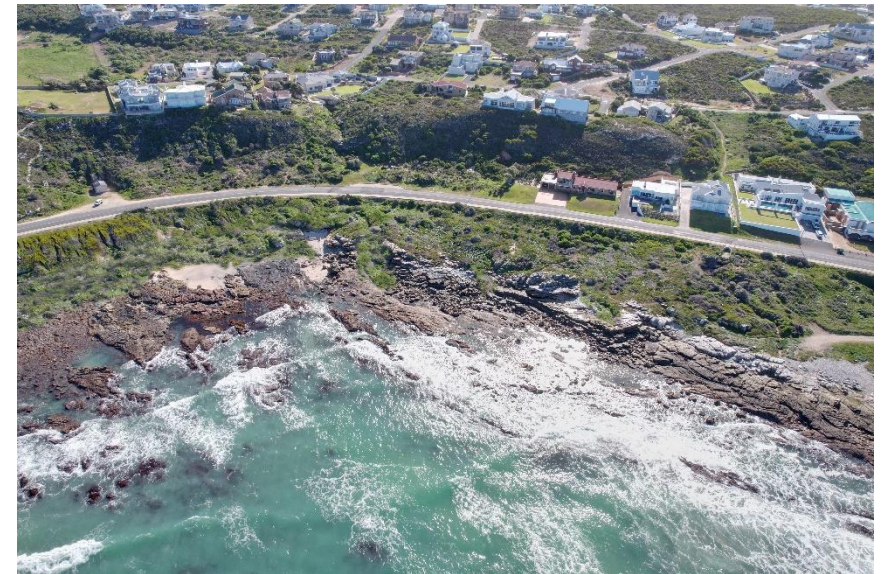


SPOOKDRAAI

ARCHITECTURAL GUIDELINES

CONTENTS

1. INTRODUCTION
2. BUILDING ENVELOPE
3. BUILT FORMS
4. ROOF FORMS
5. DOORS AND WINDOWS
6. EXTERNAL ELEMENTS
7. MATERIALS & COLOURS
8. SERVICES
9. GENERAL
10. PLAN APPROVAL PROCESS
11. PLANTING
12. CONCLUSION



SPOOKDRAAI

ARCHITECTURAL GUIDELINES

1. INTRODUCTION

The intent of the Architectural Guidelines established for Spookdraai Estate is to ensure that the built environment by which these homes manifest is a well-considered socially and environmentally responsive outcome which recognizes the site and its importance in the context of the local landscape.

The dwellings are intended to sit “in” as opposed to “on” the landscape to minimize the visual impact of large singular forms intruding on this unique landscape. To this extent these dwellings are intended to comprise of various linked forms consisting of landscaped flat roofs which are joined to a singular pitched primary form.

The extensive use of natural materials such as exposed concrete, natural local stone and timber allowing for these materials to naturally and organically age allowing the structure/s they represent to melt into the visual vista which will become Spookdraai.

The overall built environment will, as a rest of the “nesting” of these dwellings present a visual image of minimal intrusion as these dwellings would follow the topography and the site thus breaking any intrusion of mass across the full developmental footprint of the development.

Combined with this visual concept of “nesting” the landscaping utilized will be exclusively local fauna to ensure that the negative impact of these footprints is minimized and expanded by virtue of the planting on flat roofs. The planted environment will be extensively guided by a recognized landscape architect to ensure sustainable mitigation of impact is achieved.

Central to the intentions of these guidelines are:

- Minimise the impact on views by the built form.

- High Quality architecture
- Commitment to retaining, enhancing and preserving the current beauty of the natural environment wherever possible.
- Harmonious co-ordination of architecture and landscape with minimal environmental impact.
- Consistency towards secure investment value through considered sensitive contextual Architecture. The guideline constraints are intended to define rather than limit.

All designs are to be approved by the Home Owners Association through an appointed registered professional Architect who will ensure that the guidelines are applied and that the proposed design satisfies the overall aesthetic intent.

It is not the intention to produce an environment of totally consistent uniformity, rather, it is the intention that architects will have latitude to create designs of excellence within a set of common constraints.

The design guidelines provide an equitable mechanism within which the stated development aims can be achieved.

The guidelines apply to all erven on the Estate, although specific distinctive conditions are described per category.

The development at Spookdraai encourages an integrated approach, where the architecture and landscaping result in a sympathetic response to the natural setting.

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This is strengthened through the use of natural materials such as stone and timber and the use of earth tones.

Styles such as Tuscan, Georgian, Cape Dutch or any other revivalist or period style will not be permitted.

