

SPOOKDRAAI

ARCHITECTURAL GUIDELINES

14.10.2025 | REV 05

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1. INTRODUCTION

The intent of the Architectural Guidelines established for Spookdraai Estate is to ensure that the built environment 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 within the landscape as opposed to sitting on the landscape to minimize the visual impact of large singular-built forms intruding on this unique landscape.

The placement of built forms must be sensitive to the natural contours of the site and create a stepped visual profile to reduce massing impact. The dwellings are intended to comprise of various linked forms consisting of landscaped flat roof elements which are connected to a singular pitched primary form.

The extensive use of natural materials and exposed concrete, natural stone and timber that will age and blend with the environment is vital in reducing any visual impact.

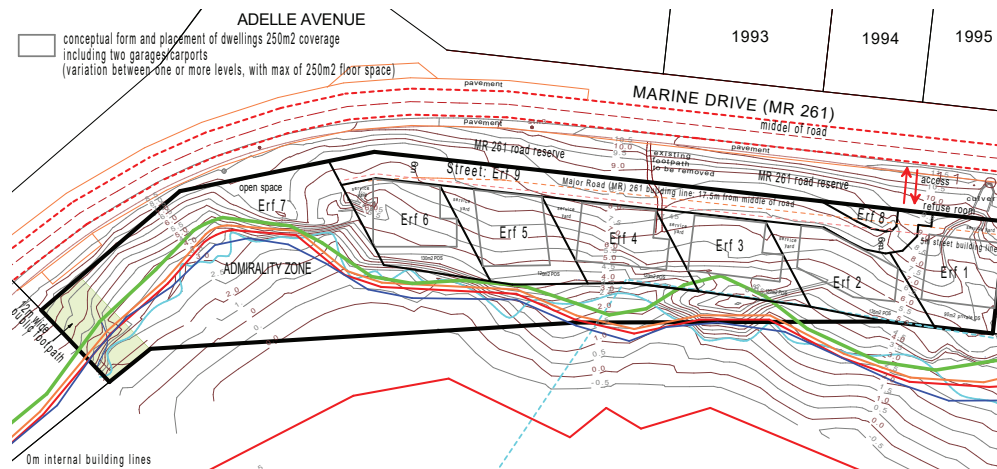


image 1: preferred property layout

Materials that can blend with the textures and colours of the landscape and age and adapt with the landscape over time are to be the primary focus. The use of these materials in the structures will allow them to melt into the visual vista which is become Spookdraai.

The overall built environment will 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.

With the visual concept of “nesting” the landscaping utilized will be exclusively local flora to ensure that the negative impact of these footprints is minimized and expanded by virtue of additional initiatives such as the planting of flat roofs.

The planted structural environments will be extensively guided and carefully designed by a recognized landscape architect as well as structural engineers to ensure sustainable mitigation of impact is achieved.



image 2: aerial view of site

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Central to the intentions of these guidelines are:

- Minimise the impact on views of 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 reviewed and approved by an appointed Architectural and Landscape review committee and recommendations are to be made to the Home Owners Association.

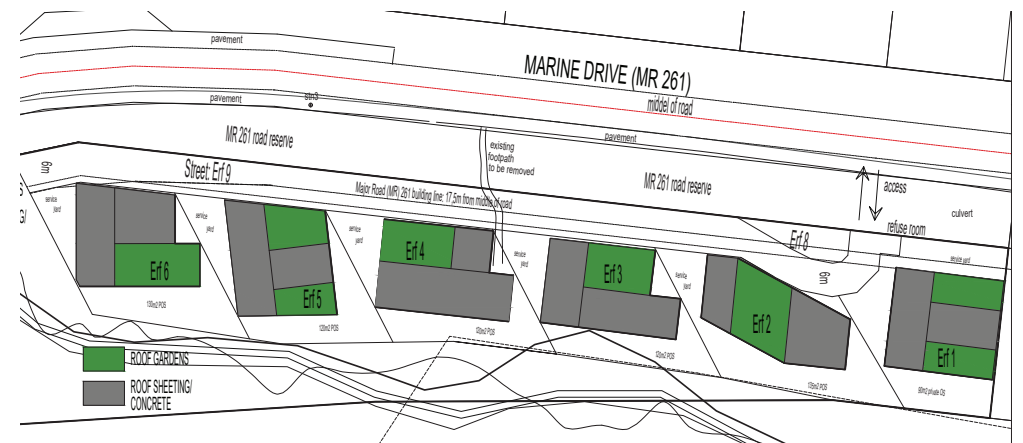
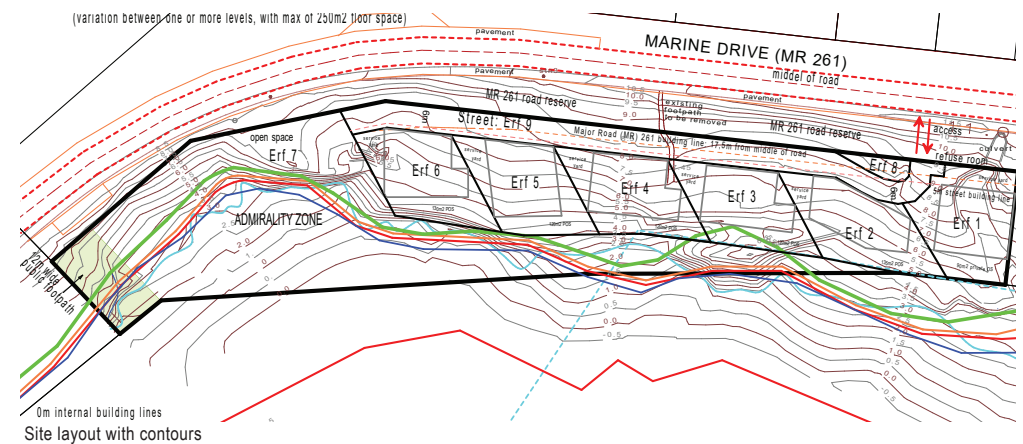
The appointed Review Committee must ensure that the guidelines are applied and that the proposed design satisfies the overall aesthetic intent.

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 development at Spookdraai encourages an integrated approach, where the architecture and landscaping result in a sympathetic response to the natural setting and contours. Styles such as Tuscan or Georgian 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 verandas and pergolas fragment the massing and minimise the visual impact of individual buildings against the slope of the land.



