



ARCHITECTURAL DESIGN MANUAL

(Annexure “B”)

It is intended that all development within the Hemel en Aarde Estate (whilst still permitting a considerably rich diversity and allowing for the individual owners requirements) shall comply with the guidelines set up so as to retain the character with streetscapes and vistas, while still allowing for areas of privacy within the individual Erven and to prevent any strongly divergent styles or architectural features, at the expense of the whole.

All plans must be in accordance with the National Building Regulations. Plans submitted for review fall within the Aesthetic Guidelines as set out hereunder. Members are to note that this Design Manual is a guide only and all plans submitted to the HOA for consideration will be assessed on individual merit. The Members are first required to obtain HOA’s approval prior to the statutory submission to the local Authority.

1. THE HOME OWNERS ASSOCIATION:

- 1.1 The purpose of the Home Owners Association (HOA) is to, amongst other things, regulate and control development within Hemel & Aarde Estate to the benefit and best interest of the community, and to the satisfaction of the Local Authority;
- 1.2 The HOA determines the hours and conditions that will apply to building contractors and building operations;
- 1.3 The HOA may, subject to the terms of HOA Constitution, alter any part or requirement of these guidelines, and may at any time consult with a firm of architects;
- 1.4 Builders Conduct Rules are available from the HOA.
- 1.5 Members must ensure that all contractors comply strictly with these rules.

2. ARCHITECTURAL GUIDELINES

- 2.1 The height restriction of any structure is 7.5 m above the mean natural ground level of the footprint of the main structure, and dwellings with more than 2 floors placed directly above each other above mean natural ground level will not be allowed. The use of roof space for a 2nd story is encouraged;
- 2.2 The careful handling of the Streetscape, with suitable landscaping, access to garages, parking and dwelling to enhance the village scale;
- 2.3 a) No dwelling to be less than 100 m² excluding outbuildings and garages on Erven below 750m²;
b) No dwelling to be less than 150 m² excluding outbuildings and garages on Erven above 750m².

3. ELEMENTS – Note: this list is not fully inclusive and is indicative only:

3.1 ROOFS

Not Acceptable:

- Semi-circular roofs
- Mansard roofs
- Flat roofs without parapets
- Strong dominant colours.
- Pre manufactured dormers.

Acceptable:

- Expressed Roofs:



Main structure, 30-45 degree pitch

Minor structures, 13 degree pitch

Hidden Roofs:

Screened behind parapets

Below 13 degree pitch

Materials:

Sheeting – Traditional S-Profile

Tiles

Concrete

Shingle

Natural Slate

Colours:

Dove Grey to Black range

Dormers:

Pitched roof dormers

Tradition thatch ‘leg of mutton’ dormers

Solis or Velux type roof windows

3.2.SUPERSTRUCTURE WALLS

Not Acceptable:

Face brick

Pebble dash or other plaster effects Spanish plaster

Ornate gables (Cape Dutch) Building on stilts

Stone clad plinths on 1st floor Level

Acceptable:

Painted bagged brickwork

Smooth or traditional slave plaster and painted Stone plinths

Stone piers, also to chimneybreasts

Shiplap or “Vermont” siding

Colours to be checked with the HOA Manager

3.3 WINDOWS & EXTERNAL DOORS

Not Acceptable:

Fake shutters

Windblocks and glass blocks Reflective glass

Acceptable:

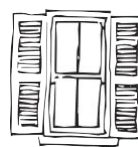
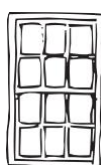
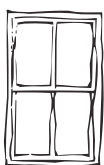
Glazed French and sliding doors

Single windows, vertically proportioned or square Aluminium windows and glazed doors

Timber (painted or natural sealed) UPVC

Pantone colours within the range agreed by the HOA

Victorian sash window; “Cape Dutch” Sash window; Georgian sash window; Casement window; vertical proportions





3.4 CHIMNEYS, VERANDAHS, BALCONIES, BALUSTRADES, PERGOLAS, AND OTHER EXTERNAL ELEMENTS

Not Acceptable:

- Mild steel flues
- Preformed metal awnings
- Decorative wrought iron, cast iron or aluminium
- Exposed drainpipes.