Composite roof forms consisting of major roof forms separated by flat roof sections and augmented by verandahs and pergolas fragment the massing and minimise the visual impact of individual buildings against the slope of the land.



2. BUILDING ENVELOPES

The intention of the building envelope is to limit excessive coverage on sites and to ensure a maximum area of natural fynbos between houses. The intention of restricting the footprint is to reduce the overall visual impact of the estate.

ARCHITECTURAL GUIDELINES

The maximum footprint and coverage of the built forms may not exceed 50% of the erf size and may not be more than permitted in the local municipal by-laws.

2.1 BUILDING LINES

Building lines are as per the Local Municipal town planning scheme:

STREET BUILDING LINE - 4.0m

REAR BUILDING LINES - 2.0m

LATERAL BUILDING LINE - 2.0m

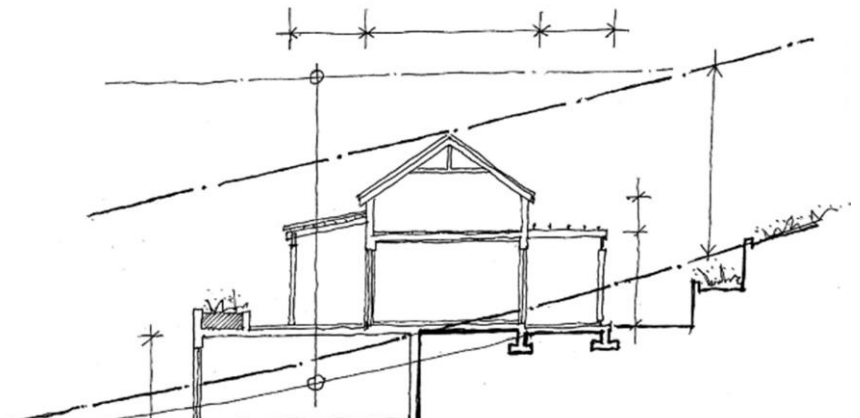
Garages are permitted to encroach on the side and rear building line with the necessary approvals in place.

2.2 HEIGHT RESTRICTIONS

A blanket height restriction of 7.5 meters measured from the natural ground level, based on a professional survey of the pre-earthworks site is applicable. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

No house may be higher than what is permitted in the local municipal by-laws (8.m from the base level to the top of the roof)

No unarticulated exposed vertical face of solid wall or glazing (excluding gables) may be taller than 6.0m above the finished ground level.



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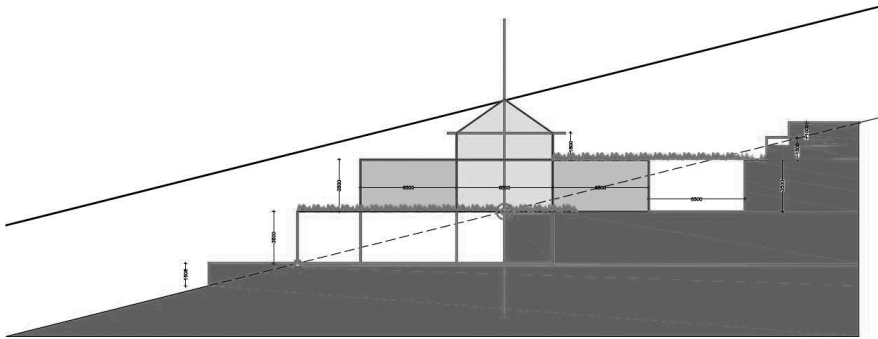
ARCHITECTURAL GUIDELINES

It is essential to be site sensitive in the natural context of Danger Point peninsula, historically considered a remote and wild place. The architecture should acknowledge this.

House forms should be compositions of *composite-rectangular* forms as opposed to singular *monolithic* structures.

The architecture is conceived as *additive*, where major plan form elements are connected by minor form elements. Differentiating vertical and horizontal planes through the use of materials, colour and texture is encouraged to further achieve elevational articulation.

Additive elements such as verandahs, balconies and pergolas further articulate the building form increasing shading and relief and are encouraged in order to avoid or minimise the visual impact of large unarticulated planes.



3. BUILT FORMS

The intention is to build an environment which fits into both the natural and traditional cultural context of the region. Regional vernacular architecture has been referenced in establishing the design guideline intent but does not imply direct stylistic mimicry.