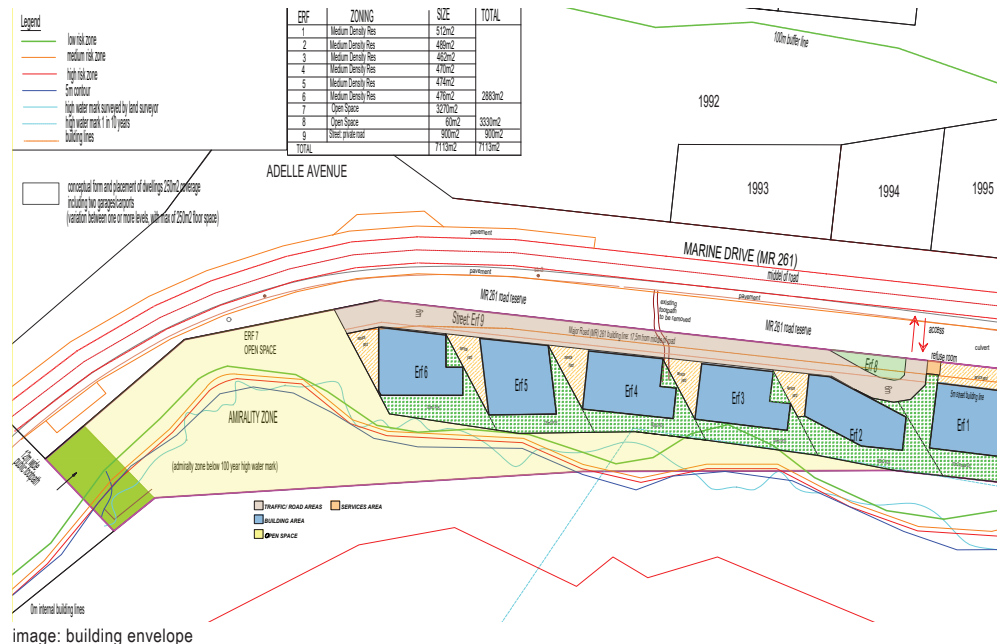
site plan concept sketches

2. BUILDING ENVELOPES

“Building Envelope” refers to the shell of the building and acts as a boundary between the interior and exterior.

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. With the property sizes being relatively small and the form and slope of the site being difficult to work with it is intended to limit the footprint and coverage to 50% of the erf size.

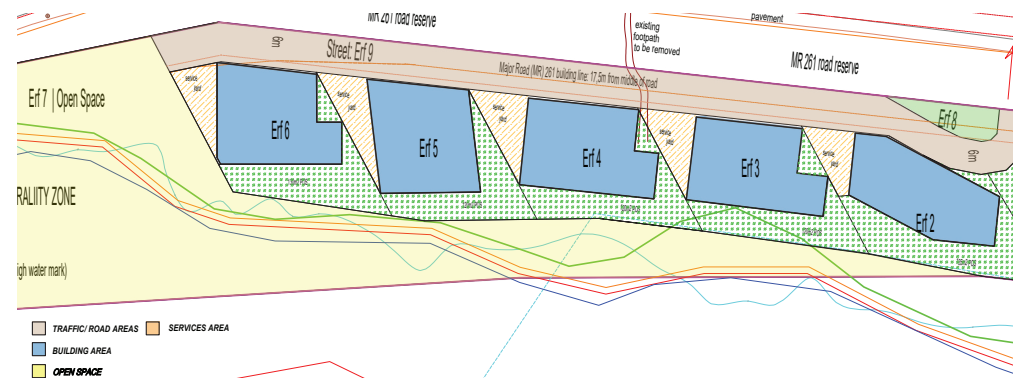
The maximum footprint and coverage of the built forms may not exceed 50% of the erf size and may not be more than permitted in the local municipal by-laws.



2.1 BUILDING LINES

Building lines are as per the Local Municipal town planning scheme with the addition of the building envelope as set out in the site development layout.

Garages are permitted to encroach on the side and rear building line and may be on the 1.5m building line with the necessary approvals in place. Garages must be set-back from the street kerb a minimum of 5.0m.



2.2 HEIGHT RESTRICTIONS

The height restriction of 7.5m for primary and major roof forms measuring parallel from the natural ground level is applicable. A topographic survey is to be done by professional land surveyor prior to any earthworks.

Secondary roof forms are to be subservient to the primary roof forms and may not be higher than any primary form. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

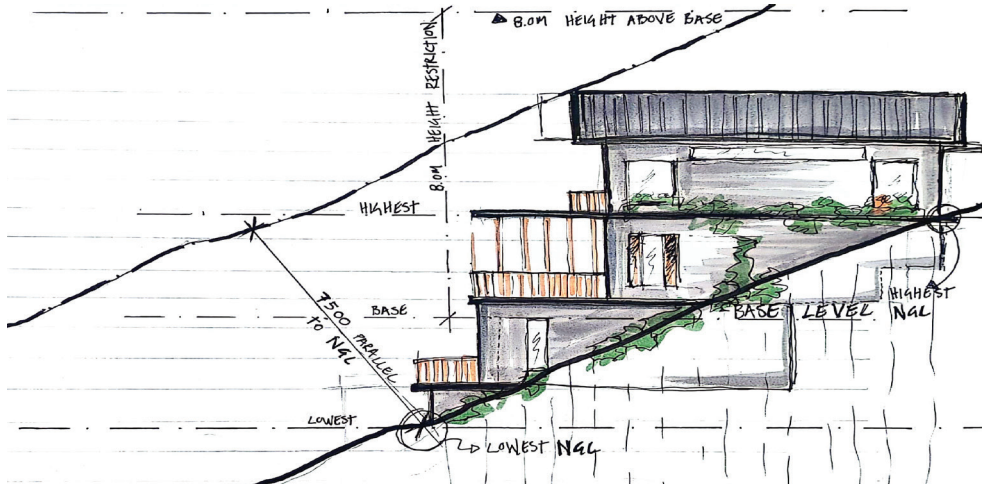
The local municipal by-laws on height restrictions will apply as measured from the base or mean level which is 8.0m. The base level is the average between the lowest natural ground level and the highest natural ground level taken from the perimeter of the structure.

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Any platforms, pools or decks higher than 1.0m from the natural ground level is to be considered as part of the structure.

Flat roofs planted with fynbos and contiguous with the natural ground levels are limited to single storey sections and to 3.0m from Finished Floor Level to the underside of the soffit.

No unarticulated exposed vertical face of solid wall or glazing (excluding gables) may be taller than 6.0m above the finished ground level. The maximum height of lean-to's and veranda's at eaves will be limited to 3.5m above the finished floor level directly below.



3. BUILT FORMS

“Built Form” refers to the Height, volume and overall shape of a building as well as its surface appearance.

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.

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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 natural materials, muted colour and texture is encouraged to further achieve elevational articulation.

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

3.1 PLAN FORMS

Major forms and secondary built forms must be orthogonally arranged in relation to the property layout. Landscape elements are not restricted geometrically.

MAJOR PLAN FORMS: These must be double pitched roofs and are limited to a maximum width of 6.5m. The width of these elements are measured from the external walls and NOT internal walls. (indicated in green)



image : reference images

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MINOR PLAN FORMS: These include verandas and lean-to's, concrete roof elements or pergolas.

3.2 WALLS (MAJOR/ MINOR FORM EXTERNAL WALLS)

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

3.2.1 Decorative plaster mouldings, quoining or rustication, excepting plinths, will not be permitted. Simple mouldings around windows and doors and simple copings to screen and minimal boundary walls between properties will be permitted.



image : reference images

4. ROOF FORMS

"Roof Forms" refer to the roof, covering of the top of a building, serving to protect against weather, sunlight, wind and extremes of temperature. Roofs have been constructed in a wide variety of forms as dictated by technical, economic or aesthetic considerations.

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

ARCHITECTURAL GUIDELINES



image : reference images

4.1. GENERAL

4.1.1 Diamonddek Roof sheeting and Victorian profile are allowed. Grey colours in Matt finish only. No other colours will be allowed.



