

SHARK BAY ESTATE

at Langebaan



**SHARK BAY
Langebaan**

DESIGN PARAMETERS

Version 21
August 21



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SECTION 1: INTRODUCTION

The intent of this Design Parameters is to provide potential residents and the architect with a design framework to create a development that is integrated as harmoniously as possible with the unique natural coastal environment. Due to the ecological sensitivity of the indigenous flora and fauna, attention is paid to minimising the visual as well as physical impact of built structures on the landscape. The Design Parameters encourage inhabitants to act responsibly when designing their homes and keep designs simple in external appearance. Designs should not attempt to compete with the natural environment, but at best compliment the existing environment. There is little point in allowing individuals the opportunity to inhabit and invest in such an exquisite site, only to destroy its unique character by ill considered designs that stand out from the environment. Residents are also encouraged to make use of energy efficient design and technology where possible, as long as it is not in conflict with the intent or regulations of the Design Parameters.

No fashionable or imitation period architectural style is promoted within these Design Parameters, even though elements may be reminiscent of certain local aesthetic traditions that have developed over time as an efficient response to the local climate and environment.

The Design Parameters address design on the basis of principles, regulations and controls that relate to building form, material, and scale to maximise the integration within the landscape. The extensive use of natural materials and finishes are therefore also prescribed and encouraged within designs. Materials such as reconstituted, imitation or faux stone finishes will under no circumstances be permitted to be used in lieu of the approved building finishes.

Awareness of views, site and climate are also encouraged and should be considered during the design process. Pitched roofs and the length of such roofs will be limited to accommodate views from surrounding residences within the development. Due to the varying slope of erven across the site, sections within the Design Parameters aim to address this by stipulating height restriction based on the natural contours and sight lines. Orientation of the structures in relation to the climatic conditions will vary from site to site due to the levels and views. The Design Parameters therefore indicate an area on each erf, with relevant setbacks and building lines, where residents are permitted to build.

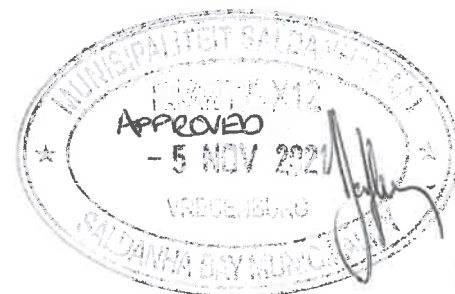
In order to protect, conserve and maintain the natural appearance and features of the area around Shark Bay and Stompneusrots, and to implement a programme to restore the sensitive indigenous flora, a Landscaping Design Parameters and Construction Environmental Management Plan (CEMP) will be implemented. The Design Parameters should be read in conjunction with the CEMP. This will assist in ensuring the long term sustainability of this unique ecosystem.

Though Shark Bay will be a private estate, the general public will be able to access areas surrounding private residential erven within the larger site.

The development offers 68 exclusive residential opportunities for individuals wishing to experience living in one of the few pristine stretches of West Coast environment remaining around the Langebaan lagoon and share in preserving a part of our natural heritage.

These Design Parameters are supplementary to the NBR (National Building Regulations), relevant SABS building codes and local authority requirements and does in no way make compliance with any of these existing regulatory redundant. In the event of any conflict between the Design Parameters and the aforementioned regulations, the more restrictive provision shall apply.

These Design Parameters are approved as part of the Constitution and are applicable to every land owner that forms part of the HOA.