3.1

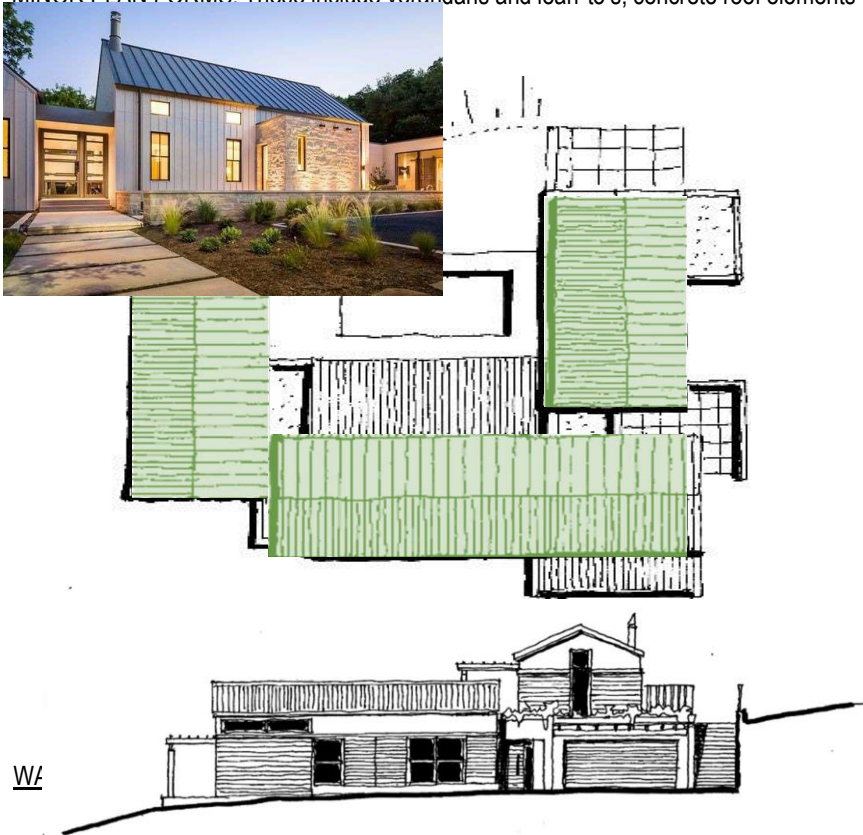
Major forms and secondary built forms must be orthogonally arranged in relation to the property layout.

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Landscape elements are not restricted geometrically.

MAJOR PLAN FORMS: These can be double pitched roofs and are limited to a maximum width of 6.5m. *(indicated in green)*

MINOR PLAN FORMS: These include verandahs and lean-to's, concrete roof elements



External exposed walls not covered by pergolas or verandahs should be articulated to reduce the visual impact of large expanses of wall.

ARCHITECTURAL GUIDELINES

Decorative plaster mouldings, quoining or rustication, excepting plinths, will not be permitted.

Simple mouldings around windows and doors and simple copings to screen and boundary walls will be permitted.



4. ROOF FORMS

Roof forms and roof colour play a significant role in establishing a cohesive architectural language and a sense of homogeneity within the development.

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ARCHITECTURAL GUIDELINES

Diamondek Roof sheeting and Victorian profile are allowed. Matt finish only.

- Major form roofs: to be double-pitched. 17,5° to 40°
- Minor form roofs: Verandah's + Balconies max depth 6,5m
- Lean-to's max 6,5m [head-wall to eaves]
- Flat roofs permitted only with parapets
-

No parapet gables will be allowed on major forms.

No hipped roofs are permitted except on verandahs.

Bargeboards are recommended on gable ends and lean-

Roof-windows co-planar with the roof, are allowed. Finish colour unless natural timber.

Dormer windows:

Mono-pitched dormer roofs are accepted. Long dormers long as a substantial portion [min. 1 full sheet width] of the ends.

“Victorian” style dormer windows (with pitched or hipped

Pergolas: the use of pergolas is encouraged, particularly shade areas of glass.

4.1 MAJOR ROOF FORMS

Major plan form elements are to be pitched roofs with pitch of 17.5° to 40° with the ridge placed centrally.

Roofs of major forms cannot be joined with hips or valleys but must be discrete, linked only by minor form linking elements.

Gable ends can be constructed using the following materials:

- Glass
- Timber boarding / 'Nu-tec boards [no textures]
- Masonry to match the walls of the house



4.2 MINOR ROOF FORMS

Lean to and Verandah roofs are to have a pitch of between 3 degrees and 10 degrees. Verandahs may be constructed using masonry, timber or steel or a combination of these and colours and materials are to be as per the colour palette.