4.2 MAJOR ROOF FORMS

Major plan form elements are to be pitched roofs with pitch of 30° to 40° with the ridge placed centrally. Roofs of major forms cannot be joined with hips or valleys but must be discretely 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
- 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 verandas.
- Bargeboards are recommended on gable ends and lean-to's.
- Roof-windows co-planar with the roof, are allowed. Finishes are to merge with roof colour unless natural timber.



4.3 MINOR ROOF FORMS

LEAN TO AND VERANDAH ROOFS: are to have a pitch of between 3 degrees and 10 degrees. Verandas 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.

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 or planted if concrete as per the planting list and as approved by the landscape architect.

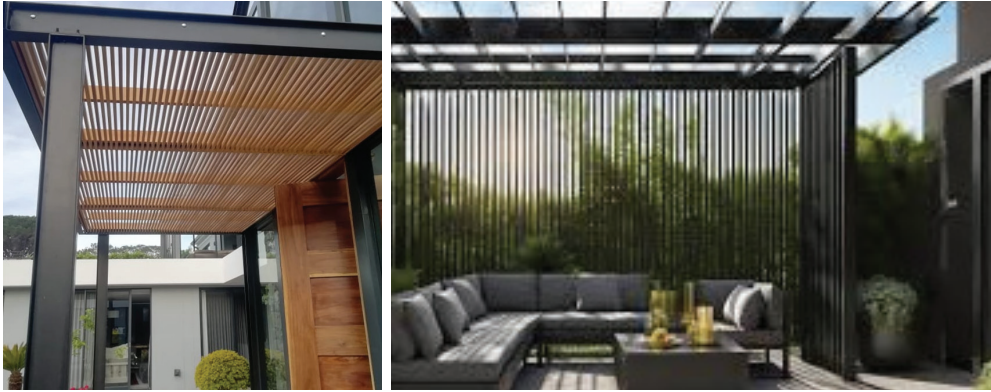


PARAPETS TO FLAT CONCRETE ROOFS: are to be a minimum of 250mm high. Flat concrete roofs are also permitted where they are contiguous with the natural ground and are planted with indigenous fynbos. Should these be used as terraces, no more than 25% of the area can be finished with either timber decking or paving.

Where planted roofs are introduced the height of the parapet walls are to be in-line with the structural and landscape architects' design.



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



4.4 OTHER ROOF ELEMENTS

4.4.1 GARAGE ROOFS & CARPORTS

Garages and outbuildings are to be roofed to match the roofs of the house. Garages may be free standing or form part of the main building's roofs [ie major or minor forms]

Carports to match pergola language. Metal sheeting to match lean-to's and verandas. Visible translucent sheeting is not permitted.



4.4.2 DORMER WINDOWS:

Mono-pitched dormer roofs are accepted. Long dormers of this type are acceptable as long as a substantial portion [min. 1 full sheet width] of the main roof remains at gable ends. "Victorian" style dormer windows (with pitched or hipped roofs over) will not be allowed.

4.4.3 ROOF WINDOWS

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



4.4.4 EAVES

Eaves are not to extend and project more than 300mm past the building. Clipped Eaves are recommended and must be well thought out.

4.4.5 GUTTERS

Rainwater goods to be pre-coated aluminium.

Colours are to be as per specified colour palette. No bright colours will be allowed, and grey tones are preferred.

5. WINDOWS, DOORS AND SHUTTERS

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.

Further shading devices which enhance the exterior facade and breaks up the large glazing elements are encouraged. These are limited to recessed areas, horizontal & vertical fixed shading, vertically movable shading, trellis type shading and pergolas.

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



5.1 WINDOWS

5.1.1 WINDOW TYPES

The following window types will be ALLOWED:

- o Top or bottom hung
- o casements Vertical sliding
- o Horizontal sliding
- o Side hung Casement windows
- o Clerestory windows will be permitted and is encouraged

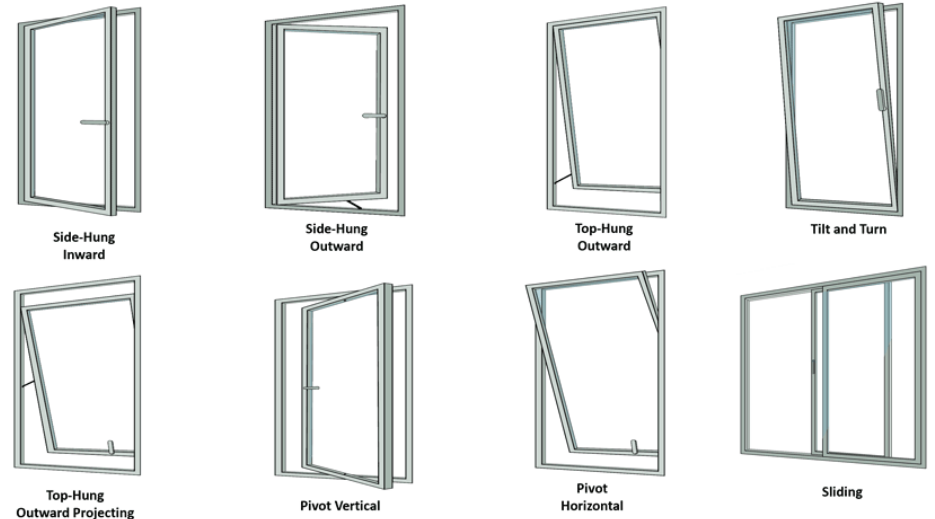


image : allowable window types

The following will NOT be ALLOWED:

- o No profiles to be less than 45m x 65m
- o No winblock type windows allowed.
- o No reflective glass allowed.

5.1.2 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.

Glazing shall be clear, except where a grey or smoke tint is required for UV protection. Coloured and/ or reflective tints (except for the two above mentioned), including silver or any other metallic colour or interlayers or films are strictly prohibited.

5.1.3 BURGLAR BARS

No external burglar bars will be permitted.
No external type "Trellidor" will be permitted.

5.2 DOORS

5.2.1 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. No bright colours are allowed, and grey tones are promoted.



image : reference images



Where vertical slatted garage doors are sought, these must form part of a whole façade and not as a standalone element. This can only be on minor plan and roof forms and not on any major roof form.



image : reference images

5.2.2 EXTERNAL DOORS

Large doors and openings, being bigger in width than in height must be set back or set behind an approved shading device or screened element. External door materials that are permitted is aluminium powder or epoxy coated in grey tones as per the preferred colour pallet, uPVC material which must be treated in grey tones.

Front doors shall be simple and match the style and finish of the external materials used, be that in aluminium, uPVC or an unassuming timber front door. Frameless glass doors shall be permitted subject to being recessed behind a shading element.



image : reference images



5.3 SHUTTERS

Shutters and shading devices are strongly recommended and all shutters are to be functional shutters. Shutters can be side-hung or sliding shutters.

Sliding shutter tracks must be incorporated in the design and tracks may not be mounted on the external façade.

