



URBAN DESIGN, ARCHITECTURAL AND LANDSCAPE GUIDELINES FOR SITARI COUNTRY ESTATE

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Prepared for
Sitari Country Estate (Pty) Ltd

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Landscape Guidelines by



TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 Contextual Informants
- 1.2 Urban Design Concept

2.0 DEVELOPMENT LAYERS

- 2.1 Access
- 2.2 Movement
 - 2.2.1 40m Corridors
 - 2.2.2 25m Corridors
 - 2.2.3 Tertiary Roads
- 2.3 Open Space System
- 2.4 Services
- 2.5 Land Use and Density
- 2.6 Landscape Plan
- 2.7 Landscaping Elements

3.0 SINGLE RESIDENTIAL GUIDELINES - Country homes

- 3.1 Single Residential
- 3.2 Coverage
- 3.3 Building Lines
- 3.4 Building Line Guidelines
- 3.5 Height Restrictions
- 3.6 Other Restrictions
- 3.7 Building Forms
- 3.8 Special Landscape Guidelines

4.0 GROUP HOUSING GUIDELINES - Village homes

- 4.1 Group Residential
- 4.2 Coverage
- 4.3 Building Lines
- 4.4 Building Line Guidelines
- 4.5 Height restrictions
- 4.6 Other Restrictions
- 4.7 Building Forms
- 4.8 Special Landscape Guidelines
- 4.9 Site Development Plans

5.0 GENERAL RESIDENTIAL GUIDELINES

- 5.1 General Residential
- 5.2 Coverage
- 5.3 Building Massing
- 5.4 Building Lines
- 5.5 Height Restrictions
- 5.6 Other Restrictions
- 5.7 Vehicular and Pedestrian Access
- 5.8 Refuse Rooms
- 5.9 Walls, Fencing and Interfaces
- 5.10 Balconies
- 5.11 Site Development Plans
- 5.12 Special Landscape Guidelines

6.0 ARCHITECTURAL ELEMENTS

- 6.1 Proportion
- 6.2 Scale
- 6.3 Garages and Carports
- 6.4 Roofs and Related Elements
- 6.5 Verandas and Pergolas
- 6.6 Window and Door Openings
- 6.7 Security Gates, Burglar Bars and Electric Fencing
- 6.8 Retaining Elements
- 6.9 Stormwater Management

7.0 FINISHES

- 7.1 External Walls
- 7.2 Roof Materials
- 7.3 Paving
- 7.4 Paint Colour Combinations

8.0 GENERAL

- 8.1 Building Elements
 - 8.1.1 Utility Areas
 - 8.1.2 Common Boundary Walls
 - 8.1.3 Swimming Pools
- 8.2 Other Elements
 - 8.2.1 TV Aerials, Satellite Dishes
 - 8.2.2 Service Pipes and Air Conditioning
 - 8.2.3 Signage
 - 8.2.4 Lighting
 - 8.2.5 Grey Water

- 8.2.6 Energy Saving Guidelines
- 8.2.7 Decorative and Other Outdoor Elements
- 8.2.8 Service Connections

9.0 GENERAL ELECTRICAL GUIDELINES

10.0 LANDSCAPE GUIDELINES

- 10.1 Interface with Roads and Open Spaces
- 10.2 Powerline Servitudes & other farming activities
- 10.3 Water bodies, Wetlands and Ponds
- 10.4 Hard Landscaping Materials
- 10.5 Irrigation
- 10.6 Other Elements
- 10.7 Parks and Open Spaces
- 10.8 Landscaping Maintenance
- 10.9 Plant List

11.0 RETIREMENT PRECINCT GUIDELINES

12.0 DESIGN REVIEW PROCESS

13.0 MANAGEMENT STRUCTURE

Revisions:

The following changes were made to the guidelines:

- 3.3 Setback lines description added.
- 3.5 Croydon height restrictions added; height restrictions revised; land surveyor certificate required for all submissions.
- 3.6 Finishes in garage removed; privacy screens along R102 & N2 added.
- 3.8 Special landscape guidelines related to landscape strip updated.
- 4.8 Special landscape guidelines related to landscape strip updated.
- 4.8.2 Amount of street lights to be installed reduced to 1.
- 4.9 Submission requirements for individual erf submissions in group housing sites
- 5.6 All conduits & ducting to be placed into walls. No surface mounted ducting allowed.
- 5.7 Revisions to external parking arrangements.
- 5.9 Revision to wall heights.
- 5.10 Enclosing of balconies.
- 5.11.2 General residential, requirements of full professional service up to Stage 6.
- 5.12.1 Manual irrigation option removed.
- 5.12.2 Tree sizes revised.
- 5.12.13 Maintenance of landscaping.
- 6.0 Architectural style defined and updated.
- 6.4 Vertical louvres to all gable ends and chimneys added.
- 6.6 Door & window proportion changes.
- 6.10 Min height of low walls specified.
- 7.1 Revisions to facebrick finishes.
- 7.2 Roof materials spec updated.
- 7.3 Driveway paving to match paving of roads.
- 8.1.2 Construction process of common boundary walls updated.
- 8.2.4 Street lighting requirements updated.
- 8.2.5 Grey water, ground water and rain water tanks updated.
- 10.6.5 Location of rain water tanks updated;
- 14 Annexures removed

1.0 INTRODUCTION

This document forms part of the Sitari Country Estate Master Home Owners Association (SCEMHOA) and outlines the draft urban design framework, town planning and architectural guidelines proposed for the general, group and single residential sites of Sitari Country Estate. The document outlines all procedural, planning and aesthetic considerations required for the successful design and development of a property. While a proposal may comply with the architectural and planning guidelines illustrated herein it must also comply with the architectural ethos of the Estate.

The purpose of design guidelines is to protect and safeguard the environment and guide appropriate architectural character and protect the investment value of the development. The guidelines are not restrictive conditions but promote an overall design sensitivity whilst allowing flexibility for individual expression. The design guidelines are supplementary to the National Building Regulations and requirements of the Local Authority. All building designs are to be approved by the Architectural Review Committee (ARC) prior to submission to the Local Authority.

The document comprises of the following:

- A description of the general environmental and contextual constraints.
- An explanation of the intentions behind the overall estate layout and design.
- Urban Design concept and development guidelines.
- Architectural guidelines.
- Special conditions applicable to specified areas.
- Landscape guidelines applicable to external spaces.

1.1 Contextual informants



The site is surrounded by development with Croydon to the west, Kelderhof to the north-west, Macassar to the south and the development of Acorn Creek to the east. The site is highly visible from both the N2 along the southern boundary and the R102 along the northern boundary. The development will have a significant visual impact due to a gradual slope up to the R102.



The site is known for a complex system of natural systems of which the most prominent is the water structure, dams and wetlands scattered across the site. Other major informants are the historical farm werf which has largely been demolished and 52m power line servitude cutting across the site in an east-west direction.

Three wetland areas of significance have been identified which requires protection. In addition the historical Klein Zeekoevlei has been earmarked as a wetland of regional and historical significance. Due to the size and importance of the Vlei the large dam will be removed in favour of the protection of the Vlei.

1.2 Urban Design Concept

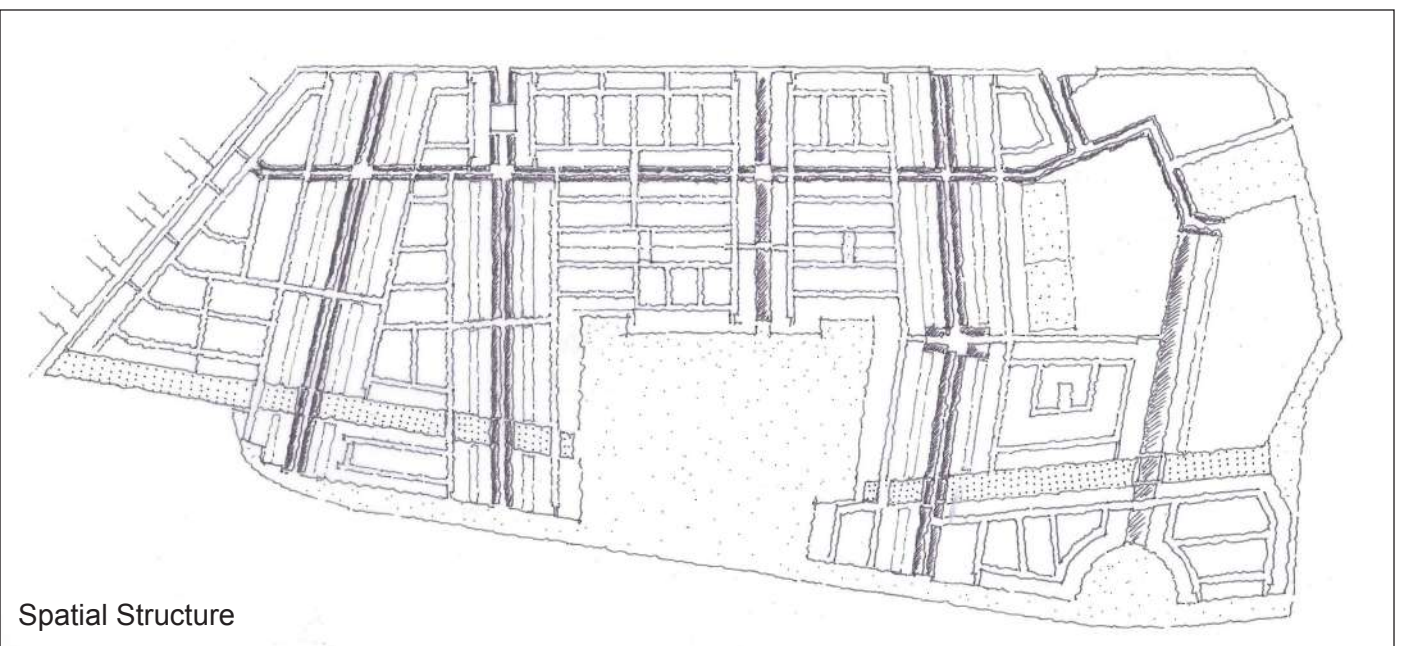
The proposed development aims to create a meaningful spatial structure with due cognisance of both rural and urban surroundings. The spatial structure combines the agricultural spatial language of the area with an appropriate urban development language. This is achieved through the introduction of a clear grid pattern of tree corridors of varying sizes as well as large natural areas accommodating historical wetlands. Urban development, with a unique urban and architectural character, is located behind these prominent corridors resulting in a sensitive response to the surrounding area.





Spatial Structure precedent

The spatial concept can be defined as the combination of a series of linear green corridors ranging in width from 52 to 25m dissecting the site. These corridors house large scale services, tree avenues and wind breaks as well as historic water furrows. In addition to the green corridors two sensitive wetland areas are accommodated as well as the historic Klein Zeekoevlei at the centre of the site measuring approximately 21 ha.



Spatial Structure

General residential units are placed on either side of the 40m north-south corridors thereby reducing visual impact and strengthening the massing of the wind breaks against the prevailing South-Easter winds. The combination of wide corridors and large wetland areas ensures that a rural character is maintained similar to an estate around a golf course. The expression in Sitari Country Estate is more structured and less organic than the typical golf course estate which fits more comfortably within the structured urban and agricultural areas surrounding the site.

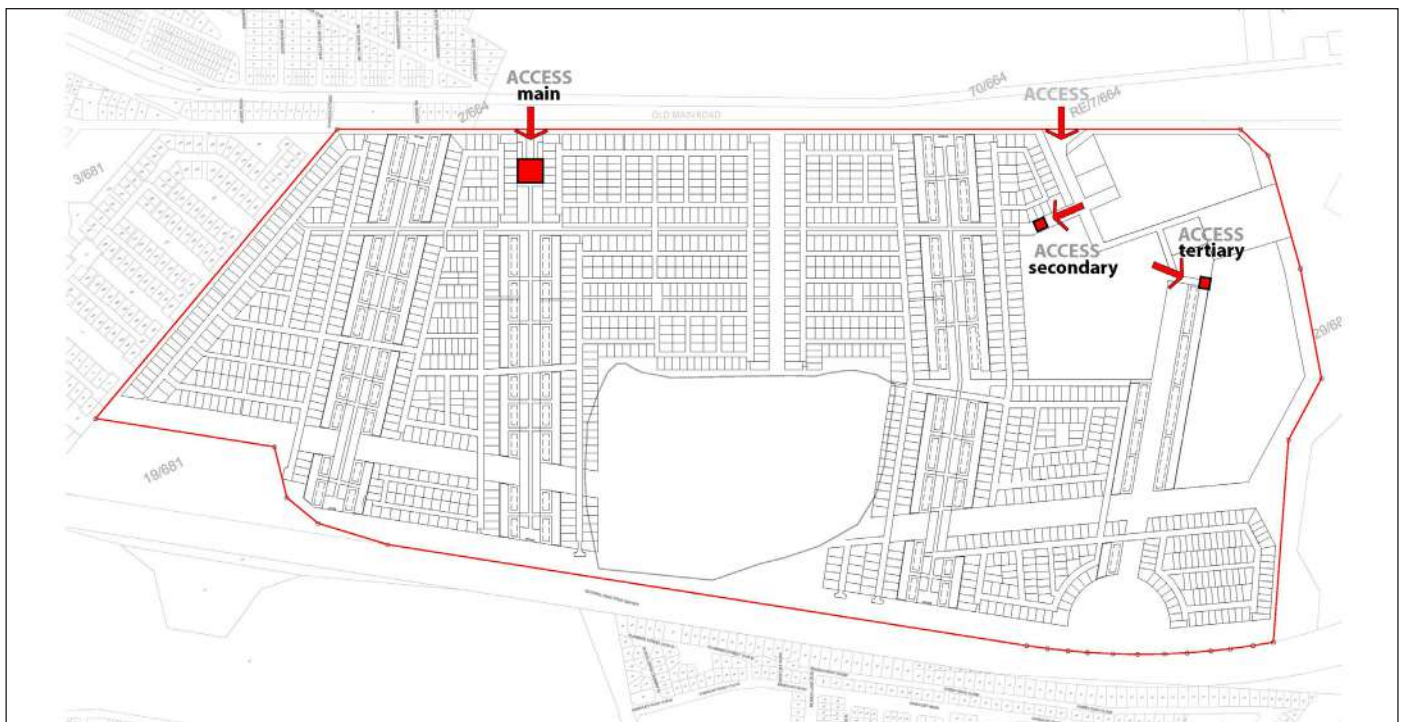
The proposed development is a security estate with a public, commercial and institutional components accessible to surrounding areas comprising of a private school campus, commercial and institutional facilities. Special attention was given to the design of street sections and interfaces between land uses, green spaces and edge conditions. The successful and layered transition for public to private is the essence on which the urban design framework hinges.

The layout and design guidelines attempt to ensure that both the streets and green corridors become venues for positive neighborhood interaction. The design guidelines encourage individuals to contribute to the making of cohesive streetscapes as well as a range of integrated internal and external living spaces. Individual responses are informed through a variety of edge conditions, which must be adhered to. It is envisaged that through design responding appropriately to the climate, topography, human scale and streets that the Estate will develop a unique character that promotes a physically and socially positive living environment.

