to be enclosed by a shade cloth fence 1,8m high, to clearly define the area to be disturbed, & to avoid encroachment on neighbouring erven or damaging the surrounding planting.
- 1.3 The fence must be maintained for the duration of the construction period.
- 1.4 The fence must be removed immediately after construction has been completed.

2. Topsoil Protection & Sand Stabilization

- 2.1 Topsoil & organic material should be removed from the building platform area & carefully stored for re-use in landscape work.
- 2.2 All private outdoor areas immediately around the dwelling are to be properly stabilized with paving, gravel, grass or ground cover plants to prevent wind blown sand.

3. Fill Material

- 3.1 Cutting & filling to the dwelling & associated structures is to be so designed to minimize the necessity for imported fill.
- 3.2 Material devoid of alien organics should be imported from outside the area where required.
- 3.3 No excavation of, or damage to the common areas is permitted.

4. Driveways, Paths & Curb Crossings

- 4.1 Curb crossings are to be limited to 6,0m to double garage driveways and 3,0m wide to single garage driveways.
- 4.2 Each site may have only one crossing.

5. Stormwater Drainage

- 5.1 Drainage from roofs & paving areas should not be concentrated, but dispersed to planted areas on porous sandy soil, or led to stone-filled soakaways, to seep back into the ground.
- 5.2 Where drainage from roofs is taken into rainwater storage tanks these are to be concealed in the Service Yard, located within the building envelope or buried a minimum of 300mm below the existing finished platform level (EFPL).

6. Decks

- 6.1 Decks may be constructed on the lateral property line, but not outside of the street building line.
- 6.2 Finished level of decks must not be higher than the internal finished floor level of the dwelling.

7. Boundary & Garden Walls

- 7.1 Service Yard screen walls are to be maximum of 2,0m high.
- 7.2 Boundary & garden walls maximum 1,2m high may be constructed for half the lateral boundary length measured from the rear property line, including Service Yard walls should these occur on the lateral boundary.
- 7.3 Service Yard screen walls or garden walls higher than the Estate boundary walls are not permitted.
- 7.4 No boundary & garden walls, or fences are permitted within the first half of the erf from the street boundary.

E. BUILDING ELEMENTS FOR RESIDENTIAL ERVEN

1. Roofs

1.1 Roof Form

1.1.1 The roof form has been defined in section C.1 Archetypes & C.5.2 Building Envelope.

1.2 Roof Pitch

1.2.1 The roof pitch has been defined in section C.5.2 Building Envelope.

1.3 Roof Materials

1.3.1 Improved Zinalume long span S-profiled steel sheeting, pre-coated in Colorbond Ultra limited to shades of grey.

1.3.2 Reinforced concrete flat roofs are to be covered with grey or brown stone chip, or tiled with grey natural stone slate.

1.3.3 Natural stone slate, clay, concrete or fibre cement tiles to pitched roofs are not permitted.

1.3.4 Thatch covering is not permitted.

1.3.5 Thatch covered gazebo's are not permitted.

1.4 Roof Eaves

1.4.1 *Double Pitch & Mono-pitch Roof Eaves :*

(i) Primary Forms : clipped, consistent to all eaves.

(ii) Secondary Forms : clipped.

1.4.2 *Flat Roof Eaves :*

(iii) No overhang is permitted, parapet walls are to be employed all round.

1.4.3 *Fascia's, Barge Boards & Sub-barge Boards :*

(i) Fascias : are to be fibre cement (FC), painted.

(ii) Barge Boards : purpose bent pre-coated steel, material & colour to match roof sheeting.

(iii) Sub-barge Boards : to match the fascia.

1.4.4 *Rainwater Goods :*

(i) Gutters shall be either small or large ogee profile, seamless epoxy powder coated aluminium.

(ii) Rainwater Pipes : 80mm diameter self-finished white uPVC.

1.5 Roof and Dormer Windows

1.5.1 Roof windows are contained in the plane of the roof and may have opening sections, finish to be shades of grey.

1.5.2 No dormer windows are permitted.

1.6 Primary and Secondary Roof Relationship

1.6.1 The relationship between primary and secondary roof elements is as illustrated on the various house types A to H.

2. Walls & Screens

2.1 Walls may be smooth or lightly textured, have plinths, and a limited combination of textures and neutral colours.

2.2 Materials are largely restricted to wood floated plaster, painted with a high quality PVA.

2.3 Plinths & terraces may have natural fieldstone facing, obtained from the Overstrand & Overberg regions.

2.4 FC Shiplap cladding, painted with a high quality PVA, will be permitted to either primary or secondary building forms, i.e. not to individual wall planes only.