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

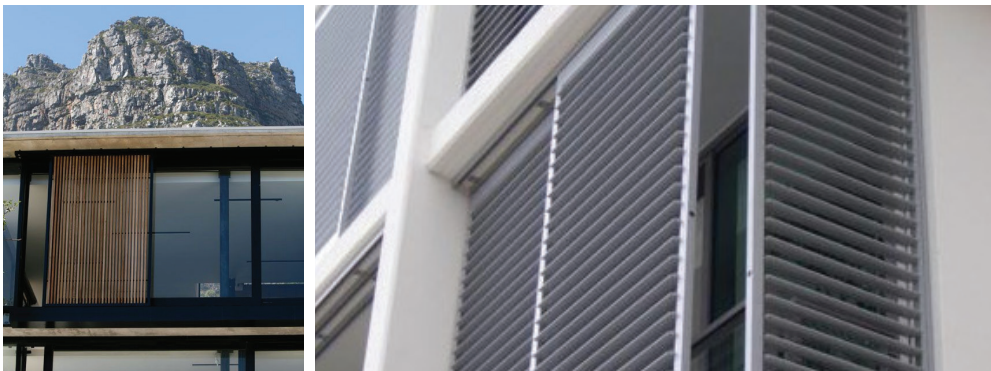


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6. EXTERNAL ELEMENTS

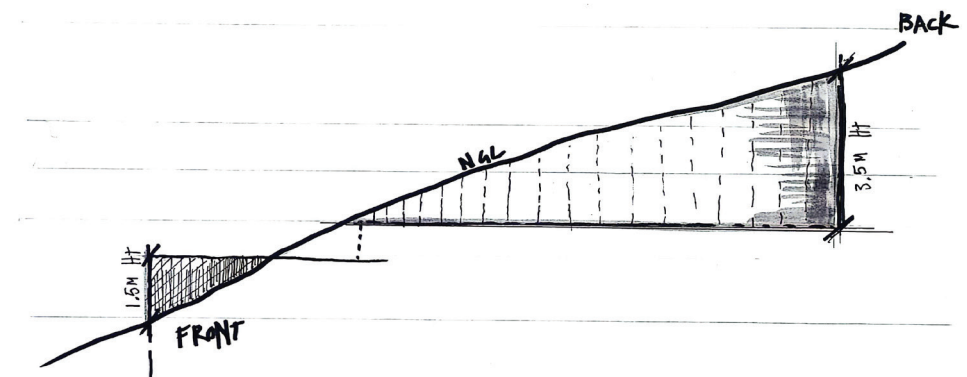
6.1 RETAINING STRUCTURES

It is imperative that the existing topography be carefully considered with the laying out of buildings, terraces, courtyards, gardens and walkways. Dwellings 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.

6.1.1 HEIGHTS OF RETAINING STRUCTURES

No front (down-slope) terrace structure may exceed 1.5 meters in height above natural ground level. Retaining terraces which exceed this height must be stepped with minimum of 1.5 meters between these terraces to create a natural slope where possible.

Back (up-slope) retaining structures may be a maximum of 3,5m vertically and is dependent on structural engineer's recommendations and design. Landscape Architect to advise on softening of any retaining walls that will not compromise the structures.



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Timber decks which are cantilevered or supported on timber or steel columns may extend beyond the 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 decks is not to be used as storage and must be rehabilitated on the landscape architects' input and advise.



6.1.2 FINISHES OF RETAINING STRUCTURES

Plastered and painted masonry to match the colours of the house. No bright colours are to be used and muted tones are preferred.

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.

NO "Terraforce or Loffelstein" or any type of prefabricated retaining block type structure will be permitted.

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6.2 BALCONIES

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

The floor finish of balconies should have muted natural tones and preferably natural finished as far as structurally viable.

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 Verandas and Lean- to's or with pergolas in timber or steel.

All steel elements are to be dark grey or muted tones of grey and within the specified colour pallet.



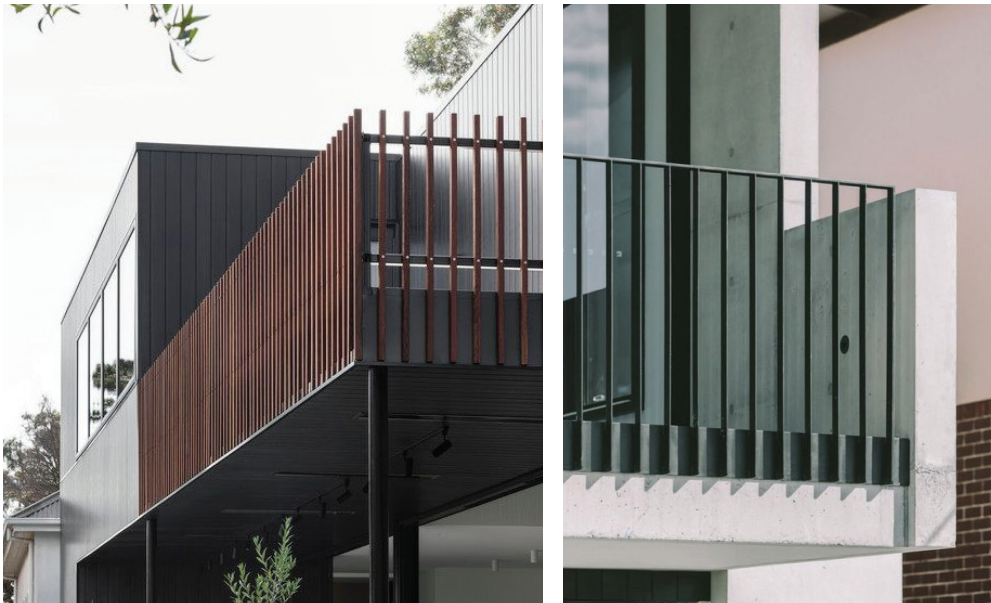
6.3 BALUSTRADES

Balustrades may be constructed from timber, glass, steel or a combination of these materials. Balustrades are to be dark grey or muted tones of grey where steel is used.

Designs are to be simple and without any ornate detail and adequate design drawings are required with planning submission.

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.



6.4 FENCING, WALLING & SCREENS

6.4.1 WHERE CAN WALLS, FENCES AND SCREENS BE USED

The Intention of any fencing, walling or screening is to blend with the landscape and the landscape architects design for the development.

The idea is to have as little fencing, walling and screening as required between the dwellings as possible. The estate perimeter will have a somewhat visually permeable property boundary with walling as per the landscape architects design and recommendation.

This should ideally be between the dwellings so that the privacy of the owners are protected but that the streetscape offers interest. Intention: to blend with the Estate Landscape Architecture.

Walls, fences and screens between properties can only be incorporated as a continuous part of the dwelling when used as court yards, drying yards and pool enclosures. No other walls, fences or screens will be permitted unless required by a structural engineer and to comply with National Building Regulations.



6.4.2 FINISHED OF WALLS, FENCES AND SCREENS

Courtyard walls, walls in the garden and fence colours are to match the wall colour of the dwelling (i.e. stone or painted plaster), natural weathered timbers or muted tones of grey. All fences, walls and screen colours are to be approved and in line with the landscape architects design for the estate.

Plain unvarnished, un-oiled hardwood timber fences or screens are allowed. Stained and oiled hardwood and painted timber according to colour palette for walls only.

Dark grey, charcoal grey and muted grey tones can be used for steel palisade fences and black weldmesh fences are allowed permitting that it is softened with vegetation per the approval of the landscape architect.