2.0 DEVELOPMENT LAYERS

2.1 Access

The site is accessed from two primary entry points off the R102 Main Road which runs along the northern boundary of the site. The first provides access to the public precinct which comprises of the commercial, school and institutional sites. A lower order access to the Estate can be found opposite the commercial entrance. Access to the neighbouring Acorn Creek Development is provided which can be used to integrate the two neighbouring developments and serve as an additional entrance to the commercial precinct and accommodate deliveries. A separate entrance to the retirement village is provided. The primary residents and



visitors access to the proposed development is west of the public access point. This entrance gate is set back from the R102 to make allowance for stacking distance and provides a landscaped entrance in line with the rural character of the proposed development.



2.2 Movement

The site comprises of a hierarchy of green corridors within which all vehicular and pedestrian movement occurs. These corridors range from the 52m Eskom/CCT Power line Servitude to the 40m north-south and 25m east-west corridors. Combined vehicular and pedestrian movement occurs along the 40 and 25m corridors as well as along a network of internal streets. Detailed road sections and related landscaping elements are addressed in section 2.6.2 of this document.

2.2.1 40m Corridors

These corridors provide direct access to the general residential sites as well as connecting routes into single and group residential blocks. Higher order vehicular and pedestrian movements are allocated within these corridors as well as substantial tree avenues, natural features and active and passive recreation facilities. Vehicular and pedestrian movements are separated through open water channels.

2.2.2 25m Corridors

This corridor is the only east- west connection between both entrance gates and provides separated vehicular, cycling and pedestrian movement with substantial landscaping areas.

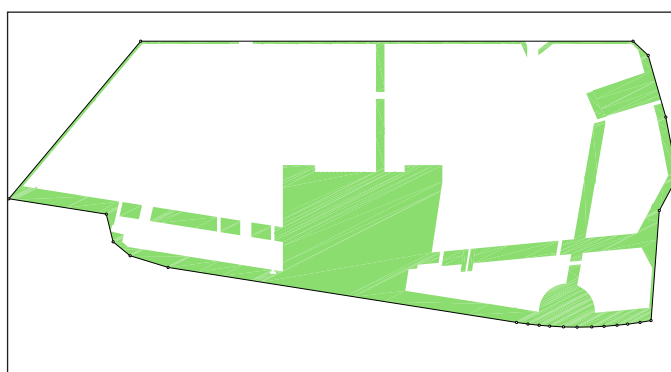
2.2.3 Tertiary Roads

A system of 13m and 10m road servitudes are provided allowing both vehicular and pedestrian access to the remainder of the proposed development.

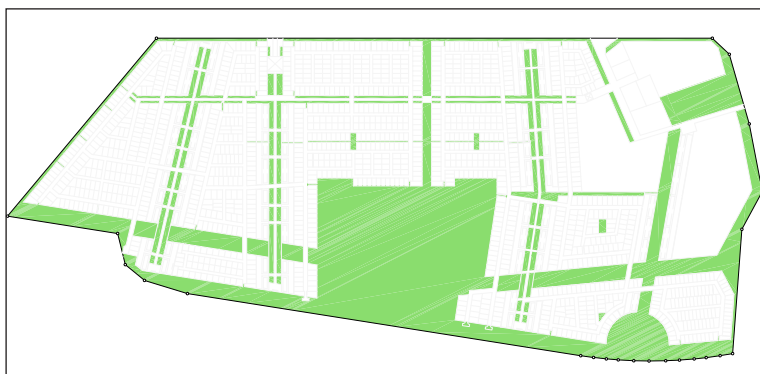


2.3 Open Space System

The site comprising of a network of open space systems accommodating natural systems as well as vehicular and pedestrian movement as described in the previous section. The primary feature of the site is the Klein Zeekoevlei remnant which will be reinstated as a vlei and wetland area. Historical water channels and furrows feed water from two fountains along two natural 40m green corridors and along the 52m power line servitude.



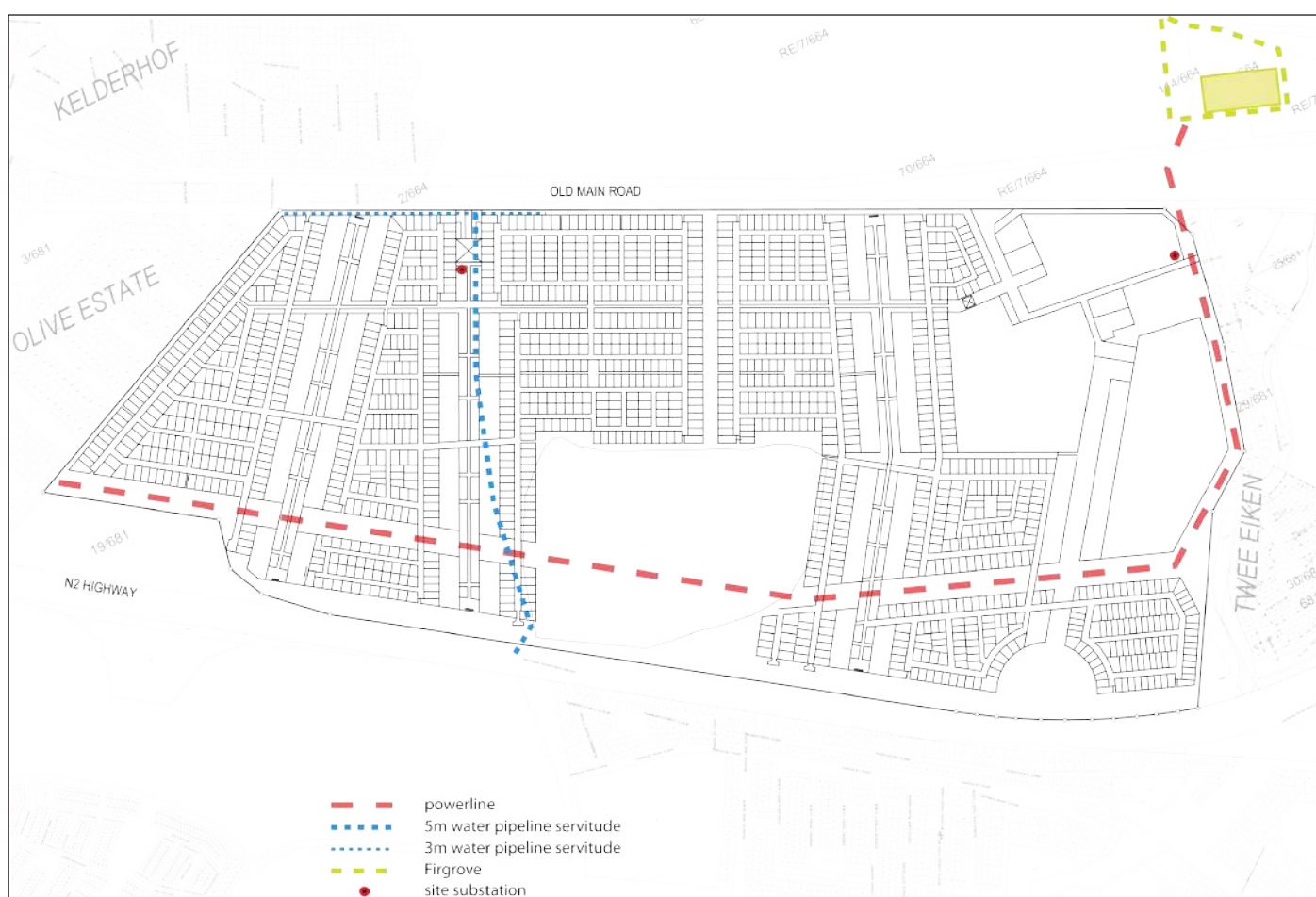
A secondary open space system is designed which integrates the natural systems as well as all vehicular and pedestrian movement across the proposed development. A 5m landscaped buffer is provided along the R102 edge. A 10m landscape buffer is provided along the eastern and western boundaries of the site while the N2 buffer widens to 50m.



2.4 Services

The primary service element across the site is the Eskom/ CCT power line servitude which is located within a 52m wide corridor running east-west across the site and connects up to the Firgrove Substation site. Two substation sites are proposed on the Sitari Country Estate. The first below the commercial site and the second below the main entrance gate.

A water pipeline cuts across the site from the primary entrance gate to the bottom of the site in a north-south direction. This servitude will be relocated within the 40m corridor.



2.5 Land Use and Density

The proposed development integrates a range of housing products from general residential, group and single residential allowing for entry level to upmarket residential opportunities. A retirement village, medical centre and frail care facility are added which ensures that the development can accommodate a multi generational population. Both the medical facility and frail care can be accessed as part of the Sitari public precinct.

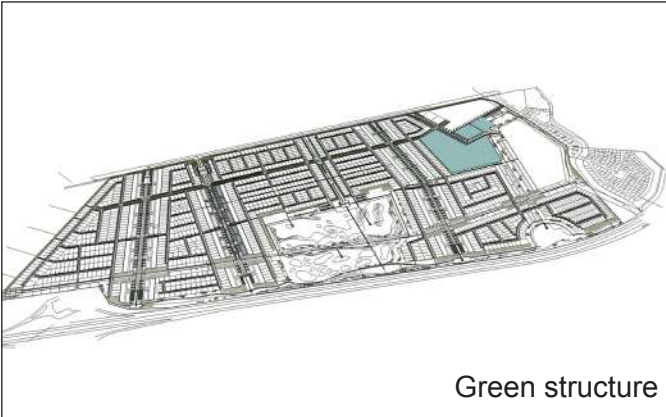
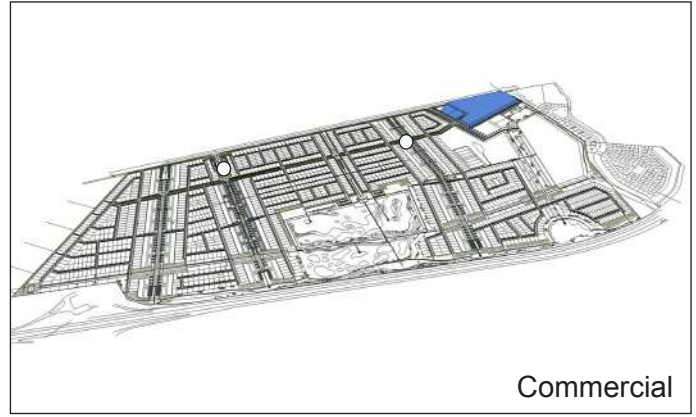
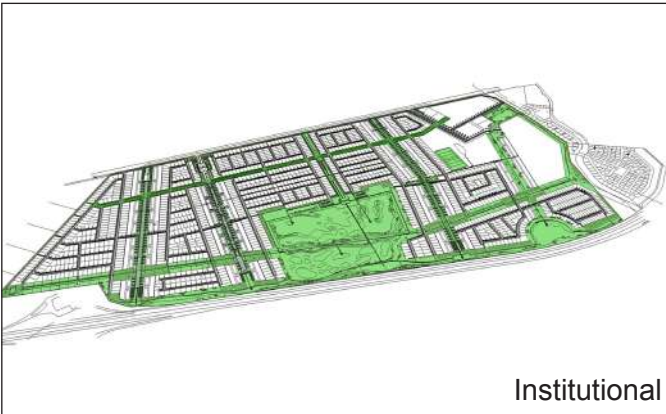
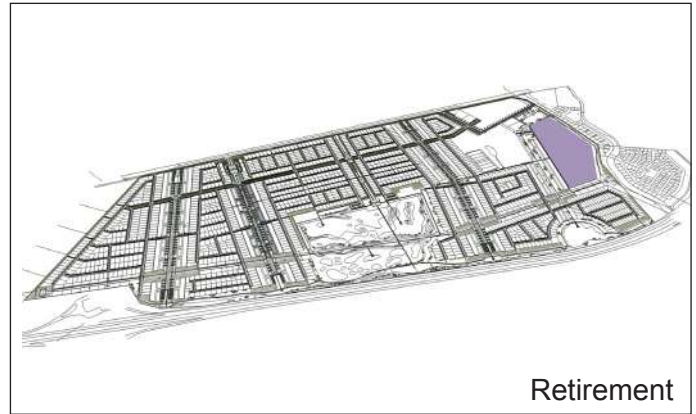
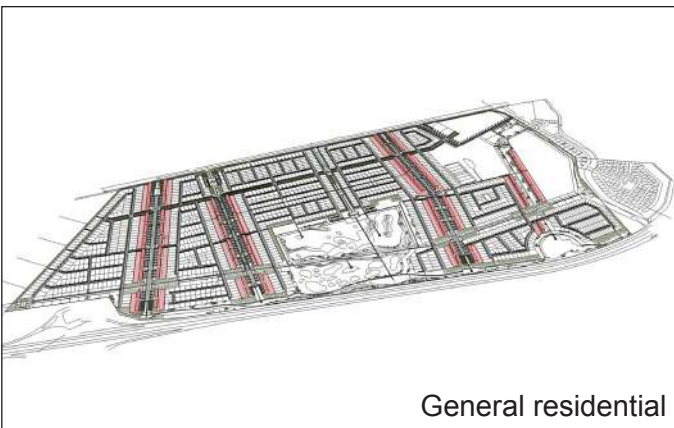
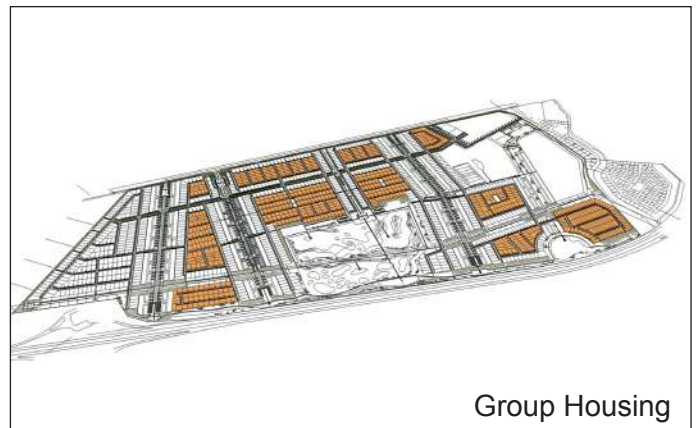
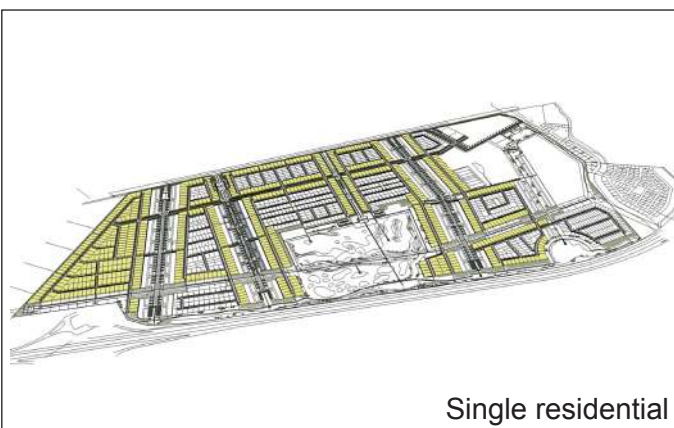
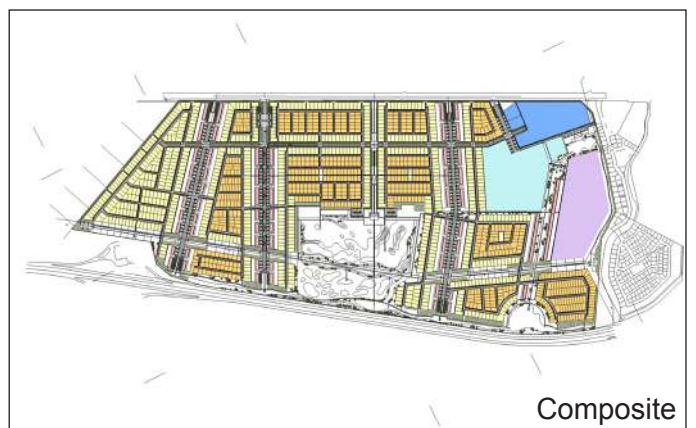
The concept of a live-work and play environment is key to the overall development concept with a public mixed use component located within the north-eastern corner of the proposed development.