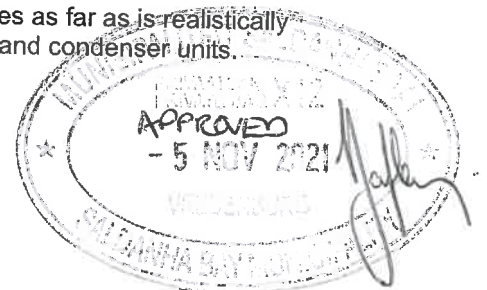


SECTION 2: GENERAL ENVIRONMENTAL DESIGN & ISSUES**2.1 The Site & Environment**

- a) As indigenous fauna are prevalent in the area and the development borders on the West Coast National Park, residents will not be permitted to maintain any facilities or encampments on their properties housing poultry or live stock; be it for commercial or entertainment purposes. Occupants will be permitted to own pets, such as dogs and cats, but these animals are to reside within the confines of the home. The number of such pets may be restricted by the eventual HOA for Shark Bay. Dogs are to be kept on a leash or similar restraint when moving about outdoors with their owners within the larger development. The same rule applies to any visitors to the area. This is to protect any indigenous species from the predatory instincts of many pets.
- b) As much of the indigenous vegetation as possible should be maintained and preserved at all times. Planting of alien species will not be allowed and a planting programme of appropriate species will be implemented and described in the official Landscaping Design Parameters and CEMP to rehabilitate any areas damaged or affected during construction. While excavating for building foundations or any other construction, the utmost care must be taken to ensure conservation of the existing topsoil and vegetation. Please refer to the CEMP for more detail.
- c) An activity margin or zone may exist around the building footprint during the construction phase. Such margins may extend to 1.5m beyond the outer edge of a building footprint. This zone may be extended to permit the creation of retaining wall and berming conditions. Any extension of the area of the activity zone needs to be applied for with any design submission to the Design Review Committee. The edges of each margin would define the activity zone for each site, which has to be defined with temporary poles and hazard tape. No workers would be allowed to step beyond this defined activity zone. This process will need to be monitored by an ECO (Environmental Control Officer) appointed by the developer. Each owner will contribute to the ECO as specified by the developer.
- d) Any cut and fill that occurs on individual erven will have to be within the Building Footprint area and only allowed if it assists in reducing the perceived scale of the building, or aid in the visual integration of the building into the landscape.

2.2 Design of Structures & the Environment

- a) Smaller footprints for residences assist in conserving energy consumption and reducing the impact on the ecosystem. Fragmentation of the building form increases the potential damage to the landscape, increases the cost of services and is less energy efficient.
- b) Pergolas are not exclusively employed as shading devices for exterior living spaces, but also as transitional elements between the surrounding landscape and the scale of built structures. Pergolas can also aid in providing increased privacy from overlooking surrounding properties.
- c) In addition to pergolas, shutters (solid or louvered) can be used as a means of providing shading to glaze areas.
- d) Building materials and finishes that are toxic or contain volatile organic compounds are to be avoided at all cost and more environmentally friendly alternatives are to be used.
- e) Planting of flat roof elements do not only assist in integrating the building into the landscape, but also provide superb natural insulation against climatic extremes.
- f) Using roof terraces maximises space and results in efficient use of building materials and provide residents with the opportunity of gaining extra height for panoramic views from outdoor spaces.
- g) Designs that aim at merging with, rather than claiming the landscape will be favoured.
- h) Hard, angular and flat architectural surfaces with sharply defined edges, i.e. synonymous with modern architecture, will not be encouraged.
- i) Designs are to provide natural and cross-ventilation of interior spaces as far as is realistically achievable. Please see relevant section on air-conditioners, AHU's and condenser units.



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- j) Any timber used in construction should be from a sustainable and replenishable source and certified by the FSC (Forestry Stewardship Council) or similar regulatory body.
- k) Capturing and storage of seasonal rain water storage on site for re-use is encouraged and should be incorporated in the designs where permitted within the Design Parameters.
- l) Any exterior hard surface for patios, paths or driveways has to consist of permeable materials to allow surface and rain water to drain into the landscape.
- m) Interior design of residences will be at the discretion of the owners and the Architect, but should under no circumstances result in the non-compliance of the building form, size or appearance with the Design Parameters.



SECTION 3: LANDSCAPING GUIDELINES**3.1.1: Planting Character**

No formal gardening will be allowed on the erven. The natural fynbos will be allowed to grow naturally. The list of plants allowed for this gardening must be adhered to so that there is no chance of dispersion into the surrounding fynbos. Any invasive plants could have a significant negative visual influence in the long-term.

The use of vines, creepers and planted pergolas will be encouraged as a means of softening the built forms. Security fencing and structures, such as electrical sub-stations, must be shielded by means of screen planting where possible.

Lawn areas will be kept to a minimum and must fall within the area of the building footprint and edges by means of a 300mm deep edging strip to prevent grass from invading outside areas. All areas beyond the edges of the footprint and between the house and the road are to be natural fynbos.