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Flatroofs [concrete or boarded] with parapets may be used as linking elements between major plan forms, as well as for minor forms. They are to be finished with brown stone chip and no reflective finishes such as aluminium paint are to be visible .

Parapets to flat concrete roofs are to be a minimum of 250mm high.

Flat concrete roofs are also permitted where they are contiguous with the natural ground and are planted with indigenous fynbos.

Should these be used as terraces, no more than 25% of the area can be finished with either timber decking or paving.

Any area of concrete roof classified as planted roof [ie not included in footprint] is permitted a maximum trafficable paved surface of 25% of area.

Pergolas will be encouraged to provide shading on elevations and as devices to enhance fine grain to elevations. They may be constructed of timber, steel or a combination. Colours are to be as per the specified colour palette.

4.3 OTHER ROOF ELEMENTS

Garage Roofs

Garages and outbuildings are to be roofed to match the roofs of the house.

ARCHITECTURAL GUIDELINES

Garages may be free standing or form part of the main building's roofs [ie major or minor forms]

Carports to match pergola language. Visible translucent sheeting is not permitted.

Metal sheeting to match lean-to's and verandahs.

Roof Windows

Velux or similar approved roof windows used in the plane of the roof will be permitted.

Maximum size 780 x 1400mm.

Eaves

Eaves are to be clipped.

Gutters

Rainwater goods to be pre-coated aluminium.

Colours are to be as per specified colour palette.



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It is intended that there be large areas of glass to take advantage of the views available from all orientations. It is encouraged to have walls interposed with glass areas of transparency to erode the form of a monolithic building.

Large areas of glazing are ideally set behind shading devices such as balconies, veranda roofs and pergolas and the shape and proportions of glazed areas, doors and windows are to be rectangular (except for gable ends). No arches are permitted.

Large areas of glass should be contrasted with solid wall planes as opposed to repetitive window puncture walls.

5.1 WINDOW TYPES



ARCHITECTURAL GUIDELINES

Window Types

The following window types will be allowed:

- Side hung casements
- Top or bottom hung
- casements Vertical sliding
- Horizontal sliding
- No profiles to be less than 45m x 65m
- No winblock type windows allowed.
- No reflective glass allowed.

Clerestorey Windows

The use of Clerestorey windows will be permitted and indeed encouraged.

Glass Standards

Glass standards to conform to the national building regulations and particular attention should be given to SANS 10400 XA (latest editions applies). Which deals with the thermal and insulative qualities required of the glazing to structures.

Burglar Bars

No external burglar bars will be permitted.

No external type "Trellidor" will be permitted.

Garage Doors

Garage doors should be horizontal slat type doors in either natural or painted timber or powder coated aluminium in colours as per specified colour palette.

Shutters

SPOOKDRAAI

Non-functioning shutters will not be permitted

Shutters can be natural timber, timber painted to approved colour, to match colours of house, or aluminium in approved colour.



6. EXTERNAL ELEMENTS

ARCHITECTURAL GUIDELINES

6.1 RETAINING STRUCTURES

It is imperative that the existing topography be carefully considered when siting of buildings, terraces, courtyards and gardens are planned. Houses should be stepped or terraced across the site and low retaining structures are to be used which are sympathetic to the natural contours of each site.

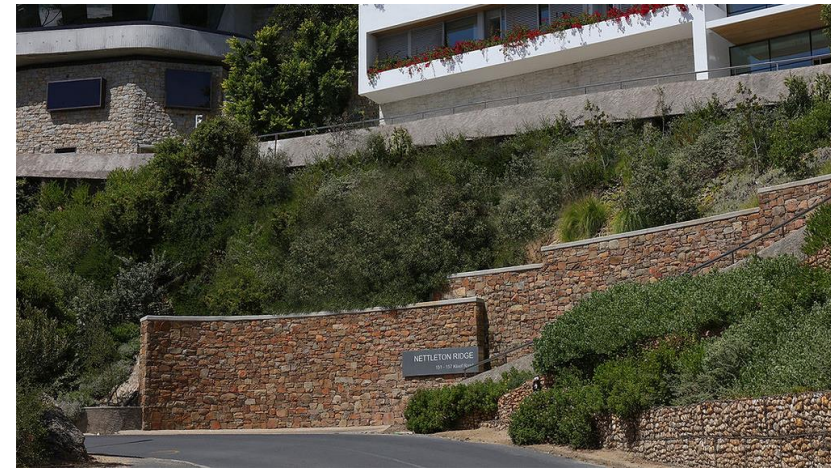
Height of Retaining Structures

No front (down-slope) terrace structure may exceed 1.5 meters in height.