Retail, institutional and a private school campus are envisaged as well as softer elements such as a garden centre. All facilities would be accessible by vehicular and pedestrian movement both externally and internally from the proposed development.

General residential components are structured along the 40m landscaped corridors acting as windbreaks across the greater site. Larger single residential properties are located along edges with smaller erven towards the east. Group Housing sites are scattered to ensure that a more uniform urban character can be achieved through mixing various types of residential products.



LAND USE TABLE				
LAND USE	ERVEN	UNITS	AREA _{ha}	%
Single Residential - Family Unit	749	749	35.53	18.84
Single Residential - Lock-up-and-go	698	698	26.87	14.25
Flats (80du/ha)	27	1344	16.58	8.79
Retirement Village	1	359	8.78	4.65
Creche, Place of Worship, Clinic	2		1.09	0.58
Private School	1		7.27	3.86
Commercial	2		5.08	2.69
Electrical sub-station	2		0.06	0.03
Private Open Space	106		60.41	32.03
Management Facility	1		0.36	0.19
Private Road	25		24.29	12.88
Public Road	3		2.29	1.21
TOTAL	1616	3150	188.61	100.00





Water structure

2.6 Landscape Plan

The landscape design reinforces the rural setting of the site through the use of bold multiple tree-lined avenues, “werf walls”, water channels and orchards with appropriate finishes and detailing. Visual axis will terminate in rural/agricultural focal features. Paddock fencing and farm gates will lead to open meadows and orchards.

Generously proportioned pedestrian and cyclist routes will be provided within open spaces and on verges linking to parks and play areas. To enhance the rural feel, lighting levels will be kept to a minimum, with only low level bollard lighting. Street furniture and signage will be designed to compliment the agricultural aesthetic of the development.

Road surfaces will be paved in a natural exposed aggregate paver without conventional concrete channels and kerbs and will drain onto wide open swales planted with suitable wetland species.

The Eskom/ CCT power line corridor will include pathways and orchards. The 5m corridor along the N2 edge will contain paths and boardwalks in an indigenous wetland and fynbos/Renosterveld setting.

The Klein Zeekoevlei wetland area, which forms a major focus area of the development, will provide numerous recreation opportunities for residents, including boardwalks, viewing decks, play areas, bird hides, rest areas and trails.





2.7 Landscaping Elements

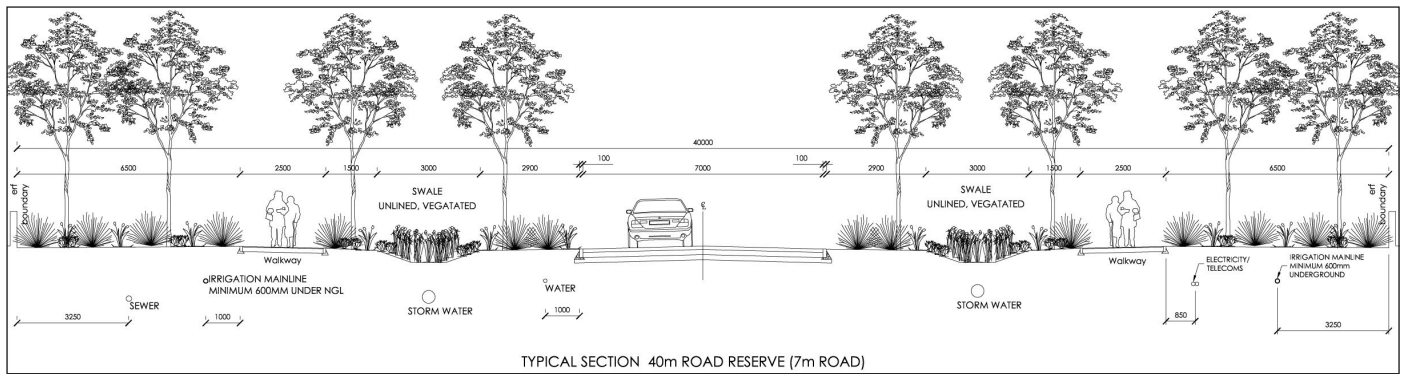
a) Klein Zeekoevlei

Klein Zeekoevlei will be restored as a substantial wetland into a meaningful, functional environment, providing natural and semi-natural wetland components, as well as storm water management services. The Zeekoevlei will include boardwalks, play areas, clubhouse, paths, bird hide and canal to provide for the protection of fauna within the wetland.

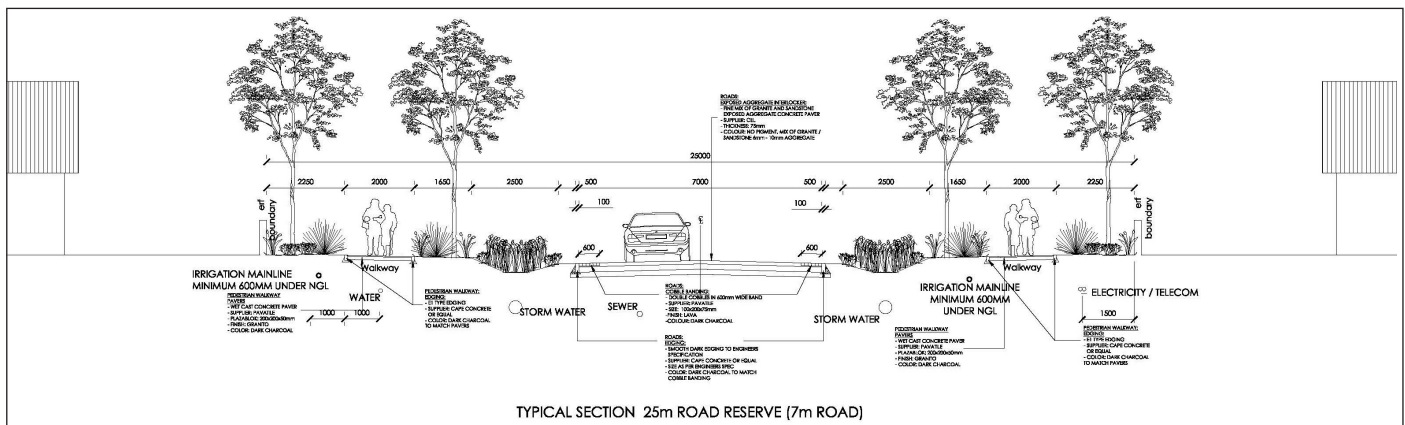


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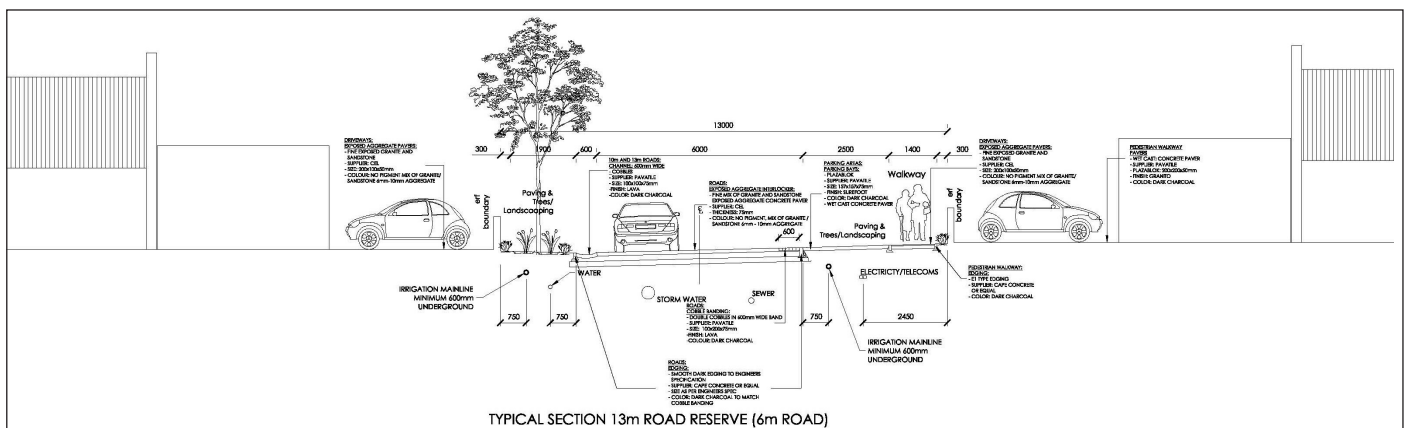
d) 40 m Road and Landscaping Corridor



e) 25m Road and Landscaping Corridor



f) 13m Roads

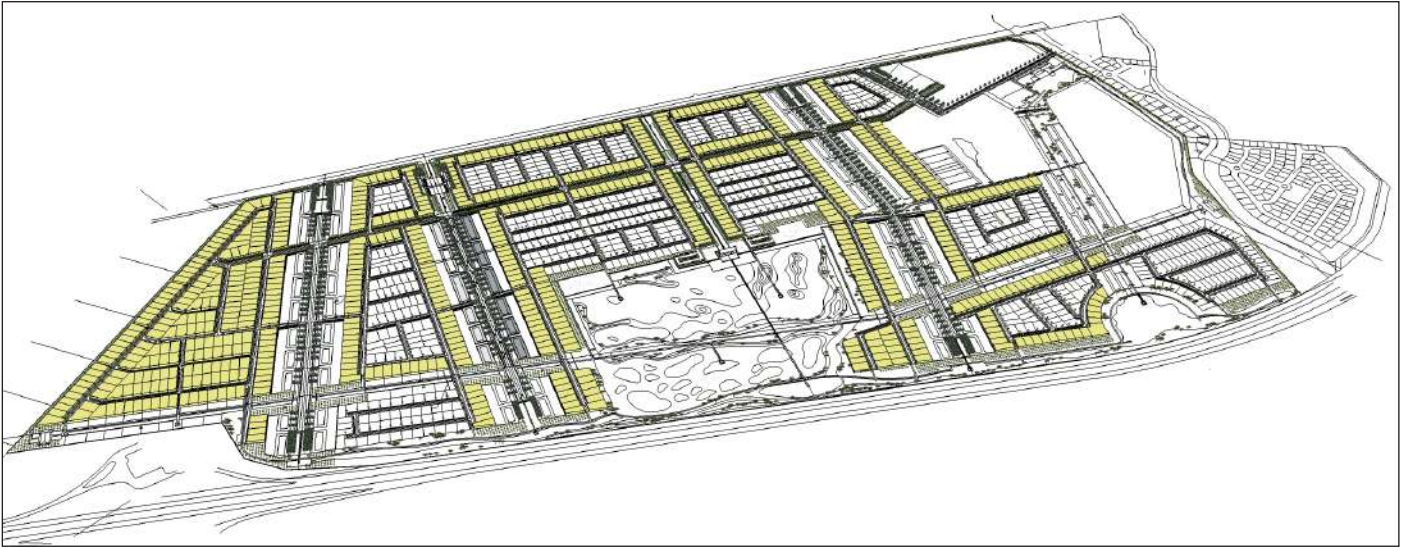




i) 50m Corridor to N2



3.0 SINGLE RESIDENTIAL GUIDELINES (COUNTRY HOMES)



3.1 Single Residential

The following serve to define the limits and extent of the single residential developable envelopes. Single residential guidelines must be read in conjunction with sections 6, 7 and 8.

3.2 Coverage

The coverage refers to all built forms and includes the main dwelling, garages, verandas and outbuildings. The maximum coverage for all residential buildings may not exceed 50% of the erf. The minimum house size allowed is 180m², inclusive of garages. Any deviations to the minimum house size requires HOA & ARC consent.

3.3 Building Lines

The building lines for single residential erven are to conform to the following conditions & related variations:

Variation 1: Properties with one street frontage only

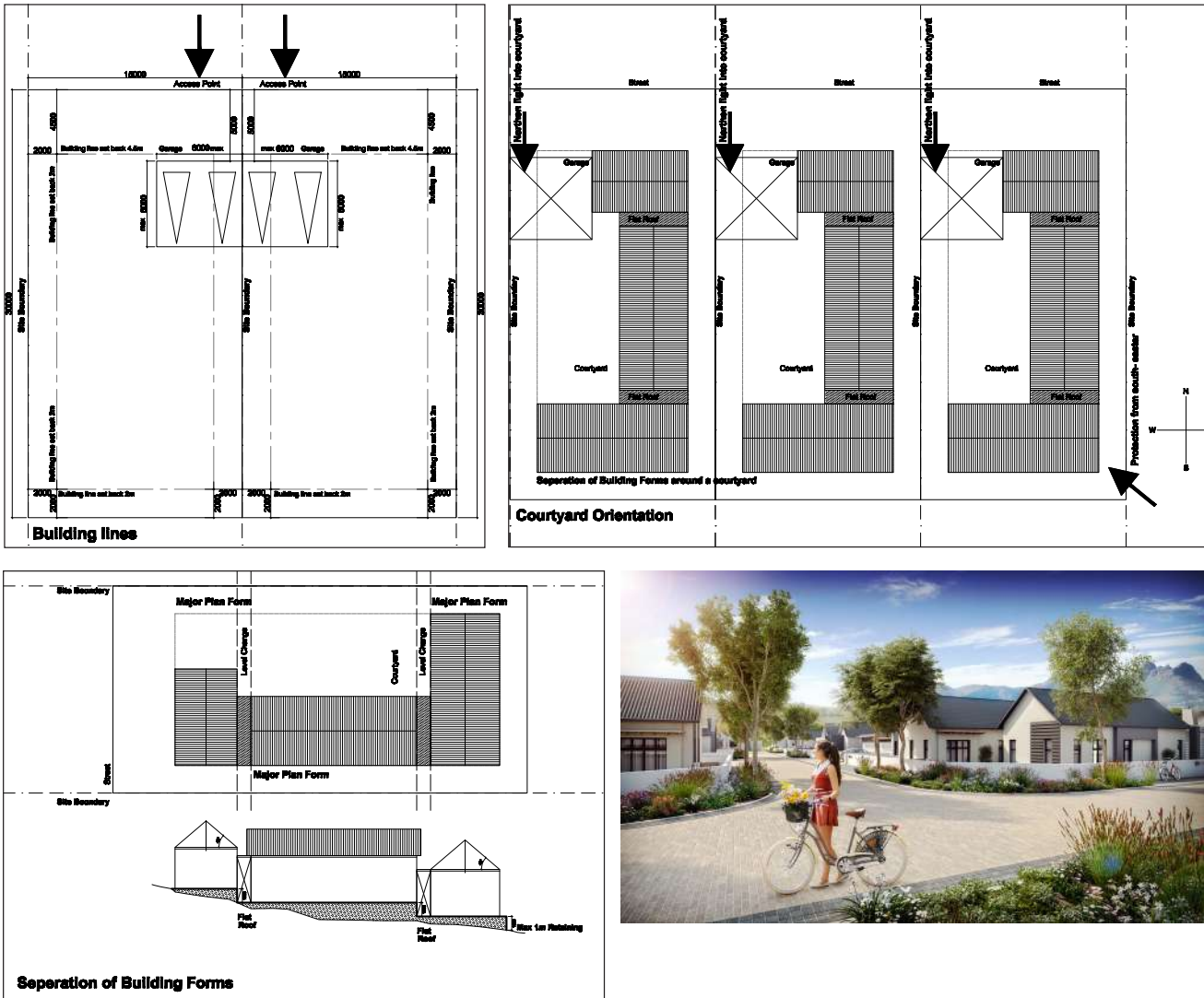
- 1 x 4m street boundary & 3 x 2m side boundaries