The use of Kikuyu lawn is prohibited. Non-invasive lawn species should be used. Buffalo lawn is proposed. If the local bird and animal life is to be encouraged the use of pesticides and herbicides must be strictly controlled so that the indigenous plants and insects that feed on them can flourish. The use of trees is to be limited and only indigenous species are to be planted.

With the exception of fully enclosed courtyards, all trees and shrubs shall be indigenous to the Cape West Coast. A list of proposed plants follows as a guide. No invasive alien or exotic plants will be allowed anywhere within the development.

Shrubs and groundcovers shall be chosen in keeping with the style and character of the landscape context. The style may be defined as endemic.

Climbing plants and creepers shall be encouraged to cover walls, create shade under pergolas and climb buildings to soften hard edges and surfaces.

The use of informal hedges is encouraged.

The use of 'tropical' plants such as palms, banana trees, Scheffleras, Phormiums, yuccas and/or Strelitzias or use of 'Mediterranean' plants such as cypresses, lavender and Bougainvillea are not allowed.

The use of plants indigenous specifically to the site is proposed.

Generally, the style should be natural and informal.

Planting on roadsides or on sidewalks or embankments must be planted using shrubs and groundcovers chosen from the proposed list and must be planted to blend in with the indigenous areas.



3.1.2: PROPOSED PLANT LIST

SHRUBS & GROUND COVERS

Chironia baccifera
Chondropetalum tectorum
Chrysanthemoides monilifera
Euclea racemosa
Euphorbia mauritanica
Euphorbia burmannii
Leonotus leonorus
Nylandtia spinosa
Metalasia muricata
Orphium frutescens
Polygala myrtifolia
Rhus glauca
Rhus laevigata
Ruschia macowanii
Salvia africana 'coerulea'
Salvia africana 'lutea'
Thamnochortus spicigerus
Amellus asteroides
Carpobrotus edulis
Dimorphotheca pluvialis
Helichrysum crispum
Helichrysum dasyanthum
Oncosiphon suffruticosum
Senecio burchellii
Tetragonia fruticosa
Chaetobromus dregeanus
Chrysanthemoides mincana
Metalasia muricata
Pelargonium capitatum
Sutherlandia frutescens
Agathosma spp.
Aristea africana
Arctotis stoechadifolia Bergius
Carpobrotus acinaciformis
Eriocephalus africanus
Felicia spp.
Gazania spp.
Lampranthus amoenus
Lampranthus vredenburgeris
Limonium capense
Limonium peregrinum
Limonium purpuratum
Lobostemon fruticosum
Pelargonium capitatum
Pelargonium cucullatum
Willdenowia incurvata
Zantedeschia aethiopica



BULBS

Amaryllis belladonna
Brunsvigia orientalis
Ornithogalum thyrsoides
Ornithogalum conicum
Chasmanthe aethiopica
Watsonia sp

CLIMBERS

Dipogon lignosus
Cynanchum obtusifolium (melktou)
Kedrostis nana (dune potato)

HEDGE SPECIES

Chrysanthemoides monilifera (bietou, low hedge)
Rhus crenata
Rhus laevigata/mucronata

TREES

Olea europaea subs. 'Africana'
Sideroxylon inerme

LAWN

Buffalo grass (*Stenotaphrum secundatum*)

This list serves as a Parameter. Other plants indigenous to the Cape West Coast, not on this list, may be used.



SECTION 4 : TOWN PLANNING & ZONING SCHEME CONTROL

Please refer to the appropriate Design Review Committee document.