Retaining terraces which exceed this height must be stepped with minimum of 1.5 meters between terraces.

Back (up-slope) retaining structures may be a maximum of 3,5m vertically within 6,5m from buildings. Thereafter 1,5m terraces to be used.

Timber decks which are cantilevered or supported on timber or steel columns may extend beyond the



SPOOKDRAAI

retaining wall. The supporting columns however must be no taller than 1.5 meters from the ground level below to the point of connection with the deck.

The area below the deck needs to be suitably landscaped to reduce the perceived height of the deck.

Finishes of Retaining Structures

Plastered and painted masonry to match the colours of the house.

Banked earth may be used at changes of level but may not exceed 1.5 meters in height.

The gradient shall be between 1:1 and 1:2.

Gabion cages filled with natural stone as per materials specification.

“Terraforce or Loffelstein” type retaining structures will not be permitted.



6.2 BALCONIES

ARCHITECTURAL GUIDELINES

The privacy surrounding properties should be considered and as a general rule no balconies should overlook the living spaces of adjacent dwellings.

The floor finish of balconies should have muted natural tones.

Balcony roofs must be in character with that of the main house and may be either an extension of the major plan form roof or roofed as for Verandahs and Lean- to's or with pergolas in timber or steel.

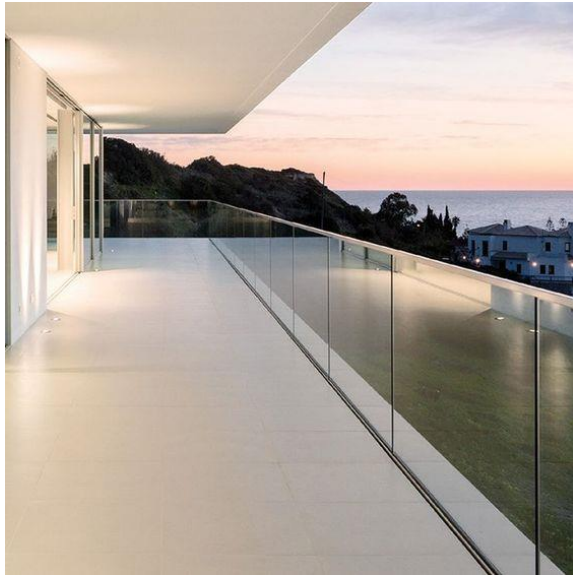
6.3 BALUSTRADES

Balustrades may be constructed from timber, glass, steel or a combination of these materials.

Designs are to be simple and without ornate details.

Where the balustrade is an extension of the wall of the building below it can also be constructed with materials used in the construction of the house i.e. painted, plastered, masonry or natural stone and a studied balance of this type of upstand together with lighter steel and timber rails would be permitted.

This would further contribute to the reduction of the perceived scale of elevations in the secondary or minor form elements.



ARCHITECTURAL GUIDELINES

6.4 FENCING

Intention: to blend with the Estate Landscape Architecture. As previously stated, walls and fences are only found with the Building Zone. This is to allow the fynbos to “flow” as freely as possible between the houses.

There is to be no fencing or walls around the residential erven. Within the Building Zone, limited fencing or walled space can be created contiguous with the house, to serve as courtyards, drying yards, car courts, pool enclosures etc.

Courtyard walls, walls in the garden, fences: to match wall of house (i.e. stone or painted plaster), “latte” in dark colour or natural weathered, slatted timber stained dark brown, (vertical or horizontal slats).

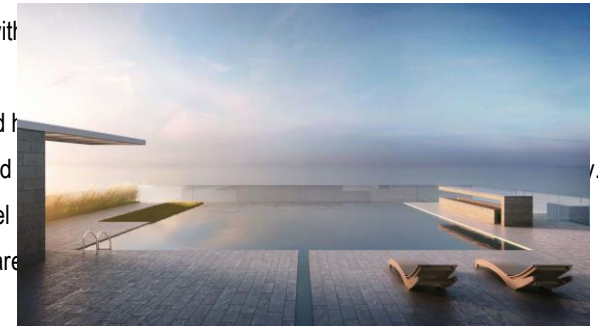
Maximum height of 1.8m with

Plain unvarnished, un-oiled h

Stained and oiled hardwood

Black or charcoal grey steel

fences to approved detail are



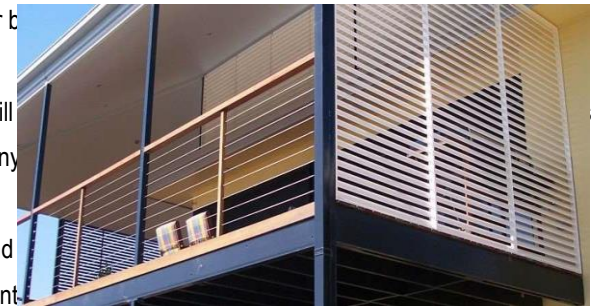
No electrified, razor wire or b

Under no circumstances will

of the estate be allowed. Any

Laundry or drying yards and

and must be incorporated into



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Clearvu fencing in charcoal colour may be used and it should be placed and planted in such a way as to be as visually unintrusive as possible.

