

WHALE ROCK HEIGHTS HOMEOWNERS' ASSOCIATION

ARCHITECTURAL GUIDELINES

NOTE:

**TO BE READ TOGETHER WITH THE WHALE ROCK
HEIGHTS HOMEOWNERS' ASSOCIATION
"BUILDING REGULATIONS"**

and

**RULE 6 OF THE WHALE ROCK HEIGHTS
HOMEOWNERS' ASSOCIATION
"CONDUCT RULES"**

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ARCHITECTURAL GUIDELINES AND RULES

WHALE ROCK HEIGHTS HOMEOWNERS' ASSOCIATION REGISTERED AS THE "PLETTENBERG HEIGHTS" HOMEOWNERS' ASSOCIATION

1. ARCHITECTURAL REQUIREMENTS

1.1. DESIGN PARAMETERS:

- 1.1.1.** Design principles have been established with the intention of creating compatibility of Architectural styles rather than repetition.
- 1.1.2.** To encourage a variety within the constraints of these guidelines, interpretation and flexibility it is vitally important to achieve a harmonious aesthetically pleasing development character without being excessively prescriptive and without eliminating freedom of choice.
- 1.1.3.** The aim and objective of the development is to create a unique country setting within an urban context where families can live securely close to nature.
- 1.1.4.** We aim to achieve this by using the uniqueness of context and site - use of slopes, views and natural elements rather than conventional town planning, which leads to typical suburbia.
- 1.1.5.** The initial intended style for this development could be defined as that of European Mediterranean Architecture. This found a narrow application that could be interpreted as limited to a Tuscan style. A wider and more contemporary approach is encouraged.
- 1.1.6.** The guidelines will permit architects maximum freedom with regard to design expression whilst retaining the benefits of overall harmony for the entire development through restrictions on basic materials, fenestration and finishes.
- 1.1.7.** The requirements of the Local Authority Town Planning and the National Building Regulations shall apply to all developments
- 1.1.8.** Specifically excluded elements are listed to encourage and prevent drastic style clashes.

1.1.9. Site development is to relate to natural features and cut and fill is to be kept to a minimum.

1.1.10. The minimum size that will be allowed for any structure upon any Erf in the township will be 180 square metres excluding garages and outbuildings, but in any event not smaller than 210 square metres in total.

1.2. ARCHITECTURAL STYLE:

1.2.1. GUIDELINES

1.2.1.1. Designs derived from countries adjacent to the European Mediterranean coast. This found a narrow application that could be interpreted as limited to a Tuscan style. A wider and more contemporary approach is encouraged.

1.2.1.2. Roofs comprising of $\frac{2}{3}$ pitch and up to a maximum of $\frac{1}{2}$ flat will be allowed. A minimum pitch of seventeen and a half degrees will be allowed.

1.2.1.3. Where buildings are raised above the natural ground level by more than 1000 mm, the raised section has to be closed with walls to match the walls of the main dwelling or by using a stone base. Building on stilts will not be allowed - not even on steep sites.

1.2.1.4. Colours should be natural, earthy hues only. No white buildings will be allowed. The architecture's colour has to blend in with the natural environment as far as possible and will be adjudicated for approval with this in mind. A maximum reflectivity of 40 will be allowed for the majority of the painted fabric.

1.2.2. EXCLUSIONS TO ARCHITECTURAL STYLE:

1.2.2.1. Cape Dutch Architecture

1.2.2.2. Log Cabins and Timber Houses

1.2.2.3. Or any other Architectural styles that the Estate Architect and Trustees may deem to be detrimental to the overall aesthetics of the development

1.3. BUILDING ELEMENTS

1.3.1. ROOFS

1.3.1.1. The types of roofing material that will be allowed are as follows:

1.3.1.1.1. Approved roof tiles in earthy or charcoal colours.

1.3.1.1.2. Zinkalum corrugated and standing seam roof sheeting in charcoal colours

1.3.1.1.3. Rheinzink standing seam roof sheeting in charcoal colours

1.3.2. EXTERIOR WALLS:

The following will be allowed:

1.3.2.1. Cavity brick walls with glazed elements

1.3.2.2. Long uninterrupted wall panels (in excess of 8m) will not be allowed.

1.3.3. EXTERNAL WALL FINISHES:

The following will be allowed:

1.3.3.1. Plaster and paint.

1.3.3.2. Preferred colours: Natural colour. Accent colours as integrated part of the design philosophy. Paint colour to be approved by the Committee.