No electrified, razor wire or barbed wire fencing will be allowed between the properties.

Under no circumstances will fences or walls which are not in keeping with the aesthetics of the estate be allowed. Any fence, screen or wall must be approved. Pedestrian 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. No motorized vehicle gates for individual properties will be allowed.



6.5 POOLS

No “feature” rocks, fake rocks or rock pools will be allowed. Pools or ponds are only allowed with the building lines of the property.

Visible edges of rim-flow pools shall be in a colour or finish which is in accordance with walls of retaining walls. Pool colours shall be grey, natural cement or black. No bright colours, white, blue or green pools will be allowed.

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. Detail indicating pool safety and finishes to be indicated with plan submission.

Pool pump to be in fully enclosed chamber to reduce noise. Pool pumps may extend past the building line but is limited to be in an enclosure and must be a maximum of 1.0m above natural ground level. Pool pumps are to be incorporated in the design of the dwelling and the pool and may not be separated from the built structures.

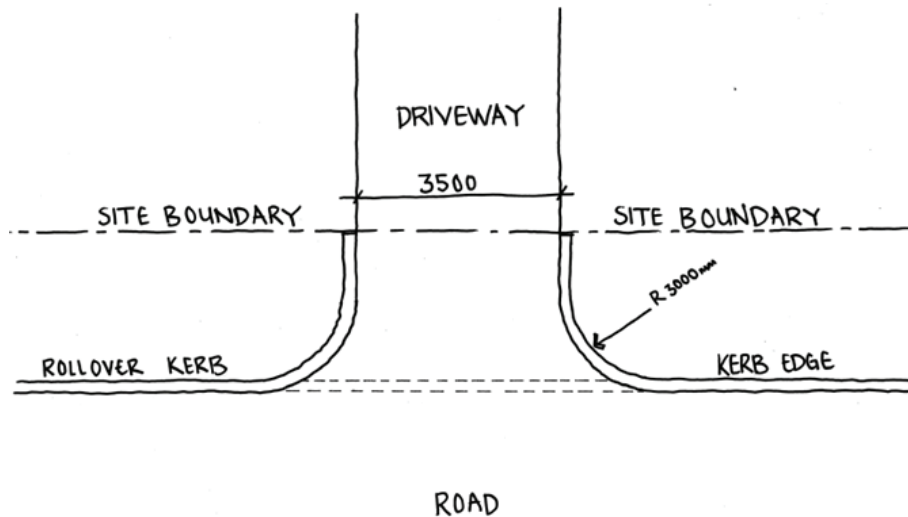
Backwash water shall be dealt with in terms of the local municipal by-laws.



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, revelstone 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.

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 exposed aggregate inter-locking pavers to ensure necessary grip.

No imprinted concrete to be used at any point for landscaping or driveways.



LANDSCAPE GUIDELINES (Extracts from Annexure A)



Spookdraai Estate Remainder Farm Paapekuilsfontein 218, Struisbaai **Landscape Architectural Guidelines**

SITE DESCRIPTION:

Remainder Farm Paapekuilsfontein 218, Struisbaai (Bredasdorp) is 0.71 ha and lies between Marine Drive, the main road of Struisbaai that connects it to Suiderstrand to the west and Bredasdorp inland to the north-east. The site is above the high water mark and is inside the urban edge. The property falls with the Southern Coastal Bioregion with only one major vegetation type occurring at the site, namely Overberg Dune Strandveld, with Cape Seashore Vegetation, an azonal vegetation type, playing a subordinate role. The latter occurs at the seashore, usually on beaches but less so on waves-swept rocky coastlines as at the site. The property is a narrow 'strip' along the coast that has a rocky shoreline consisting of sandstone of the Table Mountain Group. Along the coastline, unconsolidated dune sand of the Strandveld Formation of the Bredasdorp Group is found. In reality, at the site, the vegetation mapped as Overberg Dune Strandveld is not a pure type. It contains some plant species that are in most circumstances more likely to be found on the seashore. The latter plant species are mostly halophytes i.e. plant species able to tolerate a saline to hyper-saline environment. Agulhas Limestone Fynbos is not found at the site at all, but further inland.



GARDEN TRELLIS/SCREENS:

No garden trellis or screens will be allowed where it is visible to the street or public. Privacy screens will be allowed against the building and will need to be planted to reduce the structural element. Balcony balustrades must be planted on any lateral line to provide privacy to the neighbour but will be allowed to be transparent in the southern view to receive optimal views. Artificial hedge planting will be allowed.



ROOF GARDENS:

Roof gardens to be planted with indigenous planting as per plant palette. No concrete flat roofs will be permitted without planting and no artificial planting will be allowed.



STORMWATER:

The cut off channel along the road with aid with the surface run off water and will be linked to various ponds and streams throughout the development which will exit towards the ocean.



landscape guidelines prepared by - JdV Landscape Studio
See: Annexure A

7. MATERIALS AND COLOURS

7.1 WALLS

Walls to be constructed generally of clay brickwork (280mm cavity), plastered, concrete bricks (230mm cavity), plastered. Clay fired bricks are preferred over concrete bricks. No lightweight timber or lightweight steel structures building methods are to be used.

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. No bright colours or light colours are to be used as external wall colours.

There is no prescribed make of paint that is required, but for the ease of use the following or similar variations thereof will be allowed. All paint colours must be submitted and approved prior to painting of all external built forms.

	PIASCON CRETE SHORE		MIDAS EARTHCOTE DRIEMANKAN		PIASCON BENGUELA COVE
	PIASCON SPANISH DELTA		MIDASEARTHCOTE SMUDGE STICK		DURAM SANIPASS
	PIASCON DIRTY KHAKI		MIDAS EARTHCOTE TYRETRACK		DURAM FUR SEAL

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. Coastal grade sheeting to be used and in a matt finish only. No light grey reflective colours will be allowed.

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, it is advised to steer away from contrasting colours for fascia's and gutters.



7.3 DOORS, WINDOWS & SHUTTERS

Timber doors and shutters are preferred to be weathered teak or similar. Where timber is stained, approved pallet stains and colours are to be used.

Timber doors and shutters to be painted in matt, non-reflective paint and colours are to be submitted for approval. Muted natural colours are to be used and no bright or light colours are allowed.

7.4 POWDER COATED ALLUMINIUM

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

- Matte Stone grey
- Matt grey
- Matte Anthracite grey
- Matte Charcoal
- Matte Jet Black



7.5 ANNODISED ALLUMINIUM

Ref manufacturer: Ferro

Ref code: VP 9119 Matt Bronze Aluminium

7.6 FRAMELESS GLASS

Frameless glass and matte stainless steel framed doors to be Cover system or equally approved system. Any metal on glass doors are to be matte and it is recommended to be stainless steel.



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. Tanks are to be dark grey and no green or brightly coloured tanks are permitted

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 rainwater channels required are to be constructed using materials in keeping with the landscape guidelines. Precast concrete channels will not be permitted.

Storm water will be dispersed in grassed and naturally landscaped areas. Refer to local municipal authority by-laws on handling of storm water run-off.