Variation 2 : Properties with two street frontages

- 1 x 4m street boundary, 1 x 2m street boundary, 2 x 2m side boundaries

Variation 3: Properties with a side boundary onto a pedestrian walkway

- 1 x 4m street boundary, 1 x 2m street boundary, 30% of pedestrian walkway boundary 0m with remaining stepping back to 2m. Double storey sections to step back to 2m.
- Street boundary walls along 13m roads require a minimum 0.3m setback while 10m roads require a 0.5m setback from the property boundary. These portions will be landscaped and maintained by the SCEMHOA.
- Any discrepancies in setback lines to be reported to ARC. ARC in their sole determination will provide actual setback lines in order to achieve a consistent setback line along street interfaces.
- Properties along Rana Drive and 40m wide general residential corridors do not require street setbacks.
- Pergolas will be allowed to extend 0.5m over street, back & common building lines and 1m over garage/ street building lines.



3.4 Building lines guidelines

- Property owners are encouraged to vary building setbacks in response to adjoining properties to increase privacy, views, overall aesthetic and quality of living.
- 0.0m side and 5.0m street building lines are allowed for garages. Garage positions are specified per erf and fixed.

3.5 Height restrictions

The total maximum height, to the apex of the roof, shall not exceed 8.0m from the base level (as defined within the City of Cape Town Zoning Scheme) and determined by a registered Land Surveyor. In addition the total maximum height of no part of any building may exceed 8.0m from the natural ground level as determined by a registered Land Surveyor. An additional 0.3m of height may be applied for subject to the approval of the ARC & all adjoining neighbours. The height of garages may not exceed 3.5m along 0m boundary. Garage roofs may exceed 3.5m after the standard 2m common boundary setback.

Additional height constraints have been agreed with Croydon Olive Estate. Erven 9,11,17,19, 25, 26, 33 & 35 may not exceed 6.5m in height. The construction of any retaining elements, to make up the difference between the base level and natural ground level, may not exceed more than 1m above the natural ground

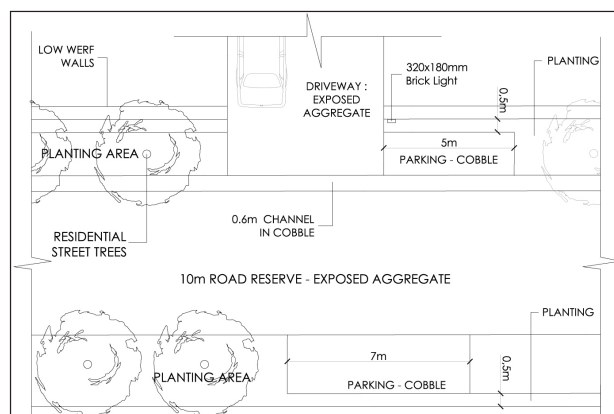
level as determined by the Land Surveyor. A detailed surveyor protocol is available from the SCEMHOA which outlines the procedures to be followed as part of the design and construction of a property. All houses will require a Land Surveyor Certificate to be submitted as part of the Stage 1 ARC Submission process.

3.6 Other restrictions

- First floors may not exceed 60% of the ground floor area, excluding garages, verandas and outside covered areas. Patio's and or braai rooms, integrated within the ground floor plan, must be excluded as part of the first floor coverage calculations.
- An additional 5% (ground floor) coverage will be allowed for the installation of carports in front of garages, subject to ARC approval.
- No first floor balconies will be allowed for entertainment or braai areas without the written consent of the Sitari Country Estate Master Home Owners Association (SCEMHOA).
- The positions of balconies, which can be defined as overlooking features, must be clearly indicated on the plan and approved by the ARC and affected neighbour.
- Garages to be set 5m back to allow for visitor parking. Garage positions are pre-determined and fixed per erf. Minimum parking provision to be 2 bays per house and 2 bays in front of garages.
- Fencing options to be low walls not exceeding 1.2m in height for street boundaries and facing internal public open spaces with 1.8m side boundary walls. Pedestrian gates to be provided opposite - the front door.
- Side boundary walls may not exceed 1.8m on lowest side of the wall. Should walls exceed this height landscaped terraces, not exceeding 1m, in height may be used to reduce the overall height and visual impact of boundary walls.
- Adjoining owners may apply to the ARC to increase the height of common boundary walls by adding a timber screen above the approved 1.8m high wall. This may be done along the width of the courtyard and with ARC & neighbours consent.
- Properties with boundaries facing onto the R102 & N2, that are not screened from the road through a raised berm, may apply to the ARC to add a 0.6m high timber screen to their 1.2 back boundary wall.
- Blank facades to be sufficiently broken up with windows, pergolas and facade elements.
- Fire walls to be constructed between garages and openings as set out by the City of Cape Town.

3.7 Building forms

The form of a dwelling is determined by the grouping of its components. Residents are encouraged to separate entertainment, service areas, sleeping and work into separate but linked forms. The first priority is to create a coherent streetscape and secondly to create private courtyard spaces addressing prevailing wind conditions.



Irregular plan forms not aligned with the cadastral boundaries of the site are in contradiction with this philosophy and will not be allowed. The separation of primary building forms with smaller flat roofed sections are encouraged to reduce the overall scale and massing of buildings.

Gable walls may not exceed 6.5m in width. Lean-to roofs may be added to gables to increase the building width if required.

3.8 Special Landscape Guidelines

All landscaping must adhere to the guidelines under section 10. The following additional guidelines pertaining to single residential sites are of relevance.

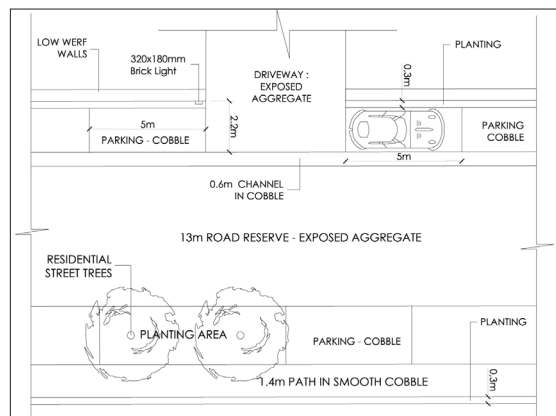
3.8.1 Erven on Road Reserves

a) 10m

Front boundary walls shall be set back by 0.5m off the street edge and landscaped by the accredited landscape contractor at the cost of the owner. Irrigation to be installed and maintained by the owner.

b) 13m

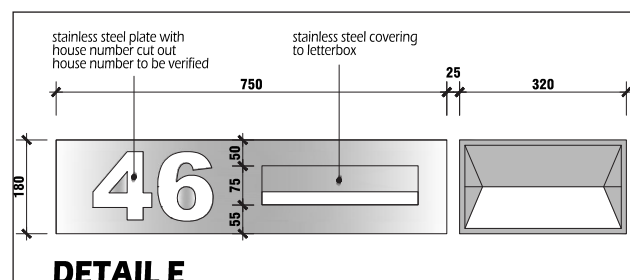
Front boundary walls shall be set back by 0.3m off the street edge and landscaped by the accredited landscape contractor at the cost of the owner. Irrigation to be installed and maintained by the owner.



3.8.2 All Single Residential Erven

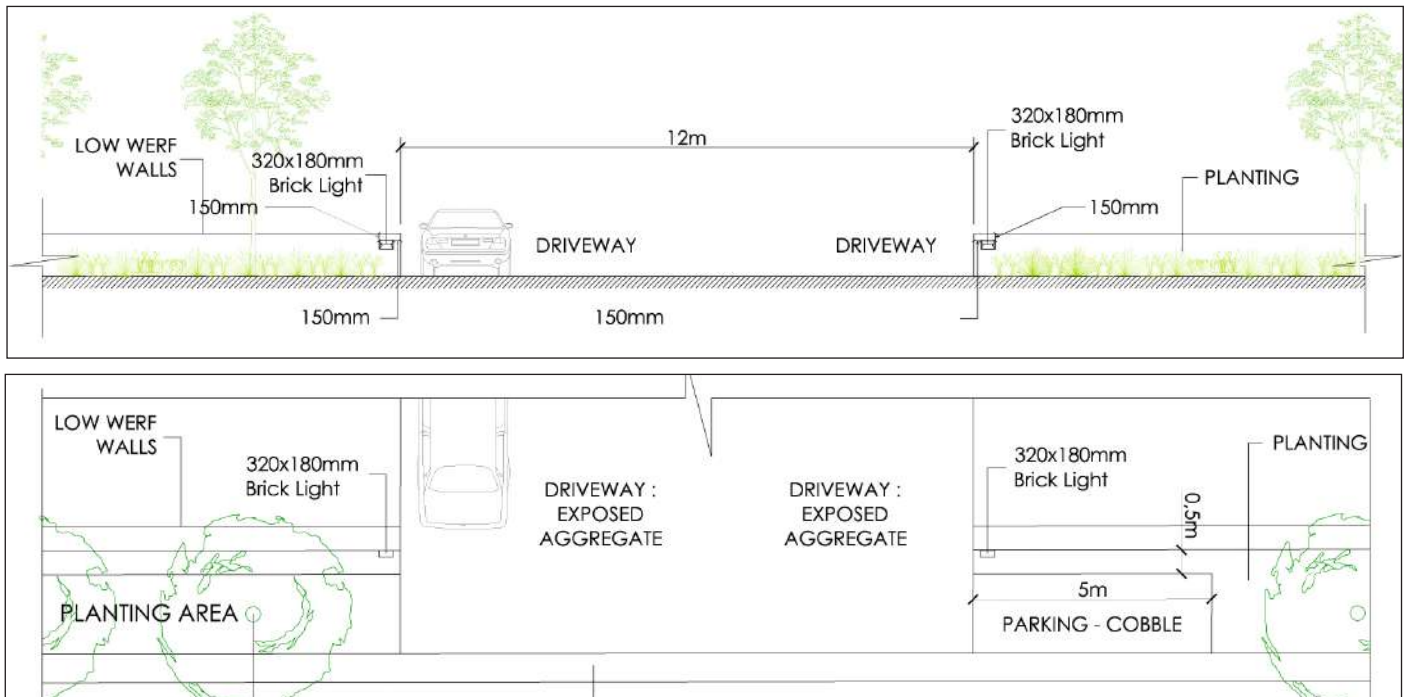
As part of street boundary walls, each homeowner shall install 1 light fitting to their boundary walls, positioned as per the diagrams below.

These are to be fitted with Giza light fittings (supplier: Regent) and shall be connected to the homeowner's electrical supply and to a day and night switch. The resident shall be responsible for the upkeep of such light fittings failing which, the SCEMHOA will maintain the lights and charge the registered homeowner. Each house to place 2 x up/ down lights on either side of garage.

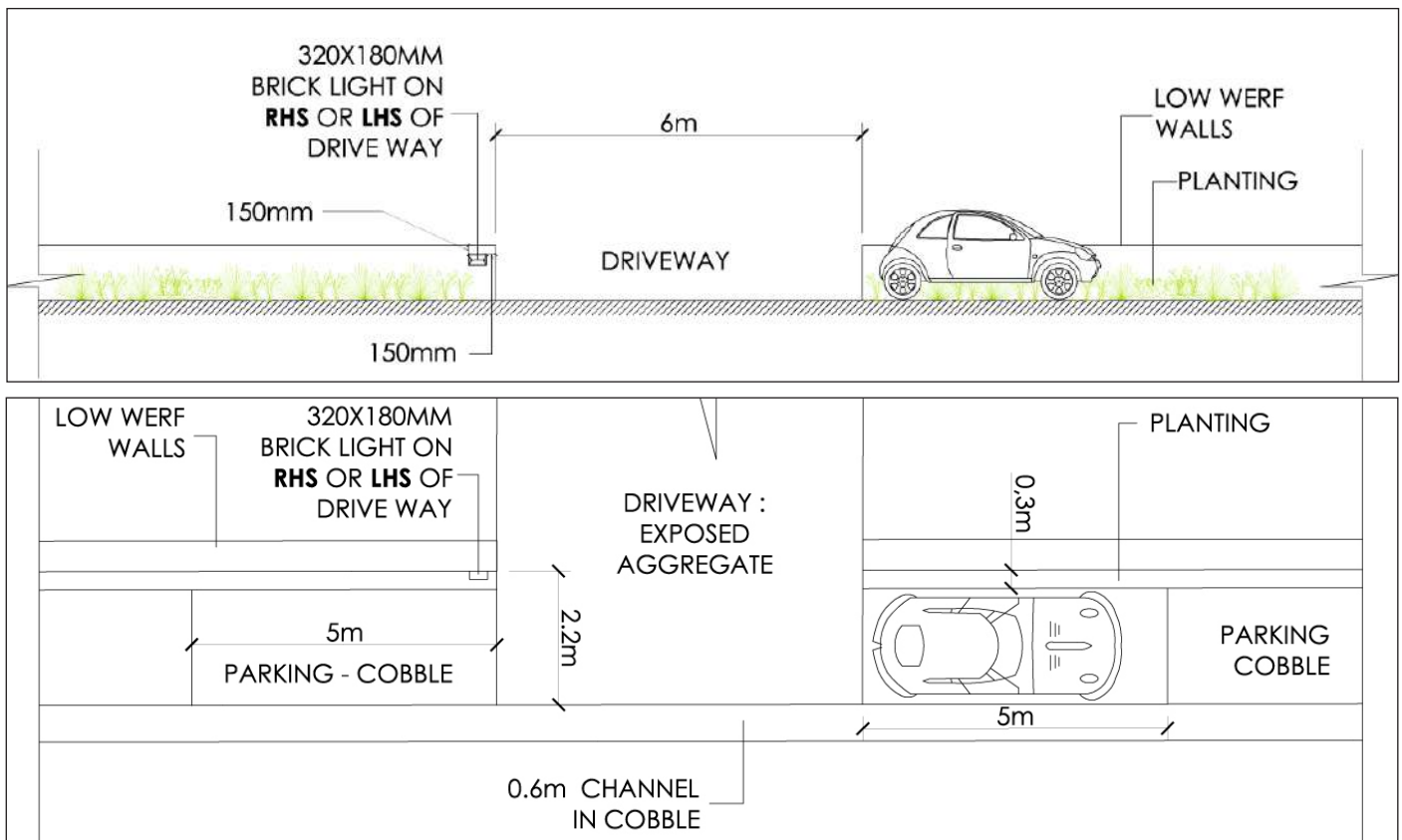


Installation of external wall lights.