1.3.3.3. When the house is repainted, it is imperative that the colour must first be approved by the Committee.

1.3.4. EXCLUSIONS TO EXTERNAL WALL FINISHES:

1.3.4.1. Rock, Construction with timber, Construction with timber logs, Timber Clap Boarding, Rock-face clinker bricks, Exposed block work, Clay Face brick Bright or primary colours, Painted bagged block work or "maxi" brickwork, "Calsica" face brick other than natural colours. Spanish plaster.

1.3.5. EAVES

1.3.5.1. Eave overhangs are encouraged

1.3.6. EXTERNAL BALUSTRADING:

1.3.6.1. Galvanized and stainless steel, powder coated aluminum and wrought iron, may be allowed subject to approval by the Estate Architect and HOA.

1.3.6.2. Glass balustrades also permitted

1.3.7. WINDOWS AND DOORS:

1.3.7.1. Natural and painted timber or anodized and powder coated aluminum in approved colours.

1.3.8. WINDOW AND DOOR PROPORTIONS:

1.3.8.1. Windows to have a vertical rather than horizontal impact. Vertical dimensions must be equal to, or greater than horizontal dimensions.

1.3.8.2. Minimum wall size between windows to be 500 mm.

1.3.8.3. Large openings where the horizontal dimension is greater than the vertical, will be considered provided that they are visually broken by pergolas, sunscreens or large overhangs of a 1.2m minimum dimension

1.3.9. WINDOW AND DOOR EXCLUSIONS:

1.3.9.1. Steel window frames. External steel door frames. Natural anodized aluminum. The use of Win blocks is not allowed. Bright primary colours are excluded. Reflective glass is excluded.

1.4. CARPORTS, PERGOLAS, VERANDAS AND BALCONIES:

1.4.1. These structures are to be designed to be sympathetic to the overall architectural theme.

1.4.2. Where building filters such as pergolas, sunscreens, walls, vegetation, etc. are used they must be portrayed on the drawings submitted for approval.

1.5. EXCLUSIONS TO CARPORTS, PERGOLAS, VERANDAS AND BALCONIES:

1.5.1. Free standing carports, Polycarbonate sheeting, shade cloth, Perspex and fibreglass.

1.6. AWNINGS:

1.6.1. Awnings are not encouraged.

1.7. EXCLUSIONS TO AWNINGS:

1.7.1. Aluminum, steel and canvas awnings.

1.8. GARAGES:

1.8.1. Garages should form part of the overall architectural design. Diagonally or horizontally timber slatted garage doors are preferred. Powder coated aluminum roll up garage doors are also allowed.

1.9. EXCLUSIONS TO GARAGES:

1.9.1. Prefabricated garages. Steel and Fibreglass garage doors.

1.9.2. Cottages, granny flats, outbuildings and additions have to match the character of the original main building and are to be single storey only.

1.10. GUTTERS AND DOWNPIPES

1.10.1. Gutters and downpipes to be of seamless aluminum. Colours to be approved by the Committee.

1.11. EXTERNAL WORKS

1.11.1. BOUNDARY WALLS:

1.11.1.1. Solid street boundary walls. A combination of picket and solid structures will be considered with Estate Architects approval.

1.11.1.2. If a boundary fence is required, natural stone, plastered and painted brickwork and timber fencing is encouraged.