8.2 PLUMBING

All drainage pipes except for low level sub 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 and eco-sensitive. The use of grey water systems are encouraged for irrigation purposes.

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, fence or screen at least 1.2m high. See restrictions on use of fences, walls and screens. No window mounted units are permitted.

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

8.4 SATELLITE DISHES AND AERIALS

Satellite dishes and aerials to be positioned to be as inconspicuous as possible. Satellite dishes and aerials are to be hidden from the street façade.

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).

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. Refer to section on Fences, Walls and Screens for restrictions and direction.

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, stainless steel or dark grey as per colour palette.

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

The installation of solar panels for alternative power and alternative hot water is encouraged. No exposed geysers will be permitted on any roof or roof top structure.

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 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.



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, 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 as mentioned above.

No Boats, trailers or caravans are permitted to be stored or housed on any property unless it is in the dwelling garage. '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).

Preliminary sketch plans of buildings must be submitted to and approved by the Homeowners' Association before local authority approval drawings and 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 drawings and will notify the owner's Architect of the approval, or of any suggested amendments within two weeks after submission of the plans to the Estate.

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.

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.

These drawings must include the following information:

- the erf number 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 as well as the local municipal Zoning Scheme
- plan layout of all levels and 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

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.

The homeowner's association must according to the local municipal by-laws approve and sign all building plans prior to being submitted to the local municipal authorities for approval.

All building plans must be approved by the local municipal authority before commencement of any work.



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.

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 homeowner.

Where possible, use must be made of water from the rain tanks for all irrigation. The use of any plants for which is not on the approved list is strictly prohibited for landscaping.

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.

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 by each homeowner and embraced to achieve a development which has the least possible visual intrusion on the neighbouring properties and the overall landscape.



DOCUMENT PREPARED BY: DESIGN ATELJEE (PTY) LTD

www.designateljee.co.za

SPOOKDRAAI

ANNEXURE B SITE SECTIONS & MASSING EXAMPLES

B. SITE SECTIONS & MASSING EXAMPLES

BUILDING LINES

Building lines are as per the Local Municipal town planning scheme with the addition of the building envelope as set out in the site development layout.

Garages are permitted to encroach on the side and rear building line and may be on the 1.5m building line with the necessary approvals in place. Garages must be set-back from the street kerb a minimum of 5.0m.

HEIGHT RESTRICTIONS

The height restriction of 7.5m for primary and major roof forms measuring parallel from the natural ground level is applicable. A topographic survey is to be done by professional land surveyor prior to any earthworks.

Secondary roof forms are to be subservient to the primary roof forms and may not be higher than any primary form. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

The local municipal by-laws on height restrictions will apply as measured from the base or mean level which is 8.0m. The base level is the average between the lowest natural ground level and the highest natural ground level taken from the perimeter of the structure.

Any platforms, pools or decks higher than 1.0m from the natural ground level is to be considered as part of the structure.

Flat roofs planted with fynbos and contiguous with the natural ground levels are limited to single storey sections and to 3.0m from Finished Floor Level to the underside of the soffit.

No unarticulated exposed vertical face of solid wall or glazing (excluding gables) may be taller than 6.0m above the finished ground level. The maximum height of lean-to's and veranda's at eaves will be limited to 3.5m above the finished floor level directly below.

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.

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 natural materials, muted colour and texture is encouraged to further achieve elevational articulation.

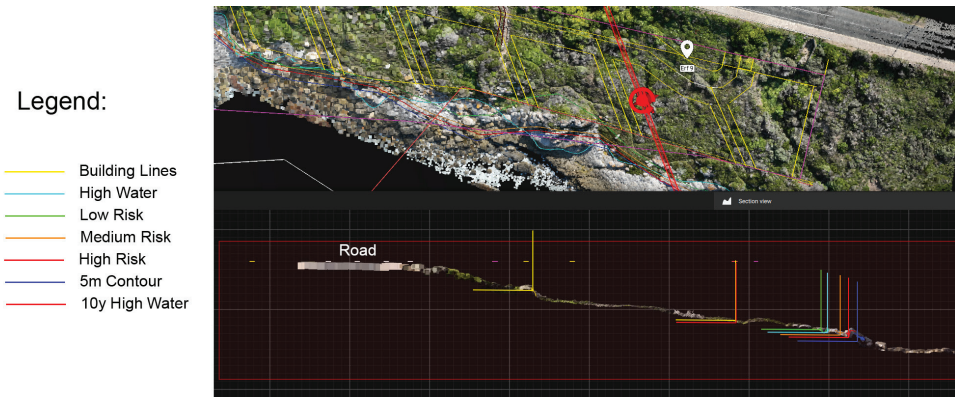
Additive elements such as verandas, balconies and pergolas further articulate the building form increasing shading and relief and are encouraged to avoid or minimise the visual impact of large unarticulated planes.