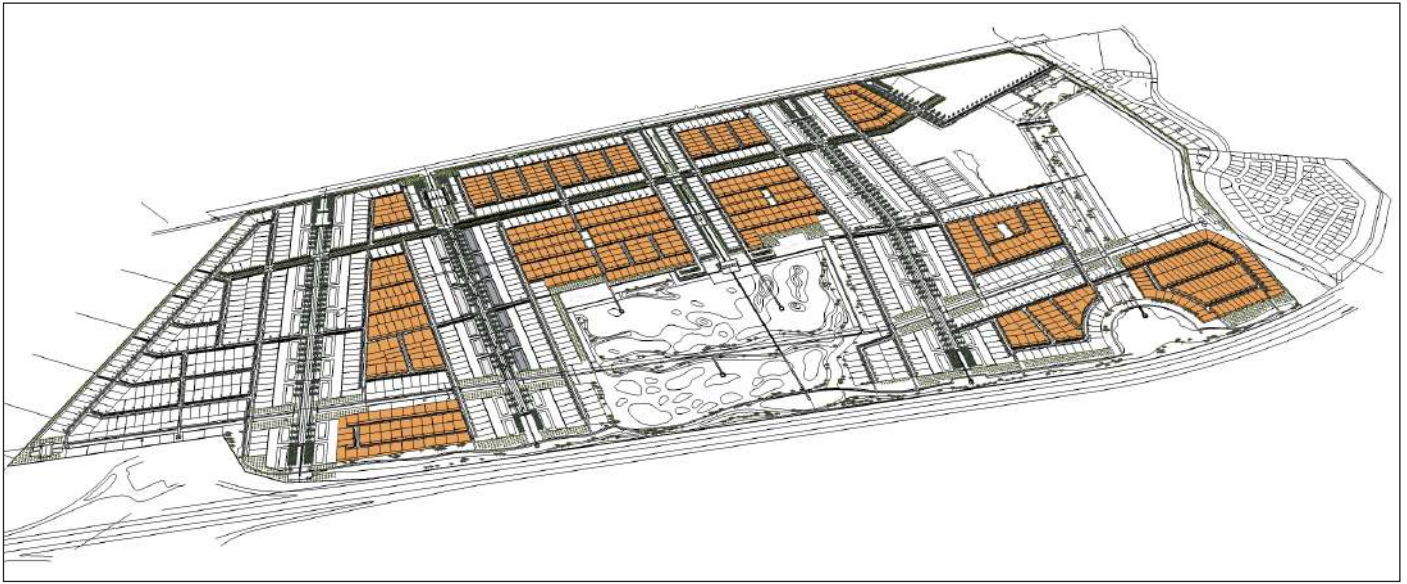
a) 10m



b) 13m



4.0 GROUP RESIDENTIAL GUIDELINES (VILLAGE HOMES)



4.1 Group Residential

The following serve to define the limits and extent of the group residential schemes. Group guidelines to be read in conjunction with sections 6, 7 and 8.

4.2 Coverage

The coverage refers to all residential building forms and includes the main dwelling, garages, verandas and outbuildings. The maximum coverage for all residential erven may not exceed 60% of the erf. The minimum house size allowed will be 140 m², inclusive of garages. Any deviations to the minimum house size requires HOA & ARC consent.

4.3 Building Lines

The building lines for group residential erven are to conform to the following:

- 2m street boundary
- 0m along 30% of the side boundary with a 1.5m setback for the remaining 70%
- 2m back boundary
- Street boundary walls along 10m roads require a 0,5m setback from the property boundary. These portions will be landscaped and maintained by the SCEMHOA.

4.4 Building lines guidelines

- Property owners are encouraged to vary building setbacks in response to adjoining properties to increase privacy, views, overall aesthetic and quality of living.
- 0.0m side and 5.0m street building lines are allowed for garages. Garage positions are specified per erf and fixed.
- 0.0m common building lines will be permissible to allow semi-detached dwellings within group sites.

4.5 Height restrictions

The total maximum height, to the apex of the roof, shall not exceed 8.0m from the base level (as defined within

the City of Cape Town Zoning Scheme) and determined by a registered Land Surveyor. In addition the total maximum height of no part of any building may exceed 8.0m from the natural ground level as determined by a registered Land Surveyor. The construction of any retaining elements, to make up the difference between the base level and natural ground level, may not exceed more than 1m above the natural ground level as determined by the Land Surveyor.

A detailed surveyor protocol is available from the SCEMHOA, which outlines the procedures to be followed as part of the design and construction of a property. All houses will require a Land Surveyor Certificate to be submitted as part of the Stage 1 & Stage 1 SDP submission process.

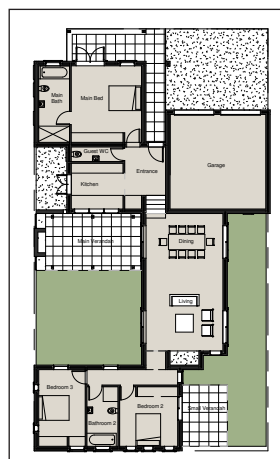
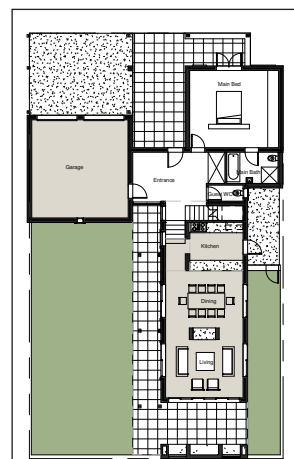
4.6 Other restrictions

- First floors may not exceed 50% of the ground floor area, excluding garages, verandas and outside covered areas.
- No first floor balconies shall be allowed for entertainment or braai areas without the written consent of the SCEMHOA.
- Garages to be set 5m back to allow for visitor parking. Minimum parking provision to be 2 bays per house and 2 bays in front of garages.
- Minimum open space provision per unit to be 50sq/m per unit.
- Fencing options to be low walls not exceeding 1.2m in height for street boundaries and facing internal public open spaces with 1.8m side boundary walls. Pedestrian gates to be provided opposite the front door.
- Side boundary walls to be max 1.8m high on lowest side of the wall. Should walls exceed this height landscaped terraces, not exceeding 1m in height, may be used to reduce the overall height and visual impact of boundary walls.
- Garage positions are pre-determined and fixed per erf.
- Blank facades to be sufficiently broken up with windows, pergolas and facade elements.

4.7 Building forms

The form of a dwelling is determined by the grouping of its components. Residents are encouraged to separate entertainment, service areas, sleeping and work into separate but linked forms. The first priority is to create a coherent streetscape and secondly create semi-private courtyard spaces addressing prevailing wind conditions. Irregular plan forms not in alignment of the cadastral's are in contradiction with this philosophy and will not be allowed. The separation of primary building forms with smaller flat roofed sections reduces the overall scale and height of retaining elements across the site.

It is understood that the separation of forms cannot be achieved with this size of properties. Roof forms can be separated to give the appearance of separate but linked forms to provide a more varied roofscape. Gable



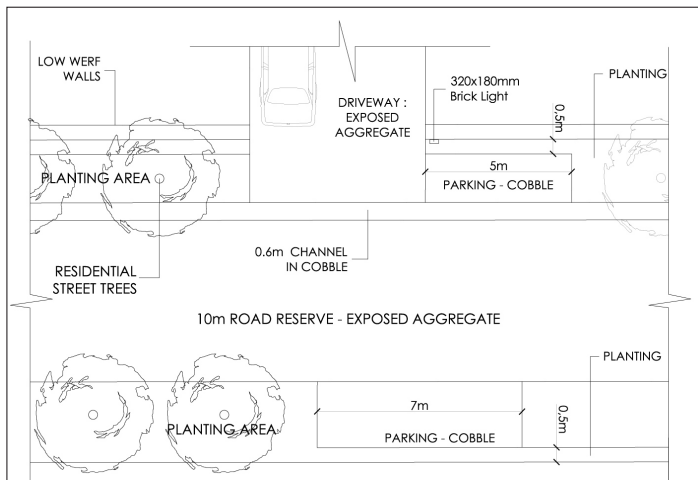
walls may not exceed 6.5m in width. Lean-to roofs may be added to gables to increase the building width if required.

4.8 Special Landscape Guidelines: Group Residential

4.8.1 Erven on 10m Road Reserves

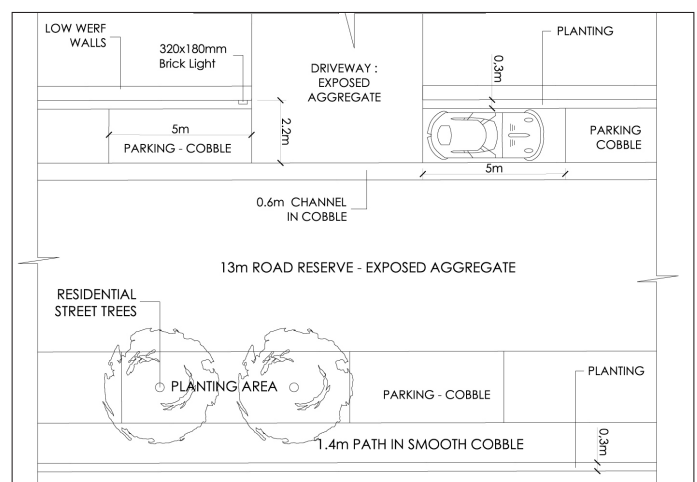
a) 10m

Front boundary walls shall be set back by 0.5m off the street edge and landscaped by the accredited landscape contractor at the cost of the owner. Irrigation to be installed and maintained by the registered owner.



b) 13m

Front boundary walls shall be set back by 0.3m off the street edge and landscaped by the accredited landscape contractor at the cost of the owner. Irrigation to be installed and maintained by the registered owner.



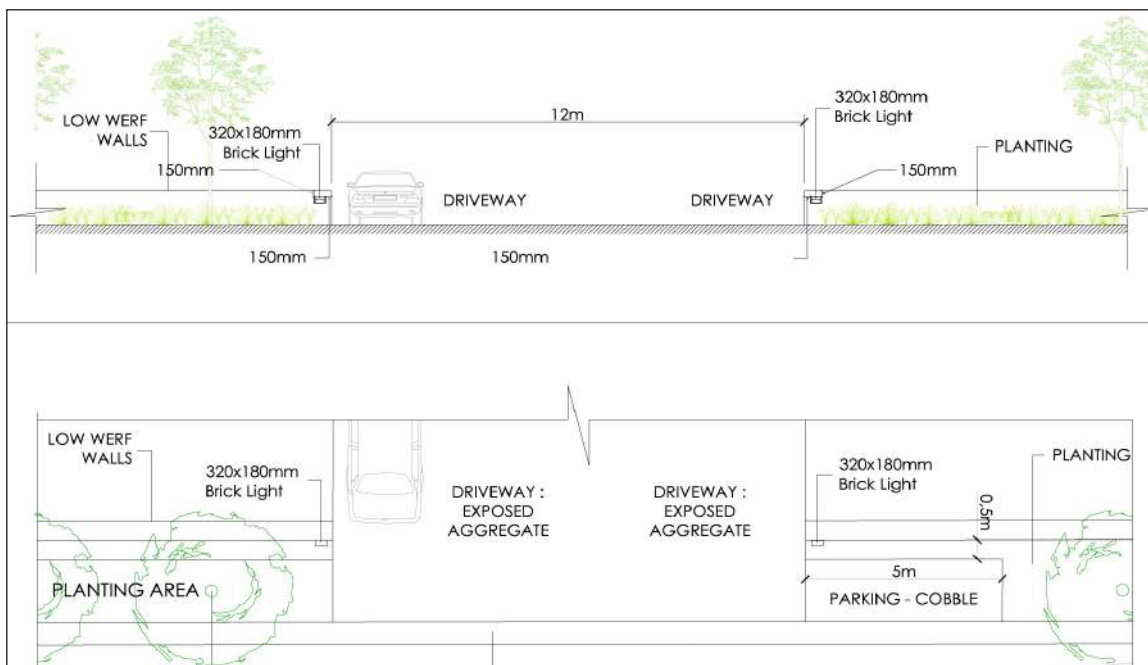
4.8.2 All Group Residential Erven

As part of street boundary walls, each homeowner shall install 1 light fitting to their boundary walls, positioned as per the diagrams below. These are to be fitted with Giza light fitting (supplier: Regent) and shall be connected to the homeowner's electrical supply and to a day and night switch. The resident shall be responsible for the upkeep of such light fittings failing which, the SCEMHOA will maintain the lights and charge the homeowner for it.