1.11.1.3. If a wall is required, it should be designed within the following limitations:

1.11.1.3.1. In general, walls to be constructed from the same material as the walls of the main dwelling.

1.11.1.3.2. Maximum height of walls facing any street or open space shall not exceed 1800 mm from the natural ground level.

- 1.11.1.3.3. Columns / pillars at approximately 3 – 5 meter centers should subdivide the balance of the boundary wall with open timber palisade type fencing, plastered and painted brickwork or wrought iron fencing. Estate Architect to approve design of boundary fencing facing the street.
- 1.11.1.3.4. Maximum height of columns / pillars allowed is 1800 mm.
- 1.11.1.3.5. A wall below any palisade fencing is required to a maximum height of 600 mm. This wall may not be lower than 400 mm.
- 1.11.1.3.6. The street boundary wall has to be returned on the side boundary until it aligns with either the outbuildings or main dwelling. A solid wall may be built from the return of the street boundary wall to enclose the property. The solid wall has a maximum height restriction of 1800 mm except washing yard screen walls that have to be 1800 mm high above the washing yard level.
- 1.11.1.3.7. Gates should match either the fencing or the garage doors.
- 1.11.1.3.8. Sheeting in any form (metal, plastic, fibre cement, etc.) is not permitted in the construction of gates.

1.11.2. EXCLUSIONS TO BOUNDARY WALLS:

- 1.11.2.1. Walling in pre-cast concrete panels of any description.

1.11.3. POST BOXES:

- 1.11.3.1. Brass slot in wall-type preferred.

1.11.4. STREET NUMBERS / HOUSE NAMES:

- 1.11.4.1. Matt black preferred. Maximum height of lettering: 250 mm. All lettering and numbering to be horizontally aligned.

1.11.5. DRIVEWAY PAVING:

The following will be allowed:

1.11.5.1. Railway sleepers, Brick paving, Cobbles.

1.11.5.2. Concrete paving with exposed natural pebbles, Stone chip with brick edging.

1.11.5.3. Natural pebble paving (aggregate paving).

1.11.6. EXCLUSIONS TO DRIVEWAY PAVING:

1.11.6.1. Concrete slabs (if untinted) Crazy paving, Chip and Spray Premix Uncoloured asphalt.

1.11.7. SWIMMING POOLS:

1.11.7.1. Must comply with Deem-to-Satisfy Rule DD4 issued in terms of the National Building Regulations and Building Standards Act, 1977.

1.11.7.2. Must be approved by the Estate Architect/HOA and Municipality.

1.11.8. EXCLUSIONS TO SWIMMING POOLS:

1.11.8.1. Above ground level type pools and Porta Pools.

1.11.9. WATER TANKS:

1.11.9.1. Water tanks for the collection of rainwater from roofs, will be allowed, but have to be integrated in the overall design of the structures on the property. Tanks may not be raised on elevated structures and have to be positioned on a solid base constructed from the same material as the walls of the main dwelling, or from rocks. Tanks to be painted the same colour as the walls of the dwelling and should be screened.

1.11.10. SURFACE AND SUBSOIL DRAINS

1.11.10.1. All surface and sub soil drains piped from a property must be piped to and discharged into the Storm Water drains and NOT onto the roads where practical and must be clarified with the estate manager on site. This specifically refers to water piped from a property and does not change any legal right to accept storm water from a neighbouring property, where the natural ground levels and run-off have not been altered.