Acceptable:

- Elements to be consistent with style of house. Canvas awnings
- Simple detailing ornamentation, if necessary to design. Timber posts or brick piers to pergolas
- Colours consistent with main house
- Glass conservatories attached to main structure with ARC approval. External grade timber decking
- Stainless steel flues max 1m above adjacent roofs
- Glass and stainless steel handrails

3.5 CARPORTS

Not Acceptable:

- Tubular metal shade ports
- Freestanding
- Entrance from carport into a living area (strictly prohibited)

Acceptable:

- With HOA and neighbours consent prior to installation
- Attached to Main building (no entrance into living area)
- Positioned within the lateral or rear building line
- Maximum height 3m high x 40m² surface area max
- Constructed as per pergolas
- Roofing hidden behind fasciae
- At least 2 sides open
- Roofed or unroofed
- Elements and colours to be consistent with the style of the house

3.6 GARAGES & OUTBUILDINGS

Not Acceptable:

- Precast concrete
- Fiberglass cladding
- Porte cochere
- Wendy houses, tool sheds and garden sheds or similar looking structures

Acceptable:

- Construction consistent with main structure
- Garage doors in timber or metal tip up or sectional overhead. Preferably linked to main structure
- Colour consistent with house
- Fiberglass garage doors in white or colour consistent with house colours
- Dog kennels provided that not visible from road and with a maximum size of 1,5 m x 1,5 m x 1,2 m high



3.7 GARDEN ENCLOSURES, BRAAIS AND LAPAS

Not Acceptable:

- Vibracrete type panels
- Barbed or razor wire.
- Unenclosed washing line area.
- Face brick.
- Street facing boundary/perimeter walls over building line.
- Retaining walls higher than NGL over street facing building line

Acceptable:

- Street Boundary/perimeter walls, clear-view, or PVC permanent picket fencing (flat top and white only), if necessary, maximum 900mm high and set back to building line
- Yard/perimeter walls maximum 2m high
- Plastered masonry
- Painted bagged brickwork
- Machined ranch pole fencing
- Colour consistent with house

3.8 PAVING, DRIVEWAYS AND VISITORS PARKING

Not Acceptable:

- Concrete interlocking pavers
- Unpaved drive
- Two driveways on the same street front
- Driveway and pedestrian walkway with paving in excess of 7 meters wide over common area

Acceptable:

- Clay pavers
- Cobble setts
- Ceramic tiles
- Edged and paneled premix tarmacadam
- Access preferred off minor road where applicable
- Dual access to corner properties
- In-situ exposed aggregate concrete in defined panels

3.9 SWIMMING POOLS AND SPAS

Not Acceptable:

- Portable pools above ground
- Visible pump and filter
- Visible pool outside screen walls

Acceptable:

- Pool paving to be consistent with house paving. Landscaped water features.
- Sound proofed pumps
- Backwash to discharge into the drainage system

3.10 SIGNAGE AND STREET SCAPE

Not Acceptable:

- Theme letter boxes.
- House names and numbers to H & A approval
- Trees – according to municipal by-laws
- Unplanted retaining wall systems.



Acceptable:

House names and numbers in Hemel en Aarde Estate approved typeface.

3.11 SUSTAINABILITY MEASURES

NB: All subject to HOA approval prior to installation.

3.11.1 WATER HAVESTING

Not Acceptable:

- cement
- corrugated iron
- Must not transgress building lines
- Tanks on street view must be screened with a solid screen

Acceptable:

- Plastic tanks
- Tanks up to 5000Litres
- Must have a suitable foundation base to accept the load without distortion
- Tanks on street view and in exposed positions are to be adequately screened to HOA approval. May be screened by vegetation.