Entrances to properties may be defined by masonry or stone gate posts no more than 1.8m high and not more than 1.8m wide.



ARCHITECTURAL GUIDELINES

6.5 POOLS

No “feature” rocks, fake rocks or rock pools will be allowed.

Visible edges of rim-flow pools shall be in a colour or finish which is in accordance with walls of retaining walls.

Pools to be either fenced with Estate approved pool fence in approved colour (to Landscape Architect’s design) or walled with walls of minimum 1200 high.

Pool pump to be in fully enclosed chamber to reduce noise. Pool pumps must be incorporated into building zone for example into courtyards.

Free-standing pumps will not be allowed outside of the building zone or in any fynbos areas.

Backwash water shall be dealt with in terms of the local municipal by-laws.

Pool colours shall be grey, natural cement or black. No bright colours, white blue or green pools will be allowed.

No rock pools or artificial rock water features will be allowed.

All pools, pool fences and water features must be approved by the Estate prior to construction.



6.6 DRIVEWAYS AND LANDSCAPING

All driveways and paving that are visible from the road shall be exposed aggregate paving or be constructed of “grass block” paving or similar. Driveways may not extend more than 3.5m along any street edge.

Two guest parking bays must be supplied per erven over and above any garages and parking that is required for the owners.

All paving or hard surfacing must be indicated on the site plan and must be approved by the HOA prior to installation. Under no circumstances will tar or plain concrete kerbs or plain concrete edgings be allowed.

For Hard Landscaping other than driveways, exposed aggregate pavers, revealstone pavers in earthy colours, “grass block” pavers or similar will be allowed.

Although semi-hard surfacing such as crushed shell, gravel, rock or pebbles is encouraged as an alternative to hard paving, these will not be allowed in lieu of planting and are not allowed anywhere outside of the property boundary.

The use of timber decking in hardwood with natural finish (no varnish or oil) or Tanalith treated timber as outdoor surfacing is encouraged.

Under no circumstances will homeowners be allowed to construct pathways or boardwalks from their erven to provide private access to natural or fynbos areas.

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Where access roads to houses are in slopes $>1:4$, then roads should be aligned at 90 degrees to the slope to avoid cutting in.

Such steep sections should be paved with 75mm inter-locking pavers to ensure necessary grip.



ARCHITECTURAL GUIDELINES



7. MATERIALS AND COLOURS

7.1 WALLS

Walls to be constructed generally of clay brickwork (280mm cavity), plastered, concrete bricks (230mm cavity), plastered.

Bagged brickwork can only be used as an accent texture on exteriors.

Use of natural stone, off shutter concrete with weathered finish, Everite clap board painted and/or metal sheeting similar to the roof will be encouraged when used sensitively to assist with the articulation and reduction of visual impact of large expanses of wall.

External paint colours are limited to neutral colours that blends in with the natural surrounding vegetation.

Paint colours must be approved by the HOA prior to painting of the built forms.

SPOOKDRAAI

ARCHITECTURAL GUIDELINES

7.2 ROOFS

Roofs can be in black slate, dark charcoal slate, “brown built” profile metal sheeting or “Diamonddeck” profile metal sheeting and “Victorian” profile metal sheeting.

Colours to be charcoal, matt stone grey, dove grey, epoxy coated finish. Matt finish only.

Flat concrete roofs are to be planted or where used as linking elements or minor forms, finished with Malmesbury brown, or grey stone chip granite.

Fascia’s and gutters to match roof colours or in tones from colour list.

7.3 DOORS, WINDOWS & SHUTTERS

Weathered teak or similar.

Dark brown oiled timber (stained with approved stain to later ref to achieve dark brown).