B. SITE SECTIONS & MASSING EXAMPLES

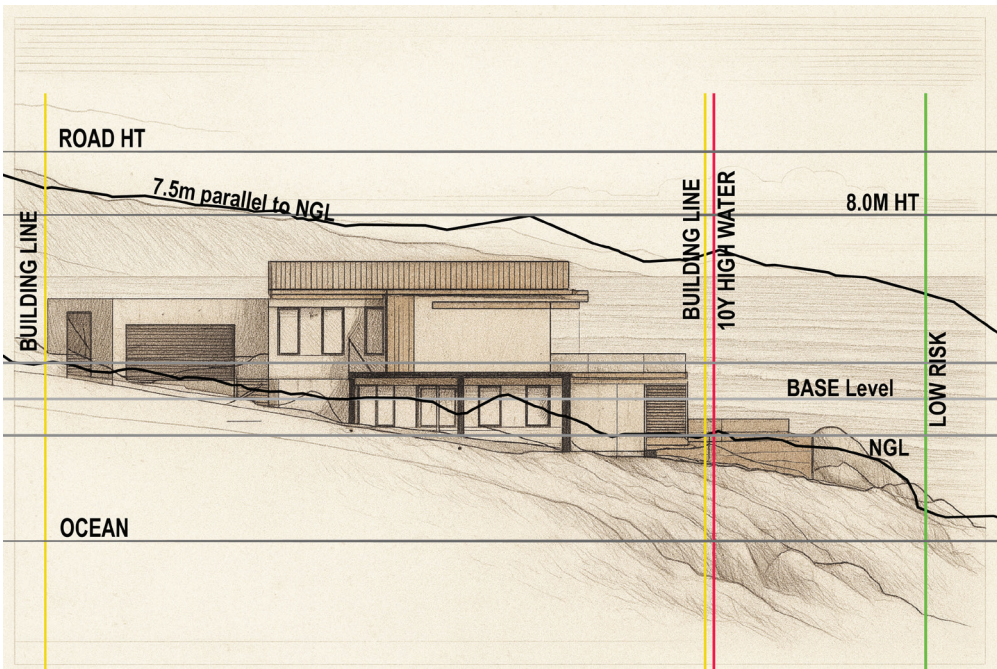
ERF 1 | POSITION & ELEVATION



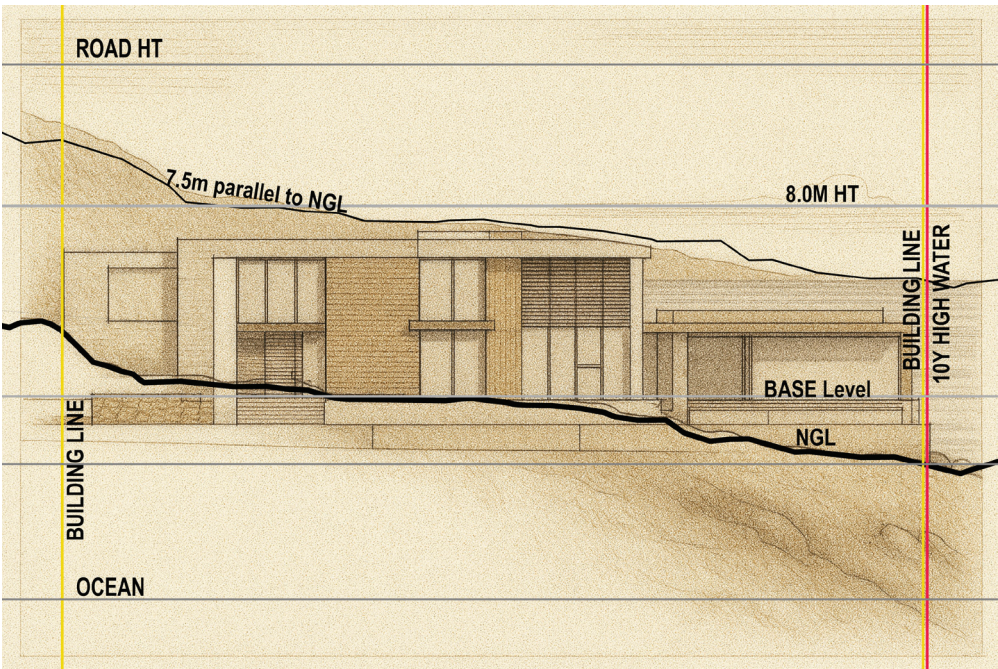
ERF 2 | POSITION & ELEVATION



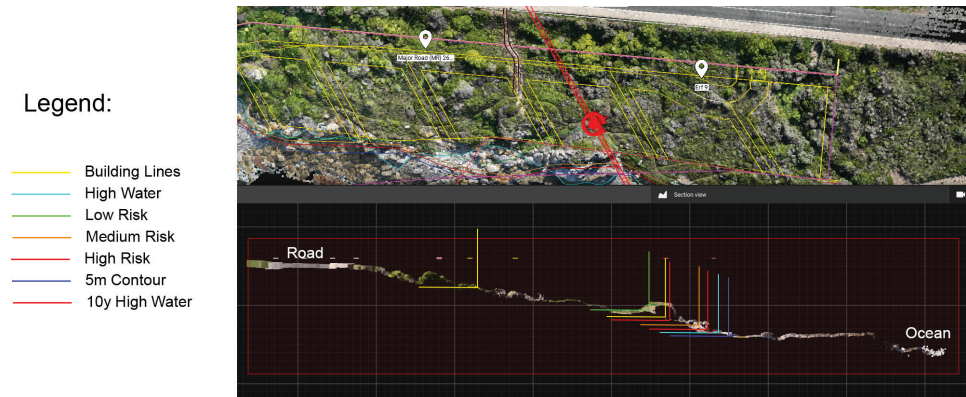
ERF 1 | CONCEPT EXAMPLE OF MASSING & HEIGHTS



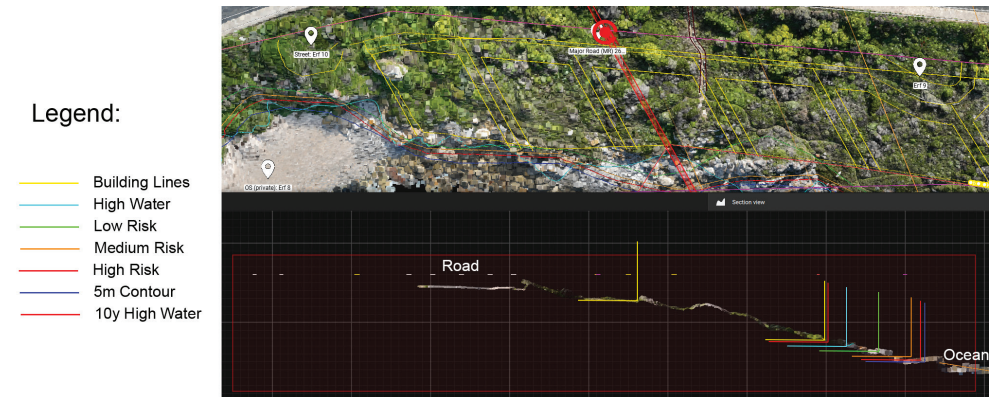
ERF 2 | CONCEPT EXAMPLE OF MASSING & HEIGHTS