2.5 Face brick and precast concrete structural or cladding elements are not permitted.

2.6 Bagged brickwork is not permitted.

2.7 Coloured plaster or cementious paint finishes are not permitted.

2.8 Screens must be constructed as for walls above.

**D. BUILDING ELEMENTS FOR RESIDENTIAL ERVEN
CONTINUED ...**

3. Windows, Doors, Gates, Shutters, Vents & Glazing

- 3.1 To be constructed from timber or aluminium to the residential units.
- 3.2 Aluminium shutters are permitted, and shall be epoxy powder coated, section sizes are to be large 'shop-front' type to withstand wind pressures and approximate timber frame sizes.
- 3.3 Shutters are to be functional, aluminium & match proportions of the doors or windows they cover and & be folding or sliding.
- 3.4 Louvered shutters to window & door openings are encouraged.
- 3.5 All elements are to have vertical or square proportions.
- 3.6 Any size allowed in terms of wall height is permitted.
- 3.7 Sub-division of windows and doors into smaller sections do not have to maintain vertical or square proportions.
- 3.8 Where windows and / or doors are combined to provide larger horizontal openings between internal and external spaces they must be composed of sections that are vertical, large openings may only occur where they are covered by a lean-to roof or pergola.
- 3.9 Gates to 2,0m high Service Yard screen walls are to be maximum 1,9m high.
- 3.10 Gates to 1,2m high boundary & garden walls are to be maximum 1,1m high.
- 3.11 Steel windows, doors or shutters are not permitted, gates may be steel framed.
- 3.12 Low-e or Solar Vue Clear or Neutral glass or similar products / shades are permitted.
- 3.13 Heavily tinted, coloured or very reflective glazing is not allowed.
- 3.14 No large, unshaded glass planes are permitted.
- 3.15 No glass curtain walling is permitted.

4. Balconies

- 4.1 Balconies are not permitted.

5. Pergola's, Awnings & Canopies

- 5.1 Pergola support structures may be as for walls, or planed timber, painted white.
- 5.2 The maximum pergola overhang is 400mm.
- 5.3 Pergola's may be covered in planed timber laths or 'latte'.
- 5.4 Pergola's may support planting.
- 5.5 Pergolas may not be attached to Covered Terraces / Verandahs.
- 5.6 Shade cloth is not permitted.
- 5.7 Canvas awnings are not permitted.
- 5.8 Stand alone aluminium, steel, or plastic blinds or canopies are not permitted.

6. Fireplaces, Chimneys and Braai's

- 6.1 Chimneys may be constructed of materials as described under Walls.
- 6.2 Chimneys may not be higher than the primary roof ridge.
- 6.3 Permitted chimney cappings & cowls are traditionally constructed as for walls, 316 grade stainless steel or grey or black painted hot-dip galvanised mild steel, or PVC rotating cowls in black.
- 6.4 Due to high wind conditions 'turbo' cowls are recommended.
- 6.5 Braai's, fireplaces & pizza ovens or similar structures must be attached to the house, orientated inward, or screened within the Service Yard, they may not be free-standing.

**D. BUILDING ELEMENTS FOR RESIDENTIAL ERVEN
CONTINUED ...**

7. Garages & Carports

- 7.1 Formally expressed garage sizes are restricted to 6,6m wide measured externally.
- 7.2 Each erf must provide 2 off-street parking bays which may be accommodated on the driveway.
- 7.3 Carports are not permitted.

8. Permitted Colours

8.1 Reflective Finishes

- 9.1.1 Not permitted.

8.2 Roofs

- 8.2.1 Only shades of grey Colorbond pre-coated steel sheeting are permitted, two shades are available.
- 8.2.2 Roof Windows & Skylight Frames : colours to match roof sheeting.

8.3 External Walls

- 8.3.1 The HOA have approved three colours, the Designer is to request specifications.
- 8.3.2 Plaster bands and associated external window cills may be painted white, or as for the external walls.
- 8.3.3 One colour scheme for all the wall elements is mandatory.

8.4 Doors, Windows & Shutters

- 8.4.1 All doors, windows and shutters are to be white.
- 8.4.2 Front doors may be pre-stained & sealed with a clear protective sealant, or painted black or shades of grey.
- 8.4.3 Balau or similar wharfing timber material if used for the front door or gates may be left natural, unpainted.

19. Prohibited Structures

- 9.1 No visible animal pens or enclosures are permitted.
- 9.2 No visible dog or cat kennels are permitted.
- 9.3 No caravans, pre-fabricated Wendy Houses or other temporary structures will be permitted except for use by a Contractor during the construction period of a dwelling.
- 9.4 No free-standing gazebos of whatever nature are permitted.
- 9.5 No wind generators are permitted.
- 9.6 No swimming pools are permitted.
- 9.7 No radio masts are permitted.