1.12. GENERAL REQUIREMENTS:

- 1.12.1.** Exposed plumbing must be screened or recessed into the built fabric.
- 1.12.2.** Kitchens and staff accommodation must open onto a screened yard.
- 1.12.3.** Washing yards have to be screened from neighbouring properties, streets and estate boundary fence by means of solid walling, 1800 mm in height.
- 1.12.4.** Staff accommodation should be integrated into the overall design and should be further from the street than the main dwelling, unless it forms part of the outbuildings and is adequately screened.
- 1.12.5.** The position of aerials and satellite dishes must be indicated on the sketch plans.
- 1.12.6.** The use of Solar heating panels is encouraged, however the positioning of the panels must be carefully thought of and indicated on all plans and must have the approval of the Estate Architect prior to installation. Solar geyser tanks not to be visible.
- 1.12.7.** Materials utilized for bank stabilization must be approved by the Estate Architect: Gabions are preferred.
- 1.12.8.** All chimneys to have spark dampers. This is applicable to braai chimneys as well. Portable braais that will be allowed include gas braais and kettle braais. It is not allowed to start a fire or braai unless it is in a built braai (with fire damper) or in one of the above-mentioned three portable type braais.

1.13. HEIGHT RESTRICTION AND BUILDING LINES FOR PORTION 1 TO 82 (STAND NO'S 8575 TO 8654)

- 1.13.1.** Refer to Site Analysis: Building Control Plan for each particular stand as referred to above for:
 - 1.13.1.1.** The number of storeys (mostly ground and first)
 - 1.13.1.2.** Footprint indicating position of area that may only be single storey and footprint indicating position that may be double storey
 - 1.13.1.3.** Building lines
 - 1.13.1.4.** Section through erf
 - 1.13.1.5.** Height restriction to ridge of highest roof in m above mean sea level
 - 1.13.1.6.** Preferred building lower platform height in m above mean sea level

1.13.1.7. During construction, owners will provide the Association with land surveyor's certificates confirming that **ALL** slab levels and ridge height of the highest roof to ensure the requirements of 1.27.2.5 and 1.27.2.6 are met and have certificates. The cost of such certificates will be for the owner's account.

1.14. BULK AND COVERAGE:

1.14.1. Bulk and coverage vary from property to property depending on the development rights of a particular property and have to be ascertained from the Zoning Requirements of the Local Authority.

1.15. ZONING:

1.15.1. As per Local Authority Conditions.

1.15.2. Please note that no business rights will be considered and therefore no guest houses, etc., will be acceptable in the Estate.

2. SUMMERPLACE GROUP HOUSING DEVELOPMENT SITE DEVELOPMENT PLAN 1 TO 34 (STAND NO's 8657 TO 8690) (ANNEXURE B)

The standard plans applicable to each individual plot must be used in the design approach of the house. Permission must be obtained from the estate architect and the Committee to deviate from the footprint of the standard plan.

The standard plan must be followed to interpret the height restriction applicable to the site. This must be clarified with the estate architect to prevent abortive design work. Surveyor's certificates must be provided confirming the slab, and later, the roof height.

The same guidelines are applicable to Summer Place as to the rest of the estate.

3. MAXIMUM OCCUPATION

A maximum of two persons per bedroom will be acceptable in any dwelling on the Estate.

4. PLAN SUBMISSION

4.1. Designs are to be carried out by a Registered Architect who will be required to submit their designs with the prescribed form. The Architect must be registered with The South African Council for the Architectural Profession and is to submit his/her SACAP registration number on the prescribed form.