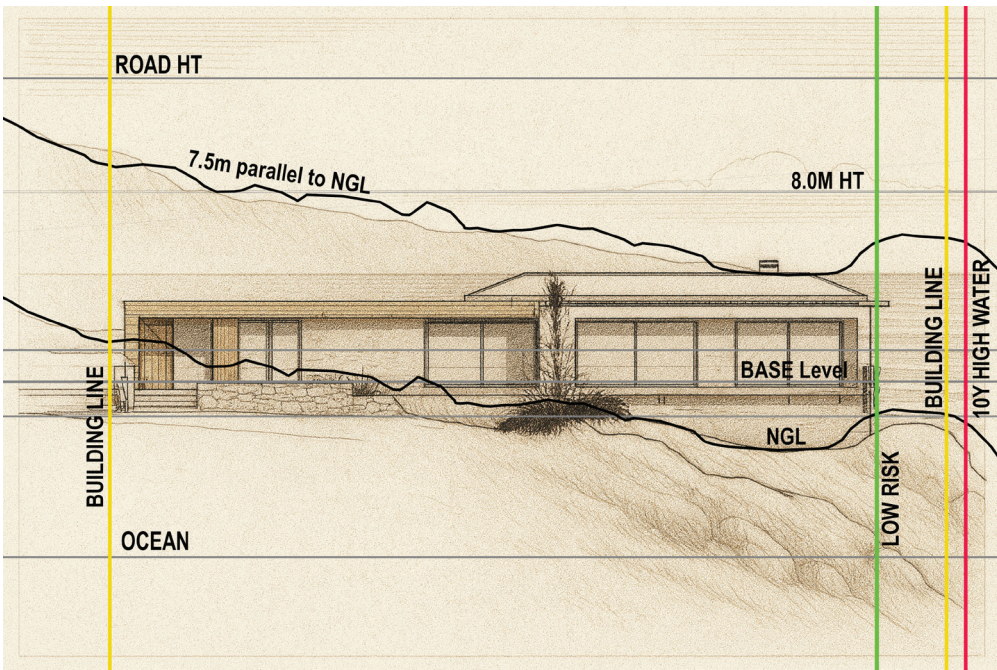
ERF 3 | POSITION & ELEVATION



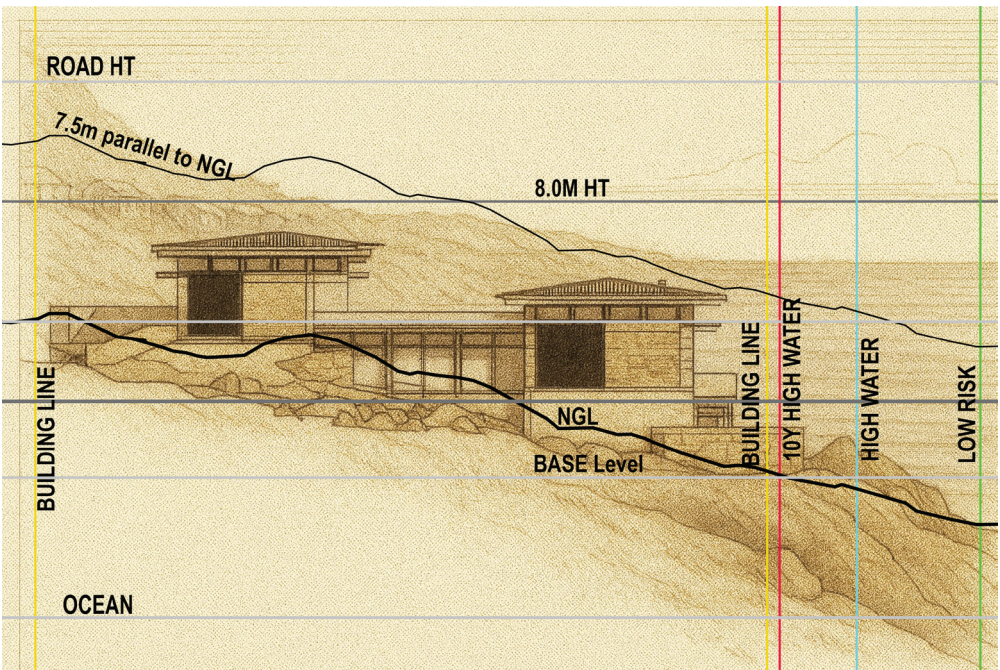
ERF 4 | POSITION & ELEVATION



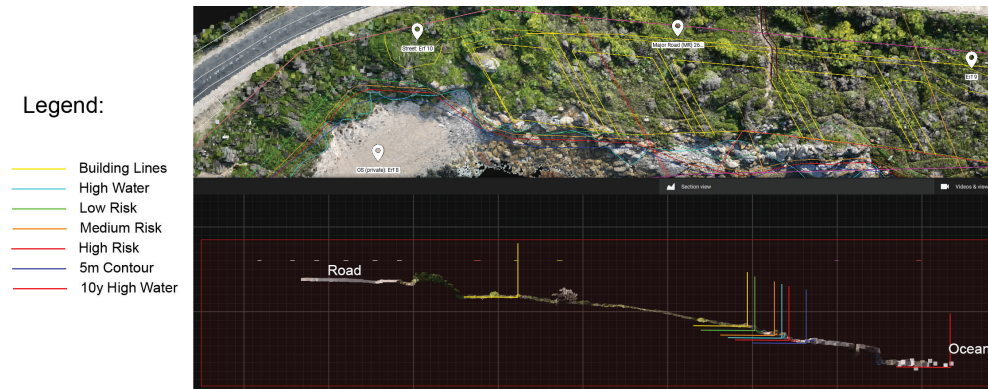
ERF 3 | CONCEPT EXAMPLE OF MASSING & HEIGHTS



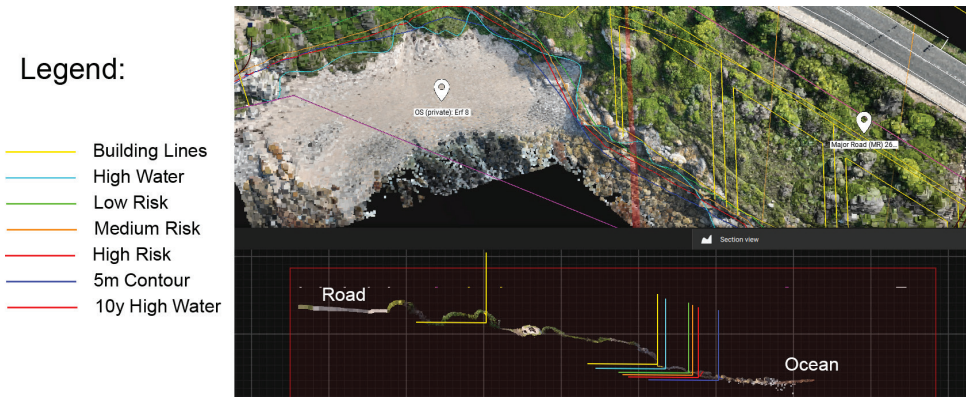
ERF 4 | CONCEPT EXAMPLE OF MASSING & HEIGHTS



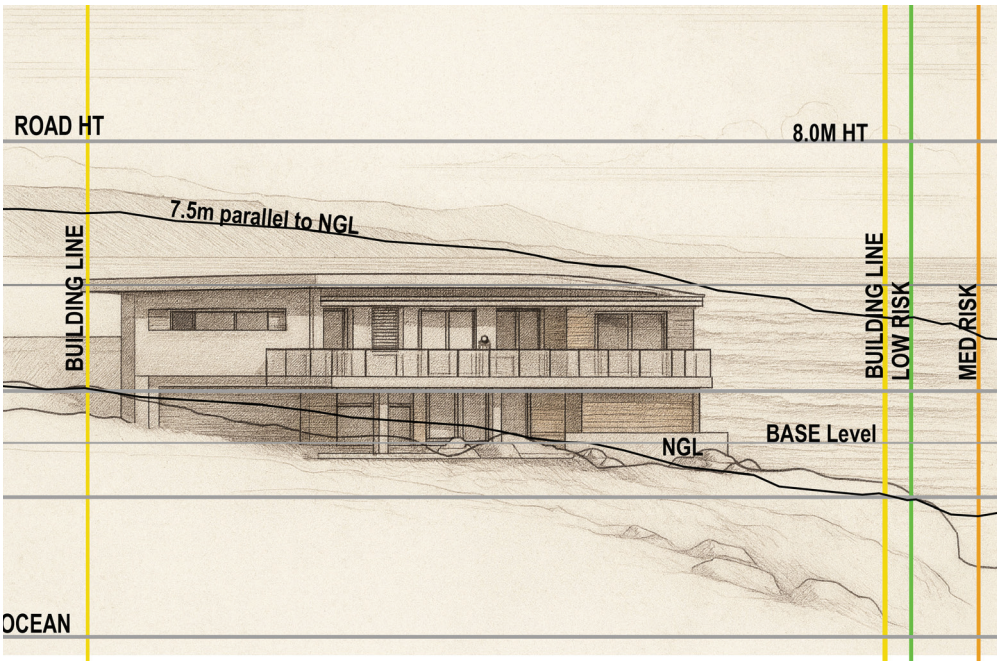
ERF 5 | POSITION & ELEVATION



ERF 6 | POSITION & ELEVATION



ERF 555 | CONCEPT EXAMPLE OF MASSING & HEIGHTS



ERF 6 | CONCEPT EXAMPLE OF MASSING & HEIGHTS