F. SERVICES

1. Service Facilities

- 1.1 All electrical & plumbing pipework is to be concealed.
- 1.2 Television antennae & satellite dishes must be attached to walls below the eave or parapet wall line.
- 1.3 All telephone, audio-visual or electrical reticulation is to be by means of concealed cable.
- 1.4 Air-conditioning condenser units are to be at ground level and screened, inverter types are mandatory.
- 1.5 Gas bottles & enclosures are to be housed in the Service Yard or integrated within the building envelope.
- 1.6 External lighting is to be mounted on the external envelope at no higher than 2100mm height above internal FFL.
- 1.7 Proprietary bollards with integral reflectors orientated towards the ground at 900mm height above EFPL are permitted.
- 1.8 Solar hot water cylinders are mandatory, and are to be concealed within the building envelope, no exposed cylinders and temperature & pressure valves will be permitted.
- 1.9 Solar collector plates are to be mounted flush on the roof (frame colour to match roof) or concealed / flush on flat concrete roof slabs behind low parapet walls.
- 1.10 Rainwater tanks, refuse bins, compost piles & washing lines must be screened within Service Yards.
- 1.11 Black pipe pool heating mats shall be mounted flush with the roof plane, to dark grey & charcoal roofs only.
- 1.12 Refuse bins are to be stored in the Service Yard or screened from view.
- 1.13 No overhead wires will be permitted.
- 1.14 No flagpoles or masts are permitted.
- 1.15 No pole mounted lighting will be permitted.
- 1.16 No floodlights will be permitted.
- 1.17 No large satellite dishes or radio antennae will be permitted.

2. Roads Surfaces & Curbing

- 2.1 Existing roads and Curbing are to be protected during the construction period.
- 2.2 Contractor's are to approach the HOA regarding an inspection of the condition of such prior to commencing & after completing the works, and will be liable for a fine should damage have occurred.

3. Generators & Solar Energy Installations

- 3.1 Petrol or diesel generators are permitted, located within the Service Yard.
- 3.2 Photovoltaic panel arrays (mounted flush with the roof plane in a black colour only) powering the dwelling via a battery installation (screened from view) are permitted.
- 3.3 Wind powered generators are not permitted.

G. LANDSCAPING

1. Landscaping

- 1.1 The professional Controlling Landscaping Consultant (CLC) is Johan De Villiers & Associates, Landscape Architects.
- 1.2 Landscaping must be undertaken within the integrated landscaping language of the Negester Estate.
- 1.3 The use of hedgerows shall only be used for definition to entrance walkways, driveways & open terraces.
- 1.4 Only locally indigenous trees and shrubs shall be planted.

2. Landscaping Character

- 2.1 In order to maintain continuity in the overall landscape character, Owners of erven are required to design and implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.
- 2.2 In this way the collective landscape theme as a continuation of the natural flora will be realized for the appreciation & benefit of Owners, visitors and local fauna.
- 2.3 Where unscreened, a water wise fynbos garden is mandatory, the principles of the Department of Water Affairs water wise gardening programme are supported and encouraged.
- 2.4 The planting of side spaces between houses, in an effort to reduce the overall impact of the built element, is mandatory.
- 2.5 Planting on pergola's & screen walls is encouraged.
- 2.6 Hedges of varying height and species, defining beds containing rambling mixtures of more informal planting are permitted.
- 2.7 Within walled & screened areas non-invasive alien planting may occur.

3. Appropriate Planting

- 3.1 For the recommended plant list see *annexure I*.

4. Hard Landscaping

- 4.1 Hard landscaping surfaces, i.e. paving, tiling etc, around individual houses must be limited in extent.

5. Grassed Areas

- 5.1 Lawns may only consist of indigenous Buffalo & Fine Kweek grass.
- 5.2 No Kikuyu grass is permitted.

6. Restrictions

- 6.1 The gardening and landscaping activities of an Owner shall be confined to the physical extent of the pegged residential erf and may not extend into commonage, green belts, neighbouring erven, dams or the associated "No-Go" areas.
- 6.2 Landscaping layouts are to be approved by the CLC.
- 6.3 Where the intention of the Owner is to cultivate a hedge, the position, type and final height shall be indicated on the site plan.
- 6.4 Invasive alien species or other exotic plants are prohibited in both common & private gardens.

**G. LANDSCAPING
CONTINUED ...**

7. Invasive Plants

- 7.1 Invasive alien plants & seeds, which may be found on the site or brought in with imported material to the site, are to be removed or burned before these can spread into the surrounding areas.
- 7.2 Invasive alien vegetation clearance on any erf remains the responsibility of the owner.