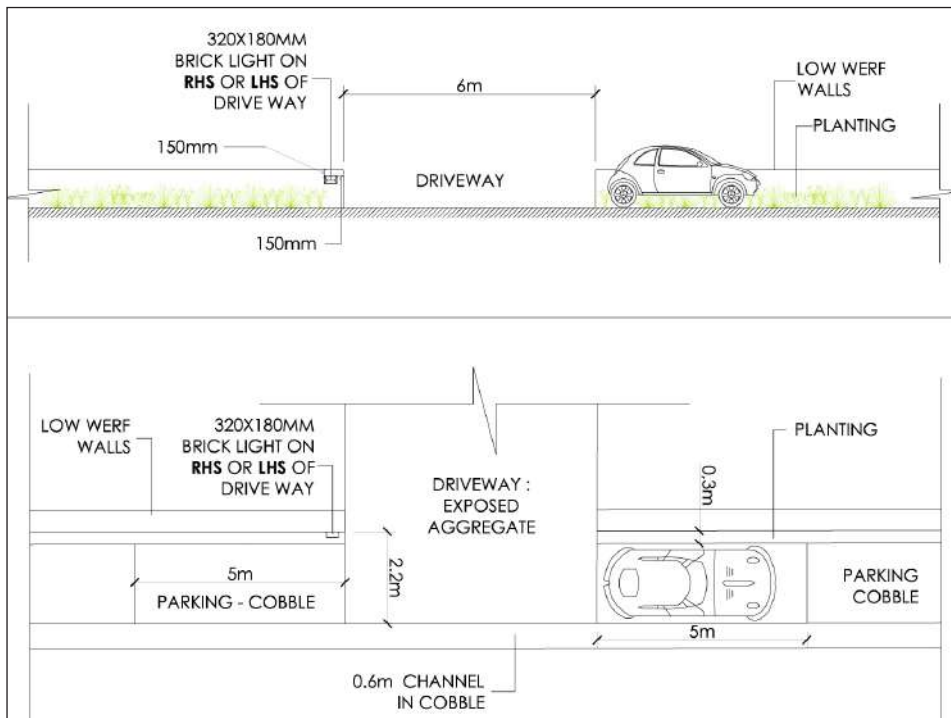


Installation of external wall lights.

a) 10m



b) 13m



4.9 Site Development Plans

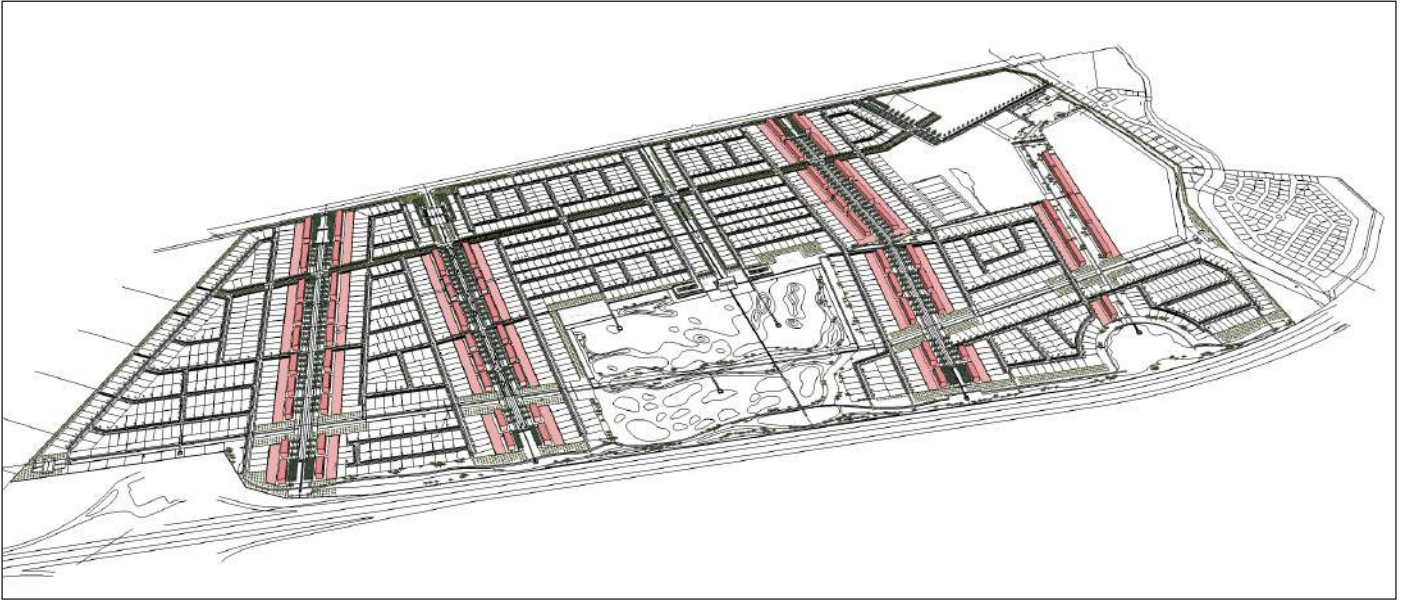
All group site development pockets to submit a detailed Site Development Plan for scrutiny to the Architectural Review Committee with the following information:

- Site plan illustrating location within the Estate,
- Ground floor, first floor and roof plans,
- Four elevations of each type,
- Section/s of each type,
- Street elevations,
- Optional 3D model demonstrating the roof forms in order to assess the overall visual impact.

Stage 2 submissions will include detailed local authority submission drawings per erf.

Group housing sites developed as individual erven to be submitted as per the normal two stage submission process related to single residential/ country home submissions.

5.0 GENERAL RESIDENTIAL GUIDELINES (APARTMENTS)



5.1 General Residential

General residential sites have unique development guidelines to compliment the overall Estate vision. Each development parcel have to prescribe to similar development conditions where development zones, height and massing are defined to provide the 'backbone' of the 40m north-south corridors. For each site the access points, parking location and block positions have been defined as per the adjacent diagrams. Pre-submission discussions with the Architectural Review Committee is encouraged to assist in the formulation of an application. Parking provision to comply with the City of Cape Town Zoning scheme requirements.

5.2 Coverage

The coverage refers to all building forms. The maximum coverage for all general residential erven may not exceed 60% of the erf.

5.3 Building massing

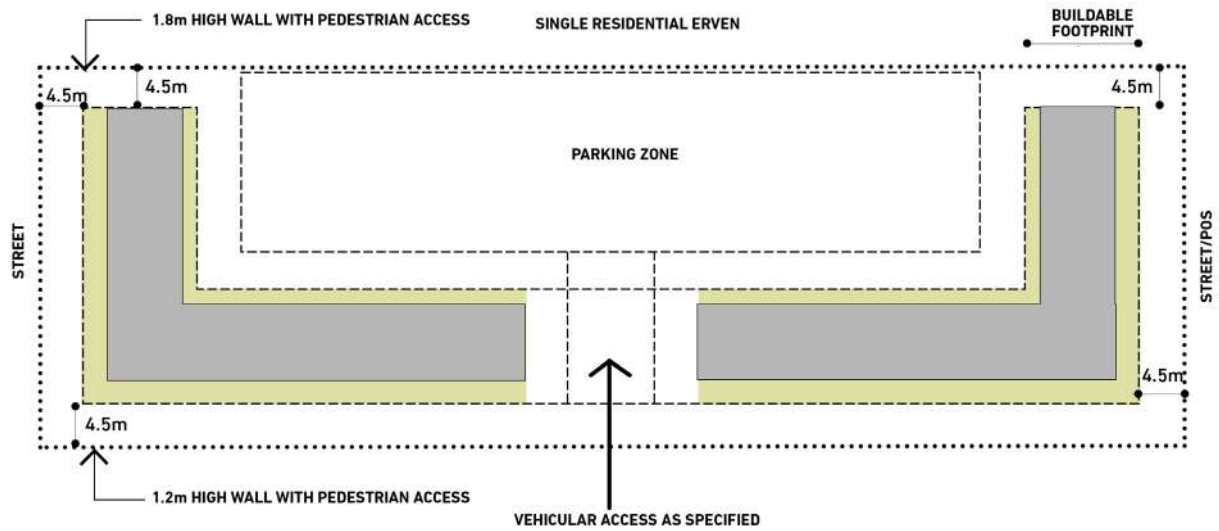
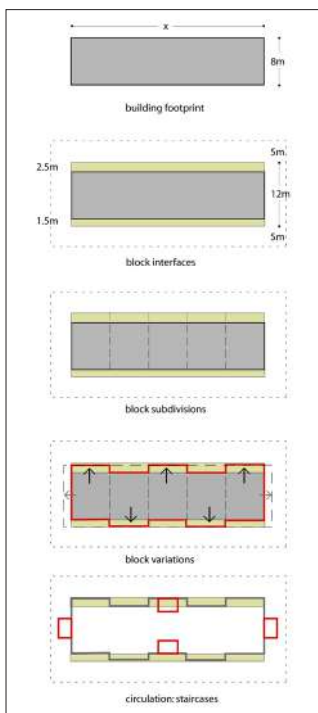
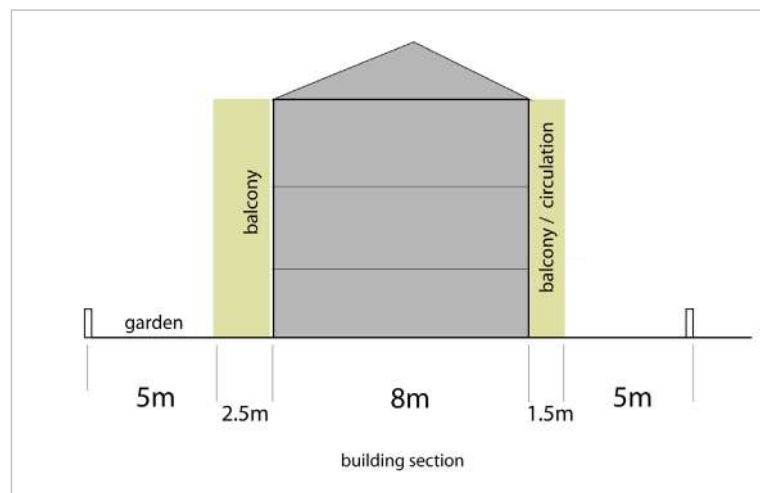
Building massing may be spread over 2 to 3 storeys. Open and covered balconies as well as setbacks in floor plates are encouraged. Pergolas and sunscreening elements are encouraged.

5.4 Building Lines

The building lines for general residential erven must conform to the relevant building line site development plan as prepared by the ARC. A minimum interface and or building setback of 4.5m is required from the street, and from all open spaces edges and common boundaries. Garages and carports not exceeding 3.5m in height may be constructed on the back boundary adjacent to single residential erven.

Two storey building interfaces, not exceeding 8m in height, may be set back 2.5m from single residential interfaces only. Building line departures will be required for side boundaries smaller than 4.5m in order to comply with the City of Cape Town Zoning Scheme requirements.

Om Setbacks will be allowed on corner plays subject to ARC approval and City of Cape Town building line departures.



5.5 Height restrictions

The total maximum height to the apex of the roof, shall not exceed 12.0m from the base level (as defined within the City of Cape Town Zoning Scheme) and determined by a registered Land Surveyor. In addition the total maximum height of no part of any building may exceed 12.0m from the natural ground level as determined by a registered Land Surveyor. The construction of any retaining elements, to make up the difference between the base level and natural ground level, may not exceed more than 1.0m above the natural ground level as determined by the Land Surveyor. The maximum building height restriction is 3 storeys. Finished floor levels to top of slab may not exceed 3.4m in height. The height of garages and any other structures along the common boundary may not exceed 3.5m in height at 0m.

A detailed surveyor protocol is available from the SCEMHOA which outlines the procedures to be followed as part of the design and construction of a property.

5.6 Other Restrictions

- All ground floor units to have access to streets and public open spaces through pedestrian gates. Pedestrian access for all other units are to be given between blocks or every 40m.
- Parking: Provision to be min 2 bays per unit of which a max of 4 bays may be positioned outside each vehicular entrance of the erf. External bays to be positioned 9m from the adjoining road edge with 7.5m carriage way crossing between bays. External parking bays to be utilised for visitors parking only and notarially tied to each general residential erf. External parking to be architecturally linked to the development through the use of low walls and landscaping. Pedestrian routes to be clearly demarcated around/ through parking bays. No additional parking departures will be permitted.
- All parking courts to be landscaped as per the landscape guidelines as stipulated in section 10.
- All stairwells to be designed as architectural features and accentuated to increase legibility.
- No parking may be provided within proposed development footprints.
- Balustrade designs to be discreet and functional. Materials to be stainless steel, metal, glass and timber.
- Blank facades to be sufficiently broken up with windows, pergolas and facade elements.
- All conduits, trunking and pipes to be hidden in service shafts.
- Provision to be made for AC units and condensers to be located within the service shaft with connection trunking.
- No fittings and/ or fixtures are allowed on balconies without the approval of the ARC.
- Grey water and rain water tanks to be placed discreetly and screened to ARC approval.
- No boreholes will be allowed.
- Drying yards to be provided per block.
- Water meter to be provided per unit as per CoCT bylaws.

5.7 Vehicular and pedestrian access

General residential sites are to be accessed through clearly defined pedestrian access points via 1.2m high gates. Common and individual pedestrian access points are encouraged to the 40m green corridors. Pedestrian gates to open into the erf.

5.8 Refuse Rooms

One external refuse room is provided by the developer for every superblock. Each development pocket to make provision for smaller refuse rooms within its site under staircases. The managing agent will be responsible to collect and move all bins to the central refuse room and return washed and cleaned on a weekly basis.

5.9 Walls, fencing and interfaces

Common and back boundary walls to be 2.1m. Any walls facing onto a road, common area, parking court or public open space may not exceed 1.2m in height.

5.10 Balconies

The permanent enclosure of balconies are not permitted. Pull down blinds will be considered provided that they comply to the standard specification as approved by the ARC. All blind enclosures to be submitted to ARC for approval.

5.11 Site Development Plans

5.11.1 Architectural Review

All development pockets to submit a detailed Site Development Plan for scrutiny to the Architectural Review Committee with the following information:

- Site plan illustrating location within the Estate,
- Ground floor, first floor, second floor and roof plans as well as parking & unit correlation drawings,
- Four elevations, section/s, street elevations, refuse room, drying yards & post box positions & rain water tanks.
- Optional 3D model to assess the overall visual impact.

Stage 2 submissions will include detailed local authority submission drawings

5.11.2 Building Control

All professional appointments to include full development service up to & including of Work Stage 6 as prescribed within PROCSA suite of agreements. The following professional consultants must be employed as a minimum: Architect, Civil & Structural Engineers, Fire Consultant as a minimum. All professional consultants & required competent persons to be appointment up to completion of general residential buildings. Professional Consultants, Contractor & relevant Competent Persons to provide all certificates and guarantees from 3rd parties. Contractual documentation outlining latent & patent defect liability period to be handed over to Building Control Officer & HOA.



5.12 Special Landscape Guidelines: General Residential

5.12.1 All landscaping to adhere to section 10.

Communal open space areas shall be designed as usable spaces. All communal areas shall be irrigated through automatic irrigation.

5.12.2 Roadways and Parking Areas

All parking bays shall have one tree per 2 bays where bays are in a single line, or one tree per 4 bays where bays are back to back. All trees to be irrigated as part of the site's irrigation system. Trees to be minimum 100 litre when installed.

5.12.3 Maintenance of Landscaping on General Residential Erven

Landscape maintenance of general residential erven must be to a high standard. All landscaping maintenance to be done by the landscaping contractor.

6.0 ARCHITECTURAL ELEMENTS

The architectural style of the overall development can be defined as contemporary Cape Vernacular. No other style references will be allowed.

6.1 Proportion

Proportion is used to create a sense of order and establish a consistent set of visual relationships between the various parts of the building. These proportional relationships must be used throughout the design of external facades, and in the design of the total building form. Proportional relationship will be carefully reviewed as part of the design review process of single and group residential as well as general residential developments. All plan forms to be 90 degrees in relation to its erf boundary.

6.2 Scale

An awareness of human scale is essential throughout the design of the development. Verandas, pergolas, balconies and lean-to roofs on various levels are encouraged to reduce the scale and massing of buildings.