4.2. Design drawings to be submitted in two stages in order to curtail expenses and speed up the approval process.

- 4.3.** Two sets of paper prints of final sketch plans to be submitted to the Estate Architect. After approval thereof the owner is required to submit full building plans for approval by the committee as well as by the local authority. The necessary municipality building application forms to be submitted with the working drawing submission. This also applies to future additions or alterations to existing structures, which will have to fit in with the architectural style of the development.
- 4.4.** The drawing for both stages to be submitted to the Estate Architect
- 4.5.** The approval fees, payable by the owner, are as follows:
- 4.5.1.** Stage 1: Sketch plans – R 3,000.00 per submission. Fees exclude Vat and to be updated on an annual basis.
- 4.5.2.** Stage 2: Building – Plan approval fees of R 2,000.00 per submission. Fees exclude Vat and to be updated on an annual basis.
- 4.5.3.** Additional Scrutiny fees – should it be necessary to scrutinize the plans after approval has been given then a fee of R 1,500.00 per scrutiny shall apply. Fees exclude Vat. Fees to be updated on an annual basis.
- 4.5.4.** Plan approval committee: The compilation of the committee will be the responsibility of the Homeowners Association. It is recommended to include:
- 4.5.4.1.** The Trustees from the Homeowners Association.
- 4.5.4.2.** The Estate Architect.
- 4.6.** These guidelines will be applicable to all building work conducted by and on behalf of an owner on an erf in the Whale Rock Heights Private Estate, including but not limited to the erection of a dwelling house, outbuilding, any minor building work, and the erecting of anything on the erf that will disturb the natural condition of the soil thereof or will excite the run-off of rain or storm water.
- 4.7.** Where an owner wishes to conduct building work as defined in guideline 4.6 on an erf for which a building plan is not required, such owner shall notify the Trustees through the Managing Agent of such intended building work. The Trustees shall be entitled to make a determination to what extent these Regulations will be applicable to building work in terms of this guideline 4.7.
- 4.8.** Remarks made by the Estate Architect and conditions or directions imposed by the committee when a sketch or building plan is approved must be addressed and complied with.

5. DRAWINGS REQUIRED:

5.1. STAGE 1 – Sketch Design:

5.1.1. Submission to include:

- 5.1.1.1.** 1:100 floor plans, sections and elevations.
- 5.1.1.2.** Site contour plan to a 1:200 scale complete with 500mm contour survey, all indigenous trees, indicating all site works, paving and the exact siting of the buildings. A clear indication shall be given of the exterior finishes and structure envisaged.
- 5.1.1.3.** Colour Scheme.
- 5.1.1.4.** Land Surveyor's Certificate for boundary pegs.

5.2. STAGE 2 – Building Plans:

5.2.1. Submission to include the following:

- 5.2.1.1.** Six sets of the building plans to a minimum scale of 1:100 complete with floor plans, sections elevations, site works and levels. Fenestration, roof tiles (plus colour), decks and outside work to be clearly indicated.
- 5.2.1.2.** A detailed site plan showing the position of trees, screen walls and the buildings.
- 5.2.1.3.** All service installations i.e. water sewer and electrical to be indicated.
- 5.2.1.4.** Sufficient structural details to be indicated complete with the design of the engineers if required.
- 5.2.1.5.** Sufficient technical details as required in terms of the NBR and to the approval of the local authority.
- 5.2.1.6.** The application forms for approval of building plans by the Local Authority.
- 5.2.1.7.** Whatever technical detail may be required for approval by the Local Authority.
- 5.2.1.8.** It is the client's architect's responsibility to submit the drawings to the Local Authority for approval once the approval of the Committee has been obtained.

5.2.1.9. The approval of the design by the Committee is in general terms and is subject to the approval by the Local Authority.

6. AESTHETIC APPROVAL:

- 6.1.** Approval of sketch plans must be obtained prior to the commencement of working drawings.
- 6.2.** The Estate architect will approve or comment on the plan submission within two weeks and a scrutiny fee per submission shall be payable to the Estate Architect before aesthetic approval of the drawings.

7. NATIONAL BUILDING AND LOCAL AUTHORITY REGULATIONS:

- 7.1.** These regulations, conditions and constrictions have to be adhered to.

8. AESTHETIC STANDARDS:

- 8.1.** Every effort will be made to ensure that these standards are observed.

9. PLAN SUBMISSION ADDRESS:

- 9.1.** All plans of proposed buildings/external alterations at this development have to be submitted to the Managing Agents

10. LAND SURVEYOR'S CERTIFICATE

- 10.1.** Land surveyor's certificates need to be submitted at each level, i.e. ground floor slab height, first floor slab and roof height in terms of 1.27.2.7. This is to ensure compliance with the specified heights for the applicable erf and must be submitted to the Estate Architect within 7 days of the slab being poured or roof erected. Failure to comply with the height restrictions or late submission, will result in building operations being stopped.