Painted timber: Plascon “Colour Expressions” range, satin finish Velvagio in the following colours:

7.4 POWDER COATED ALLUMINIUM

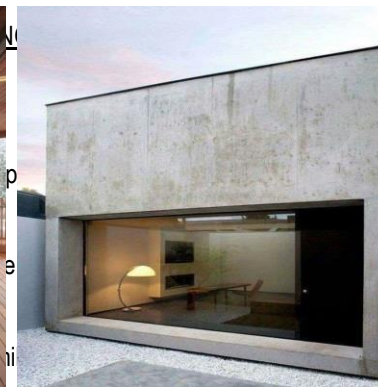
Akzo Nobel “Interpon” powder coatings in colours below, or as per Plascon range “Colour Expressions”

- Matte Stone grey
- Gloss Stone grey
- Matt grey
- Gloss Seal grey
- Gloss Light grey

Gloss Dark Admiralty grey



7.5 ANNODISED ALUMINIUM



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ARCHITECTURAL GUIDELINES

8. SERVICES

8.1 RAINWATER

It is recommended that a 5KL water tank be installed at each dwelling to receive water from the roof for the use in garden irrigation, these tanks are to be either sunk in the ground or contained within a courtyard or screening with walls.

Storm water runoff is to be carefully controlled to avoid soil erosion and storm water reticulation is to be indicated on the building plans submitted.

Any channels required are to be constructed using materials in keeping with the

concrete channels will not be permitted.

grassed or reeded channels/swales.



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ARCHITECTURAL GUIDELINES

8.2 PLUMBING

All drainage pipes except for low level stub stacks are to be concealed within the walls or structure.

All plumbing fittings, sanitary ware and brassware used in the house are to be water wise.

The use of grey water systems is encouraged.

All shower heads must be fitted with water saving devices, i.e. low flow shower heads, tap aerators and/or flow restrictors must be installed on all taps.

8.3 AIR CONDITIONERS

All air-conditioning condenser units are to be installed at ground level and screened behind a wall at least 1.2m high.

No window mounted units are permitted.

Houses to be effectively insulated so as to reduce the need for air-conditioning as much as possible.

8.4 SATELLITE DISHES AND AERIALS

Satellite dishes and aerials to be positioned so as to be as inconspicuous as possible.

8.5 LIGHTING

Intention: The general principle for the Estate is that lighting should be minimal and cause the least visual impact. At night this will give a rural rather than an urban/suburban feeling to the site.

Outdoor lighting is to be kept to a minimum and at low levels (bollards or wall mounted shielded down- lighters). Under no circumstances will security/flood lighting be allowed.

Lighting at entrances to driveways: subtle lighting to illuminate number only will be allowed.

8.6 LAUNDRY AND REFUSE AREAS

All drying yards and refuse storage areas to be concealed within courtyards or behind screening walls.

8.7 ALTERNATIVE POWER/ SOLAR

All lighting of gardens, courtyards and building exterior is to be subtle. No floodlights.

No coloured lighting will be allowed.

All garden lights (e.g. bollards) are to be black or stainless steel.

No naked light sources are to be visible from outside. Only reflected light should spill out from the house.

SPOOKDRAAI

Energy saving low voltage, LED's or compact fluorescent lights, instead of incandescent lights, must be used.

The installation of solar panels for water heating is encouraged.

Solar panels need to be inconspicuously installed and no combined tank and panels will be permitted unless it is so placed as to not be visible from the perimeter or exterior of the property.

All installed geysers must be covered with geyser blankets.

All electric geyser thermostats to be set at the most optimal temperature.

The use of photo voltaic solar panels for the production of some or all of the homes power requirements is encouraged.

PV panels must be fitted to the pitched roof at the same pitch as the roof. They may be tilted above flat roof connecting elements only if they are not visible from the perimeter of the property.

All inverters and batteries should be housed in sufficiently ventilated areas as required and it is the owner's responsibility to obtain all necessary certificates of compliance issued by a registered and recognised contractor.

Low energy lighting and appliances are to be used wherever possible.

ARCHITECTURAL GUIDELINES

9. GENERAL

All unsightly objects i.e. dust bins, refuse containers, washing lines & storage areas, pets' accommodation, kennels, water tanks, commercial type vehicles, boat or caravans or trailers must not be visible from roads, public open spaces, nature areas or other erven.

Drainage structures (e.g. gutters, drains, pumps, ditches) must be designed so that they do not act as pitfall traps for small creatures. They should either have gently sloping edges or be adequately covered to prevent creatures from falling into them.

Refuse bins are to be housed in areas that ensure they are not visible from anywhere outside the individual erf. These areas/structures must comply with the design guidelines.