6.3 Garages and carports (Single, group and general residential where approved)

- Each erf will have a maximum of two single or one double garage door/s facing the street.
- Garage doors are to be set back min 5.0m from the street boundary.
- Driveways are to make allowance for one vehicle only to be parked in front of the garage. Carports to be incorporated into boundary walls.
- Carports to be designed and form an integral part of the design of a house or building. Sheeting will be allowed provided that it is incorporated into the design of the carport. No pre-manufactured carports or shade cloth carports will be allowed. All carports to be submitted to the ARC for approval.

6.4 Roofs and related elements

6.4.1 Single and Group Residential

- Major building forms are to be roofed with double-pitched roofs. Hipped roofs are not permitted.
- Gable ends will be permitted.
- Roof overhangs over gable ends to minimum 0.3m.
- Roof pitches to be 40 degrees where the external width of the building is less than 5.0m.
- Roof pitches to be 30-35 degrees where the external width of the building is more than 5.0m.
- A maximum gable width may not exceed 6.5m in width.

- Lean to roofs off the main building to have a maximum pitch of 15 degrees.
- The ARC will consider variations to the above provided that it complies with the architectural ethos of the Estate.
- No ornate gables will be allowed.
- Vertically proportioned louvres to be installed to all gable ends.
- Dormer windows along side elevations of habitable roof spaces shall not exceed 1.5m in width.
- Gables along the sides of a main roof to be lower than the main roof.
- Parapet walls around single pitched roofs are allowed.
- Roofing material to be consistent per house. Concrete flat roofs may be combined with either corrugated or tiled roofs.
- No ornate chimneys will be allowed. Chimneys must be discreet and functional. Only fixed turbo cowl as per Sitari specifications will be allowed.
- No pre-manufactured roofs will be allowed for carports, buildings or verandas.
- Flat concrete roofs to be covered with a stone chip layer.

6.4.2 General Residential

The design of the roofscape is an important consideration. The following guidelines are proposed to ensure an architecturally rich, varied and well proportioned roof architecture, which does not contradict the residential character of single and group residential architecture. Architects are encouraged to vary the roofscape of a block by introducing smaller floor plates allowing setbacks, and balconies on upper levels.

- Mono pitch roofs and flat roofs are allowed.
- Double pitched roofs are allowed and may be used across the width of a building not exceeding 6.0m in width.
- Hipped roofs are not allowed.
- Carports to be designed as part of the overall design. Pre-manufactured carports are not allowed.
- The ARC will consider variations to the above provided that it complies with the architectural ethos of the Estate.

6.5 Verandas and pergolas

- Verandas and pergolas to have a maximum pitch of 15 degrees.
- Verandas must be light-weight structures. Material options are timber, aluminium or structural steel.
- The growth of vines on pergolas and verandas are encouraged especially over outdoor living areas.
- Covered verandas pergolas count as part of the overall ground floor coverage of a site.
- Under no circumstances will braais, gazebo's or "lapas" be allowed not in keeping with the architectural ethos of the Estate, unless approved by ARC prior to construction.
- All awnings to be neutral colours, no bright colours, stripes or patterns are permitted.

6.6 Window and door openings

- Window and door openings (sliding, single, double and sliding folding) are proposed at a 1:2 relationship (1 module in width by 2 modules in height or 2 modules in length by 1 module in width). Proportions to be consistent per building.
- Vertical door and window proportions are preferred.
- Alternative proportions will be considered provided that they comply to the overall architectural ethos of the Estate.
- Door and window materials to be consistent per building.

6.7 Security gates, burglar bars and electric fencing

- Security gates and burglar bars must be discreet and internal to all windows. All burglar proofing to be Lexan Type Clear (or similar).
- Trellidoor Clear Guard (or similar) to be used for security gates.
- American shutters will be allowed internally provided that the colour is consistent per building or group.
- No other burglar bars or security gates will be considered.
- No spikes, electric fencing are allowed to any boundary wall/ property within the Estate.

6.8 Retaining elements

- Retaining levels for houses, buildings and or landscape elements may not exceed 1.0m above natural ground. All retaining levels to be clearly dimensioned as part of building plan submissions.

6.9 Stormwater management

- Stormwater servitudes are provided in some cases and must be adhered to.
- Where servitudes are not provided the lower property must accept and channel the higher property's stormwater to the closest road stormwater system.

6.10 Architectural elements

- All pedestrian gates to open to the inside of the property.
- All boundary walls facing onto streets or public open spaces to be minimum 1.0m & max 1.2m above natural ground level.

7.0 FINISHES

7.1 External walls

- Smooth and textured plaster finishes are permitted. All textured plaster finishes are conditional on ARC approval.
- Facebrick sections not exceeding 30% of the total elevation of a building will be allowed provided that the section is white washed & joints are perped. All facebrick elements are subject to ARC approval.
- Prominent architectural elements may be clad in natural stone or fibre cement panels subject to ARC approval. Colours may range from light grey to charcoal.

7.2 Roof materials

- Materials are limited to the following materials:
 - Youngman AZ 200 KlipLok Colourbond 407 roofing systems (or equivalent & approved);
 - Elite flat roof tile profiles (or equivalent & approved).
- Roofing material to be consistent per house/ building.
- Colour ranges are available from the Estate Office.

7.3 Paving

A limited range of paving materials should be used in a consistent manner as per section 10.4. No tar, asphalt

or Blacktop will be allowed. Paving of driveways to be consistent with the road character of the Estate.

7.4 Paint colour combinations

- Paint and colour combinations are to comply with the SCEMHOA/ Sabre colour palette, which is available from the Estate office.
- 80% of the overall wall area to be covered with the lightest colour within a combination;
- 20% of the overall wall area may be covered with darker and or accent colours within a combination;
- Darker colours may be used for plinths, plaster bands, pillars and stairwells to increase legibility provided that it complies to the above.

8.0 GENERAL

8.1 Building elements

8.1.1 Utility Areas

- Service courtyards to be incorporated into the overall design with walls of 1.8m in height.
- Laundry lines may not be visible from the street, parking areas or any common areas.
- Refuse storage areas to remain fully concealed.
- Areas for storage of boats, trailers, caravans etc. to be screened from public view.
- No Wendy Houses or freestanding storage units will be allowed.
- Dog kennels should be screened within walled courtyards or service yards.

8.1.2 Common boundary walls

The construction of common boundary walls is prescribed as follow:

Common boundary walls to be constructed 50/50 on either side of the boundary centre line. The full extent of a common boundary wall to be constructed by the owner who first commences with construction. Cost of boundary walls to be shared, adjacent owners to agree on terms. Where boundary walls face onto any private open space of the SCEMHOA the full cost of the wall will be carried by the owner.

8.1.3 Swimming Pools

- Swimming pools to have a minimum 1m setback from all boundaries.
- Swimming pools must be drained as per Local Authority's requirements.
- Swimming pools must be built into the ground.
- Pool decks may not be higher than 0.5m above natural ground level.
- Artificial rock pools/ features will not be allowed.
- Fencing around pool areas must match the aesthetis of the Estate. The use of Betafence (or similar & approved) or low walls are encouraged.
- All swimming pool pumps to be screened.

8.2 Other elements

8.2.1 TV Aerials, Satellite Dishes

- No satellite dishes, TV aerials and radio antennas are allowed.
- Provision must be made by owners for a network connection. A full guideline pertaining to connecting is available from the Estate office.

8.2.2 Service pipes and air conditioning

- All external service pipes must be concealed.

- All air conditioning condenser units and pipes must be fully concealed within walls. No external trunking will be allowed.
- All AC units in general residential to be located within designed service shafts as per 5.6.

8.2.3 Signage

- Under no circumstances will advertising boards or advertising bins be allowed anywhere on the Estate, unless expressly approved by the ARC.
- No bright coloured, uplit or neon signage or any signage, which is not in keeping with the style or character of the Estate will be allowed.
- All signage related to marketing and construction will be as per the approved SCEMHOA signage.

8.2.4 Lighting

- All external lighting, including type, fixture and colour must be indicated on stage 2 plans.
- Lighting should be unobtrusive and low-level and the light source should not be visible from outside the site.
- Bright security lighting or coloured lights will not be allowed.
- Street lighting provision to include two up/down lights fixed on either side of the garage in addition to street boundary light & linked to a day night sensor.
- General residential: Discreet lighting to be added to signage at entrances and connected to a day night sensor.

8.2.4.1 Street lights: General residential properties

Lights must match those on the Estate. Only bollard lights are allowed, to match the design and specification of the Estate to be used. Developers are to fit street lights to 1.2m high street walls where applicable.

8.2.5 Greywater, Ground Water and Rain Water Tanks

- The use of grey water is promoted as an additional source of irrigation per erf and common areas within general residential pockets.
- The installation of greywater and rainwater tanks should be incorporated into the design of the house.
- Care must be taken to ensure that the correct filtration system is in place to prevent health risks.
- No private boreholes may be sunk within the Estate.
- Rain water tanks to be grey or beige and concealed behind screens/ walls or placed in the ground.

8.2.6 Energy Saving guidelines

- All houses and apartments must comply to the SANS 10400 Part XA and SANS 204 Energy saving guidelines.
- All single, group and general residential units to be fitted with solar hot water systems. Solar panels must be placed flat on angled or flat roof sections with the correct orientation. All tanks related to solar geysers to be placed inside the roof.
- All heat pump systems to be placed on ground level and screened.
- The use of gas hobs are encouraged.
- All photovoltaic systems to be registered with Eskom by the registered owner.

8.2.7 Decorative and other outdoor elements

All outdoor elements such as benches, bins, sculptures, pots or any outdoor elements such as play equipment must be approved by the ARC. Elements must conform to the general ethos of the Estate.

A detail for signage & letter box opening & placement thereof has been standardised. A detail thereof can be obtained from the Estate Office.

8.2.8 Service connections

Detailed layout diagrams are available for all civil and data service connections from the Estate Office.

9.0 GENERAL ELECTRICAL GUIDELINES

No structures may be installed under the Eskom/ CCT power line servitude.

No deep rooted plants may be planted on the 11Kv network route as per the medium voltage plan.

Single and group residential erven will be serviced to the erf boundary. Single and Group residential erven will have an electrical network that will be taken over by Eskom. Eskom will provide Prepaid meters for single and group housing. No private metering will be allowed.

General residential units as well as the retirement village will be serviced with bulk electrical supply as well as private metering for individual units. Common areas in general residential developments will require separate private metering for the following: garages, refuse rooms, DSTV, internet networks, CCTV networks, internal street lighting, walkway lighting and electric fencing along perimeter fence.

10. LANDSCAPE GUIDELINES PERTAINING TO THE ENTIRE ESTATE (ALL ERVEN)

10.1 Interface with Roads and Open Spaces

10.1.1 Driveways

No vehicular driveways may exceed 6.5m in width along any road or boundary. Only one driveway per erf is permitted.

10.1.2 Landscaping Boundaries

All other edges shall have at least a 1 to 2m wide planted and landscaped strip on the inside of all boundaries.

NOTE: Institutional and Commercial precincts are required to have at least a 2m wide landscaped strip around all boundaries.

At least one tree every 5 to 7.5m length of boundary is required to be planted by the owner of all erven. These trees are to be located within the 1 to 2m perimeter planted/ landscaped strip and shall be at least 50kg/40L size when installed.

10.1.3 Sidewalks and open spaces

All sidewalks shall be landscaped and maintained by the SCEMHOA. Under no circumstances may any developer/ owner change or damage sidewalks or open space landscaping without the prior written approval of the SCEMHOA.

Any damage due to any activities by residents will be repaired by the SCEMHOA and will be counter-charged to the relevant resident/ developer/ owner.

Pedestrian gates and access points onto open spaces, streets and pathways are encouraged. All paths outside of erf boundaries are for the account of the registered owner and to the approval of the ARC.

A minimum of one gate per single residential or group housing units, opposite the front door, and multiple accesses onto general residential erven are encouraged.

10.2 Power line Servitudes and Other Farming Activities

Areas under the power lines will be landscaped. Residents are to note that spraying of chemicals and other disruptive activities required for the upkeep of these areas will be required and may not be interfered with in any way.

Special safety requirements for work/ play under the power line servitude are in place. Residents are warned not to bring any possible dangerous objects into the area and are expressly warned of dangerous activities (e.g. flying kites) that could touch the power lines.

All residents and visitors will be required to indemnify the SCEMHOA with regard to any injuries so caused.

10.3 Water bodies, Wetlands, Pools and Ponds

Residents are to note that there are open water bodies on site and wetlands/ swales. All children should at all times be under adult supervision and must be made aware of such hazards. Swimming in dams or ponds is not allowed.

Residents and visitors will be required to indemnify the SCEMHOA with regard to any injuries or damages caused by any water bodies.

10.4 Hard Landscaping Materials

Paving to any visible parts of a property must be chosen from the Sitari approved plant list.

The following list of materials is acceptable:

1. Exposed aggregate pavers in a 6mm brown sandstone
2. Exposed aggregate pavers in a 6mm granite stone
3. Grey or brown shades of wet-cast “cobble” products such as supplied by Revelstone, Smartstone, Stone Market or CEL / Pavatile
4. Hornfels sub-base with a 6mm hornfels gravel
5. Hornfels sub-base with a 6mm sandstone gravel
6. Laterite sub-base with a 6mm sandstone gravel finish
7. Corobrik natural earth pavers

Should any other similar material be required it must be approved by the SCEMHOA in writing.

Hard landscaping on any sidewalk must be restricted to a maximum 6.5m width driveway. All other edges must be landscaped with trees and planting of minimum 1 to 2m width.

Under no circumstances may any cobbles, rocks, gravel, pots or any other “hard landscaping” be installed on sidewalks or on boundaries.

Boundaries facing onto open spaces, parks or roads must also have 1 to 2m of planted landscaping on the inside of property. One pedestrian access point (no wider than 1.2m) is allowed to all erven facing onto green-belts or open spaces, to the approval of the SCEMHOA. (Additional access points are encouraged in general residential and retirement developments).

10.5 Irrigation

The Estate’s open spaces and road reserves will be irrigated using a non-potable water supply. Residents must ensure that any visitors or pedestrians are made aware that the water should not be consumed.

Irrigation will, where possible, occur early morning to avoid contact with residents, but residents should avoid

walking through any water spray where possible.

All hard surfacing (driveways) shall have 2 x 110Ø sleeves installed to link sidewalk landscaping. Repairs and linking up the future/ existing sidewalks irrigation system will be for the developer/ owners of the erf's account. Note that reconnection and repairs are to be done within 3 days from the damage occurring. Sleeves shall be installed 600mm under finished levels, capped and shall protrude at least 600mm horizontally into planting areas.

It is strongly encouraged that all erven are irrigated by means of an automatic irrigation system. General residential, commercial and institutional sites must have automatic irrigation systems installed.

The SCEMHOA does not allow the drilling of any boreholes within the Estate.

10.6 Other Elements

10.6.1 Play Structures

Play structures may not be visible from outside of the erf or otherwise shall be to the approval of the SCEMHOA.

10.6.2 Water Features and Pools

If visible from outside of an erf any dams, ponds, water features or swimming pools must be to the approval of the SCEMHOA. Pools shall be at least 1m from boundaries with a minimum 1 to 2m landscaped strip (planting and trees) between the pool and the boundary.