3.11.2 ENERGY GENERATION

Not Acceptable:

- Wind turbines – freestanding or roof mounted
- Generators not sound-proofed (exceeding residual noise level by 3dBA)

Acceptable:

- Solar water heating flat panels close-fixed to pitched roof slopes
- Photovoltaic panels, as above
- All conduits/piping matching roof colour.
- All heating panels to be close fixed to pitched or flat roofs

4. STREET FACING BUILDING RESERVE

- 4.1 No area within the building reserve or the common area can be built on with the exception of an approved driveway and pedestrian walkway not exceeding a width of 7 meters in total. Where the driveway/pedestrian walkway extends over the common area the natural ground level may not be altered.
- 4.2 The natural ground levels of the common area are not allowed to be altered.
- 4.3 No retaining walls are allowed to be built within any street facing building reserve other than to support the approved driveway/pedestrian walkway and, if needed, are not allowed to be built higher than natural ground level and may not support a cut area deeper than 0.9 meters at any point.
- 4.4 The garden area within the street facing building reserve may be tiered, terraced, sloped and have its natural shape altered by means of natural means and not artificial means (built retaining walls or retaining blocks). Adjacent tiered and terraced areas are not allowed to differ in height by more than 0.9 meters.
- 4.5 If any garden retaining walls are built within the building lines, (beyond the building reserve) it has to be covered by soil / planted / landscaped.
- 4.6 Planting may be up to the Erf boundary.
- 4.7 Where the natural ground level of any part of the street facing building reserve is to be reshaped and/or altered it may be done subject to the above and subject to building plans being approved



therefore. The aforesaid building plan must include sufficient cross section contour detail and will also have to be approved by the immediate neighbours.

4.8 Any terracing must be as natural as possible.

5. PLAN SUBMISSION:

- 5.1 All single residential building lines and densities as per the relevant zoning scheme
- 5.2 Submission drawings are to clearly express design intentions, with materials selection, and final finishes. It is recommended that architects or other competent persons prepare the plans for submission to HOA;
- 5.3 Two sketch plans showing intended colour scheme to be submitted to HOA for scrutiny, well in advance of submission to Overstrand Municipality.
- 5.4 Once accepted, four sets of detail drawings (three coloured) to be submitted to HOA. On approval, three stamped sets will be returned to the Member for Overstrand Municipality submission, one set to be retained by HOA for record purposes.
- 5.5 Overstrand Municipality will not accept plans without the HOA approval stamp.
- 5.6 Any application for waivers of the National Building Regulations, or any other statutory regulations.
- 5.7 A scrutiny fee as established by the Home Owners Association must accompany the detailed plans. If in the Review Committees' opinion the initial application requires extensive redesign then a re-submission will be considered as a new submission with a new fee to be paid.
- 5.8 Topographical survey by registered Land Surveyor required.

6. STREETSCAPE

The streetscape is defined as the houses in:

- Blue Crane extension and Ruby Rose roads
- The houses at the lower end of the Estate (R43) in the cul-du-sac area of the following streets:
 - (Weaver; Red Bishop; Kittiwake; Cape Willow; Cape Ash; Cape Beach; Cape Chestnut; Sagewood; Candlewood; Milkwood; Plumbago and the R43 side of the Eastern section of Peacock.

- 6.1 50% Coverage of Erf
- 6.2 Alternate double and single story units.
- 6.3 Street building line 4.5m
- 6.4 Side building lines 1.2m minimum
- 6.5 Garaging may be on lateral boundary with a nil building line for a maximum length of 6.5 meters and a vertical height of less than 2.7 meters at boundary
- 6.6 Rainwater to discharge inside own property
- 6.7 Rear building line 3 meters from boundary
- 6.8 No windows facing boundaries closer than 1.2 meters
- 6.9 With reference to other elements refer to general guideline.
- 6.10 No dwellings less than 100m² excluding garaging, ground floor only

7. HOME OWNERS' ASSOCIATION COLOUR:

Pantone colours within the range agreed by the HOA
Colours must first be approved by HOA.