Boats can only be kept on erven if they are stored in closed and roofed garages and thus not visible from anywhere on the erf or surrounds. No 'afdak' (canopies) or similar structures are allowed for boats. The boat garage will have to form part of the building footprint.

Pergolas or gazebos may only be installed within the building zone and must be designed as part of the house.

'Wendy houses' or garden sheds will not be permitted.

Under no circumstances will retro-fit lapas or gazebos be allowed.

Braai areas shall be designed as part of the house.

No free-standing braais or open braai areas are allowed.

10. PLAN APPROVAL PROCESS

All designs to be by Registered Professional who shall be registered with the South African Council for the Architectural Profession (SACAP).

Step one: Preliminary sketch plans of buildings must be submitted to and approved by the Homeowners' Association before working drawings are commenced.

Drawings must be to scale and indicate materials and colour being considered and all walls and preliminary landscape proposals.

The Estate will consider the drawing and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans.

Should the Estate suggest any amendment of the design, the owner's architect must resubmit amended design drawings to the Estate who shall confirm within two weeks of submission whether the amendments are accepted.

These drawings should include the following information:

- the erf with dimensions & area in m²
- applicable footprint restriction. Footprint in m² for ground floor, footprint in m² for first floor
- access point (from road)
- coverage (in terms of the Local municipal Zoning Scheme) m² based on extent of the erf
- applicable height restriction in terms of Design Guidelines
- applicable height restriction in terms of local municipal Zoning Scheme
- plan of all floors
- all elevations including full street elevations up to the side boundaries.
- site plan showing driveways and main landscaping elements, hard surfacing materials, planting, existing & proposed site levels, retaining walls, rainwater tanks, elevations of street boundary walls & gateways where applicable
- section showing proposed excavations and topography
- specifications of all external materials and finishes

Drawings are required to be submitted to and approved by the local Municipality (duly endorsed by Estate) prior to the commencement of building works.

The Homeowners' Association reserves the right to request any changes in design or site layout that, in their opinion, is required to conform to the building and landscape design manual / development plan.

All aesthetics are to be approved and submission fees are to be determined by HOA on an annual basis.

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Any requested deviations from the Guidelines will be reviewed on a case by case basis by the Estate along with the Design Review Committee of the HOA and their recommendations will be final.

Where the Estate along with the Design Review Committee of the HOA permits variations, these are in respect of specific site conditions and should and will not be considered a permanent amendment to the Guidelines and will not be understood to set precedent.

The Design Review Committee of the HOA reserves the right to interpret these Design Guidelines and approve plans/drawings at its discretion. Any deviation must be compliant with the Local municipal Zoning Scheme or it will not be considered.

Members of the Homeowner's Association shall be required to comply fully with any Annexure of the Homeowners' Association constitution. The items cover procedures for submission of plans and subdivision and compliance with the environmental contract.

All construction companies shall be required to enter into a detailed written agreement – SPOOKDRAAI: Rules for Contractors” which shall establish all conditions pertinent to the Estate.

This shall include the following controls: defining the site area, protection of vegetation, provision of on-site ablution facilities and services, transport vehicle restrictions, materials storage and delivery, access times, location of wet works, site cleaning, codes of conduct of staff etc.

ARCHITECTURAL GUIDELINES

11. PLANTING

Intention: Locally indigenous gardens to retain habitat for birds, insects and small fauna. Continuity of fynbos, with houses forming islands within the landscape will allow the least disruption of the natural habitat.

All lawns shall be fully enclosed with a paved edging strip.

Sidewalk areas shall be planted using only plants from the sidewalk planting list, and shall be installed in an informal, natural manner and at a density of at least 4 plants per m².

Under no circumstances will any hard surfacing, other than the driveway, be allowed on sidewalks.

Automatic irrigation with rain sensors shall be installed to all garden areas, as well as to re-vegetated and sidewalk areas, by the home owner. Where possible, use must be made of water from the rain tanks for all irrigation.

Use of any plants which are not on the approved list is strictly prohibited.

Landscape plans which include a list of plants, sizes and densities are to be submitted as part of the building plan submission and shall be implemented prior to occupation of the house.

Fertilisers, sprays and composts shall all be organically certified, such as Biogrow or Reliance or Seagro products.

SPOOKDRAAI

ARCHITECTURAL GUIDELINES

12. CONCLUSION

It is trusted that the resultant built environment which is achieved is respectful of the sense of place which Spookdraai represents.

These guidelines are to be strictly followed and embraced to achieve a development which has the least possible visual intrusion and “nests” in the overall landscape, maintaining the sense of place which Spookdraai is.