10.6.3 Pots and Ornaments

Ornaments such as sculptures, pots or rocks shall be to the SCEMHOA approval unless entirely hidden from view.

10.6.4 Retaining Walls

No block retaining walls will be allowed anywhere on the Estate. This includes "terraforce", "Loffelstein" or similar retaining walls.

Retaining walls of maximum 1m in height will only be allowed if approved by the SCEMHOA such as:

- Masonry walls matching the house finish and colour
- Gabion baskets: stainless steel or black or galvanised wire baskets filled with dressed sandstone, dressed granite or dressed hornfels
- Genuine stone walls in granite, sandstone or hornfels or slate
- Clad masonry walls in real slate, granite, sandstone, hornfels

Note: Under no circumstances will false rock structures or false rock / stone cladding be allowed anywhere if visible from outside of the erf.

Retaining elements outside building line will require building departures.

10.6.5 Rain Harvesting

- Rain harvesting is encouraged. Tanks are to be placed underground or screened from view.
- All tanks to be indicated on building plan submissions and or have written approval from the SCEMHOA.
- Tanks to be beige or grey/ charcoal of colour.

10.6.6 Other

- Any other elements that may be required by the owner/ developer/ tenant of an erf must be approved by the SCEMHOA, even if not specifically listed above.
- In general, all external elements, including planting and trees, must conform to and enhance the

“look and feel” of the Estate and maintain its integrity and overall aesthetics.

- Anything that adversely affects the aesthetics of the estate, will be required to be removed by the owner or will be removed by the SCEMHOA.

10.7 Parks and Open Spaces

Parks will be maintained by the SCEMHOA. Residents are required not to interfere with the maintenance, e.g. not pick fruit or flowers and are required to use areas responsibly. Small children should be under adult supervision at all times due to water bodies and ponds being present on site.

Erven facing onto parks are encouraged to “live out” onto these and access points (one per residential erf) onto parks and open spaces are strongly encouraged.

The use of pathways for walking, running and, where appropriate, cycling, is encouraged.

10.8 Landscape Maintenance

Owners/ tenants are required to ensure that walls, external features, paved areas, planting, trees, irrigation etc. on their erf or on their boundaries are properly maintained.

Failure to do so may result in the SCEMHOA maintaining the erf and recouping the cost from the owner/ tenant/ developer.

10.9 Plant List

All landscaping including the planting of trees must adhere to the extensive approved plant list below, as approved by the authorities. Should residents require any changes, they must get written approval from the SCEMHOA.

Indigenous Shrubs 3 to 5 per m²

Agapanthus sp
 Agathosma ciliaris / ciliata
 Aristea major
 Bauhinia galpinii
 Carissa macrocarpa ‘Green Carpet’
 Cliffortia heterophylla
 Coleonema album / pulchellum
 Dietes grandiflora
 Diospyros glabra
 Elegia tectorum
 Erica spp.
 Eriocephalus africanus (Wild Rosemary)
 Felicia filifolia
 Gardenia spp.
 Grewia occidentalis (Cross-berry)
 Indigofera spp.
 Leonotis leonurus
 Leucadendron salignum
 Leucospermum cordifolium / tottum
 Lobostemon argenteus/ fruticosus / montanus
 Maytenus oleoides
 Metalasia muricata (blombos)

Myrsine africana
 Orphium frutescens
 Pelargonium betulinum / cucullatum
 Phaenocoma prolifera (Cape everlasting)
 Phyllica thunbergiana
 Plumbago auriculata
 Podalyria calyptata / sericea
 Polygala myrtifolia
 Protea repens
 Salvia africana – caerulea / chamelaeagnea / lanceolata
 Searsia angustifolia / crenata / glauca / laevigata / mucronata / rosmarinifolia
 Senecio sp.

Groundcovers 3 to 7 per m²

Arctotheca calendula
 Agapanthus africanus / nana / praecox
 Barleria repens
 Carpobrotus acinaciformis - to be used sparingly
 Carpobrotus edulis (Suurvy) - to be used sparingly
 Crassula capensis / coccinea / flava
 Geranium incanum
 Gazania spp
 Helichrysum teretifolium
 Lampranthus spp
 Limonium perigrinum
 Osteospermum Ecklonii / Jucundum
 Pelargonium Peltatum
 Ruschia macowanii
 Stachys aethiopica
 Tulbaghia SPP

Bulbs

Amaryllis belladonna
 Chasmanthe aethiopica
 Watsonia tabularis/marginata/borbonica

Traditional Cape plants – to be used sparingly

Rosa sp – various old fashioned Cape roses
 Buxus sp
 Day lilies (various)
 Gardenia sp
 Iris sp.
 Lavandula sp (lavender)
 Rosmarinus sp
 Vitis vinifera (non-fruited vine)
 Wisteria sp

Agricultural plants and trees

Vegetables (in small areas)
 Olive trees (Olea europaea sp)
 Lime and lemon trees (Citrus sp)
 Prunus sp (peach, almond trees)
 Perennials culinary herbs
 Annuals such as sunflowers and herbs (in very limited areas)

Aquatic and Marginal plants

Wetland and drainage channels

Aponogeton distachyos

Bolboschoenus maritimus

Calopsis paniculata

Carex clavata

Cotula vulgaris / *coronopifolia* / *turbinata*

Cyperus textilis

Elegia capensis / *tectorum* / *nudum*

Eleocharis acutangula

Ficinia nodosa

Isolepis prolifer

Homeria flaccida

Lampranthus debilis

Juncus acutus / *capensis* / *effusus* / *kraussii*

Mariscus thunbergii

Nymphaea spp

Oxalis sp

Potamogeton pectinatus

Prionium serratum (Palmiet)

Psoralea aphylla / *pinnata*

Restio festuciformis

Romulea hirsute / *tabularis*

Sarcocornia natalensis

Schoenoplectus littoralis / *scirpoides*

Scirpus nodosus

Sparaxis bulbifera

Spiloxene alba / *aquatica* / *capensis*

Thamnochortus insignis

Wachendorfia paniculata

Zantedeschia aethiopica



Tree Species

Brabejum stellatifolium (Wild almond)

Celtis africana (White stinkwood)

Cunonia capensis (Butterspoon tree)

Cupressus sempervirens 'stricta'

Curtisia dentata (Assegaai)

Ekebergia capensis

Euclea racemosa

Ficus natalensis (Natal fig) - note invasive roots

Harpephyllum Caffrum

Ilex mitis (Cape holly)

Kiggelaria africana (Wild peach)

Nuxia floribunda (Forest elder)

Olea europaea subsp. *africana* (Wild olive)

Platanus acerifolia

Pterocelastrus tricuspidatus

Quercus cerris (Turkey Oak)

Rapanea melanophloeos (Cape beech)

Salix mucronata (Cape willow)

Sideroxylon inerme (Milk wood)

Syzygium cordatum/guineense

Tarchonanthus camphoratus (Camphor bush)

Virgilia oroboides (Keurboom)



Climbing Plants

Clematis brachiata
 Jasminum multipartitum (Starry jasmine)
 Podranea ricasoliana (Port St. Johns creeper)
 Rhoicissus tomentosa (Wild grape)
 Senecio macroglossus (Flowering ivy)
 Vitis vinifera

Hedge Species

Buxus SP
 Dodonaea angustifolia (Sand olive)
 Dovyalis caffra (Kei apple)
 Maytenus heterophylla (Lemoendoring)
 Plumbago auriculata (Cape leadwort)
 Syzigium paniculatum

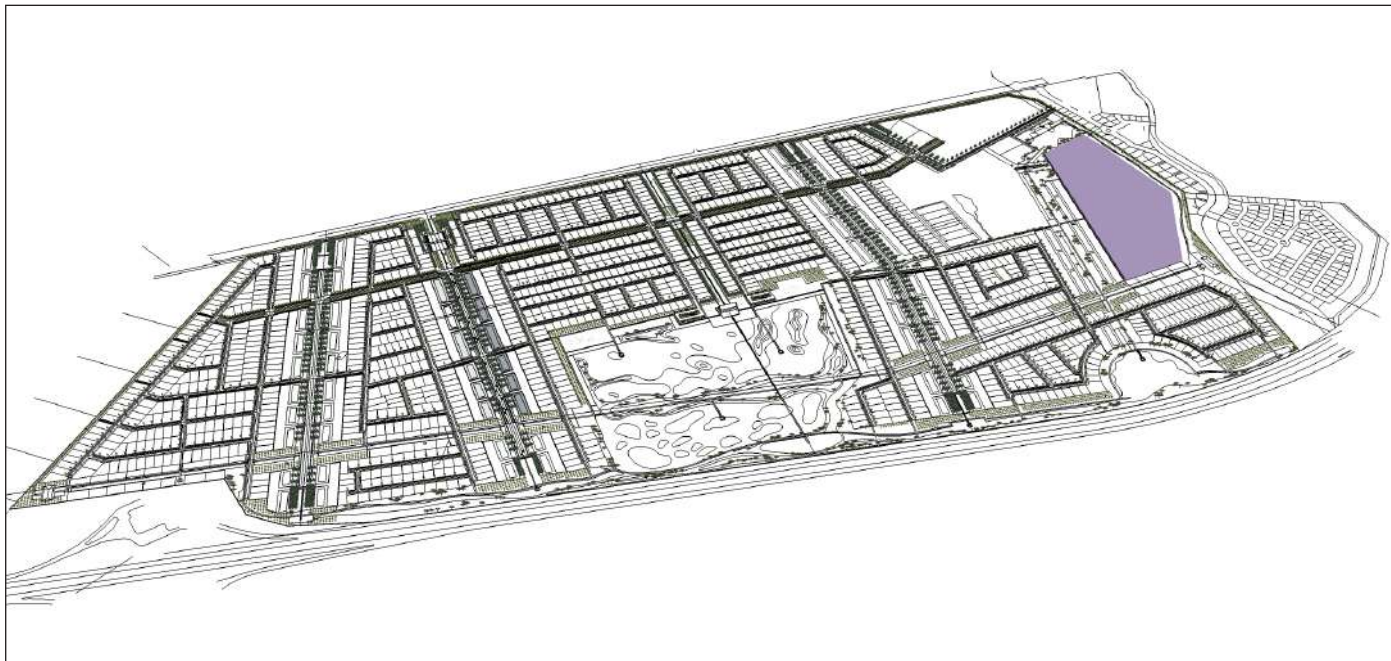
Lawn and grasses

Stenotaphrum secundatum
 Cynodon dactylon
 Paspalum sp
 Evergreen mix from Agricol (in parks only)
 (No Kikuyu)

In general, shrubs and groundcovers should be planted at a rate of 3 – 5 plants / m² minimum densities.

Note: The use of plants, grass or trees that relate to more rural character are strongly encouraged. Plants not in keeping with an indigenous or “Cape” vernacular will not be allowed unless completely screened from view.

11.0 RETIREMENT PRECINCT GUIDELINES



The Retirement Precinct guidelines relates to the development of erven 1185 & 1186 only. The precinct comprises of single & multi-storey sectional title units and communal buildings. Selected departures, from the Sitari Architectural guidelines, are given due to the nature of the Evergreen development model. The precinct however must comply to the architectural & development ethos of the overall Estate.

11.1 Building guidelines

- General residential buildings may not exceed 3 storeys or 12m in height.
- All public buildings such as the club-house, frail care and any other building must be submitted as an SDP prior to submitting building plans to the ARC.
- The Retirement Precinct will be subject to the submission and approval of a full SDP application as well as building plan submission process to the ARC.

11.2 All landscaping to adhere to Item 10.

Communal open space areas shall be designed as usable spaces. In general fewer, larger spaces are preferable to small unusable spaces.

All communal areas shall be irrigated by means of an automatic irrigation system or alternatively a manual system where a full time maintenance person is employed.

11.3 Roadways and Parking Areas

Entrance roads and parking areas must be shown on site plans and landscape plans.

All parking bays shall have one tree per 2 bays where bays are in a single line, or one tree per 4 bays where bays are back to back. All trees shall be irrigated as part of the overall open space irrigation.

11.4 Maintenance Landscaping on Retirement Village Erven

Landscape maintenance of retirement village erven must be to a high standard and well maintained at all times.

12.0 DESIGN REVIEW PROCESS

The Architectural Review Committee is appointed by the SCHEMOA to apply the design guidelines to all buildings across the Estate.

A two stage submission process will be followed which must be strictly adhered to.

12.1 Single residential buildings

Stage 1 Submission: Conceptual Design

The following conceptual information to be provided:

- Site plan illustrating all building lines and location within the Estate,
- Land Surveyors Certificate for all buildings,
- Ground floor, first floor, second floor and roof plans,
- Four elevations,
- Section/s,
- Erf size and coverage for both ground and first floors.

Stage 2 Submission: Local Authority Submission

The following detailed building information to be provided:

- Site plan illustrating all building lines and location within the Estate,
- Ground floor, first floor, second floor and roof plans,
- Four elevations,
- Section/s,
- Land surveyor Certificate in case of a double storey building,
- Erf size and coverage for both ground and first floors.

12.2 Group residential buildings

Stage 1 Submission: Site Development Plan & Typology Conceptual Design

The following conceptual information to be provided:

- Site plan illustrating all building lines and location within the Estate,
- Ground floor, first floor, second floor and roof plans for entire group residential pocket,
- Four elevations per typology
- Section/s per typology where relevant,
- All street/ open space elevations illustrating the entire pocket,
- Optional 3D model illustrating the overall building massing and roofscape.

- Erf size and coverage for both ground and first floors per site.

Stage 2 Submission: Local Authority Submission

The following detailed building information to be provided:

- Site plan illustrating all building lines and location within the Estate,
- Ground floor, first floor, second floor and roof plans,
- Four elevations,
- Section/s,
- Land surveyor Certificate,
- Erf size and coverage for both ground and first floors.

12.3 General residential buildings

Stage 1 Submission: Site Development Plan

The following conceptual information to be provided:

- Site plan illustrating all building lines and location within the Estate as per SDP,
- Ground floor, first floor, second floor and roof plans for entire general residential pocket,
- Four elevations.
- Section/s.
- All street/ open space elevations illustrating the entire pocket,
- Optional 3D model illustrating the overall building massing and roofscape.
- Landscape Plan for all open spaces/ interfaces where applicable.
- Erf size, bulk, coverage, unit numbers & size and overall parking provision.
- Refuse room & postbox positions.

Stage 2 Submission: Local Authority Submission

The following detailed building information to be provided:

- Site plan illustrating all building lines and location within the Estate as per SDP,
- Ground floor, first floor, second floor and roof plans for entire general residential pocket,
- All elevations,
- Section/s,
- All street/ open space elevations illustrating the entire pocket,
- Optional 3D model illustrating the overall building massing and roofscape.
- Landscape Plan for all open spaces/ interfaces where applicable.
- Erf size, bulk, coverage, unit numbers & size and overall parking provision.
- Refuse room & postbox positions.

12.4 Process and time frames

The detailed submission requirements, cost and approval time frames can be obtained from the SCHEMOA

13.0 MANAGEMENT STRUCTURE