8. Protected Trees

- 8.1 No Milkwood trees, which are protected by law, may be cut or pruned without a permit from the Department of Forestry.

H. BUILDING PLAN SUBMISSION AND APPROVAL PROCESS

1. Building Plan Submission

- 1.1 *Building plan submission is a three tier process as follows :*
- 1.2 One set of building plans together with a payment (escalated annually) shall be submitted to the Controlling Architect (CA) for scrutiny, any revisions called for by the CA shall be integrated by the Designer, and re-submitted.
- 1.3 On CA approval five sets of uncoloured drawings are to be submitted to the Home Owner's Association (HOA) for ratification, together with a refundable construction deposit (escalated annually)
- 1.4 On the return of four CA & HOA approved plans (one copy will be retained for record purposes), submission can be made to the Local Authority - Overstrand Municipality at Hermanus for statutory approval.

2. Information Required

- 2.1 *The following documentation and information is to be depicted on the scrutiny and local authority drawings for approval :*
- 2.2 Site & Roof Plan :
 - 2.2.1 At a scale of 1 : 100.
 - 2.2.2 Existing finished platform contours at 0,5m intervals, & spot heights at the erf pegs & building envelope corners.
 - 2.2.3 Boundary lines & dimensions, & building line setbacks.
 - 2.2.4 Erf number, area and North point.
 - 2.2.5 Coverage area calculation.
 - 2.2.6 Total covered area.
 - 2.2.7 External wall colours.
 - 2.2.8 Roof cladding & finishing materials including colours.
 - 2.2.9 Door, window, shutter, gate & glazing material specifications.
 - 2.2.10 Eave & rainwater goods specifications.
 - 2.2.11 Retaining & screen wall sections including material specifications.
 - 2.2.12 Specification & area of paving.
 - 2.2.13 All service connection points.
- 2.3 Plans :
 - 2.3.1 At a scale of 1 : 100.
 - 2.3.2 All drainage runs.
 - 2.3.3 Gas bottle store, generator units etc.
- 2.4 Sections :
 - 2.4.1 At a scale of 1 : 50.
 - 2.4.2 At a scale of at least 1 : 25 for retaining & screen walls.
- 2.5 Elevations :
 - 2.5.1 At a scale of 1 : 100.
 - 2.5.2 Solar panels, satellite dishes, TV aerials, & positions of external light fittings.

3. Dispute Resolution

- 3.1 **Mediation :** In the event of a dispute, the building plans shall be submitted to the Controlling Architect for mediation.
- 3.2 **Arbitration :** In the event of a dispute not being resolved by mediation, the parties shall refer the dispute to arbitration, the Arbitrator shall be appointed by mutual agreement between the parties, whose decision shall be final & binding.

4. Permitted Uses

- 4.1 Only one dwelling house will be permitted on each erf.

I. BUILDING CONTROLS

1. Building Clause

- 1.1 Building must commence within 12 months from stamp date of approved plans.
- 1.2 Buildings must be completed within 12 months from commencement of construction.
- 1.3 A refundable construction deposit (escalated annually) is to be paid to the HOA prior to approval.
- 1.4 The deposit will be retained as security against expenses incurred by HOA due to non-removal of litter, damage to roads, water reticulation, stormwater system, landscaping, or damage to the common or Municipal property during the construction period.

2. Control of Building Teams

- 2.1 Building Contractors must ensure that labour is controlled in such a way as to cause no nuisance, little disturbance and no damage to surrounding areas & particularly to the existing paving & planting in & around the site.
- 2.2 Building teams / workmen are not permitted to reside at the construction site.

3. Site Facilities

- 3.1 Building Contractors are to provide chemical or water bourne toilets on site during the construction period, which are to be serviced weekly.
- 3.2 Proprietary containers or Wendy House type site stores / offices are to be provided during the construction period if required, and kept clean & neat.
- 3.3 Site stores & offices if required are to be sited on the driveway area of the site.
- 3.4 The Contractor or his Foreman on site is to have a cell phone available on site at all times during the construction period.

J. REVISIONS & NOTES

1. Revision B

- 1.1 Name Change : Twee Fonteine changed to Negester.
- 1.2 Page 10, Item 3.1 : aluminium material permitted to windows & doors.
- 1.3 Page 11, Item 9.2.1 : Colorbond Ultra AZ200 coated roof sheeting to be used.

2. Revision C

- 2.1 Page 5, Item 2.1.4 : coverage revised to 65% ilo 60%.

3. Revision D

- 3.1 Page 7, Item 4.3.3 : double garage doors - single large door permitted, maximum 5,0m wide.