SECTION 5: DESIGN PARAMETERS**5.1 Consolidation of Erven**

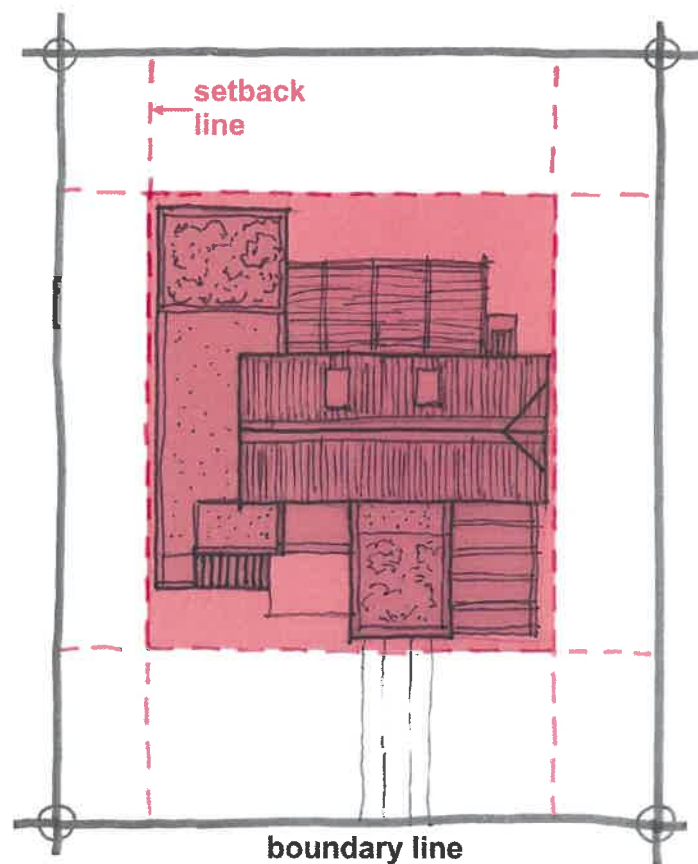
- a) Two or more erven may be consolidated, i.e. one house on two, three, etc erven. All Design Parameters applicable to a residence on any one of the single erven will still apply and be enforced for consolidated erven. In other words, the maximum coverage will remain as stipulated for a single erf (i.e. max 250m²) and not doubled due to the house being built across two or more erven, unless subject to municipality's approval

5.2 Second or Multiple Dwellings

- a) No second dwelling or multiple dwelling applications will be considered or status issued. No attempts should be made to design dwellings in such a way to allow Owners to convert dwellings into second dwellings for rental or any other purposes at a later date.

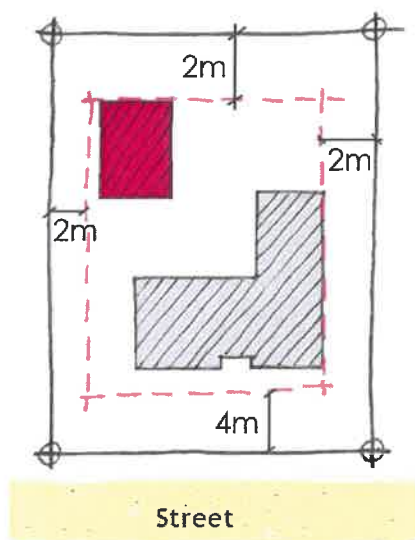
5.3 Development Platform & Setbacks

- a) The Development Platform is a designated area within which the Building Footprint must be located and all building work will be permitted. No part of a residence, garage, car port, external deck or patio will be permitted outside of the Development Platform.
Please see Figure 5.3.1 for an example

Figure 5.3.1

- b) This area is determined by a setback from each erf boundary. The setbacks are prescribed to maintain an adequate distance between any adjacent structure to ensure view corridors, solar penetration and privacy.
- c) These setbacks vary depending on the location and size of the erf. Refer to Langebaan zoning scheme. Please see figure 5.3.2

Figure 5.3.2



5.4 Coverage / Building Footprint

- a) Coverage or Building Footprint is defined by the two-dimensional plan area (represented in m²) containing all built structures with a solid roof covering (including garages, storage areas and covered patios covered by a solid roof covering).
- b) Solid roof coverings are seen as thatched, sheet metal or concrete roofs.
- c) Car ports without a solid roof covering may not exceed 40m² in total.
- d) c) Patios and carports without a solid roof covering may not exceed 40m² 80m² in total, including pergolas as well as latte pergolas. The carports/ patios/ pergolas without solid covering will not form part of item 5.4. (e). This area does not form part of car ports as per 5.4.e).
- e) The maximum total coverage for every erf is 250m².
- f) There is no minimum coverage for any erf.
- g) Coverage will not be determined on a percentage basis of the total erf area.
- h) The maximum 250mm roof overhang will not form part of the coverage.

5.5 Building Form & Shape

- a) Only the garage may be separated from the main building into a separate freestanding element to reduce the visual impact, but this is not encouraged as it increases the potential area of landscape affected by the building work and is generally less efficient for the design and installation of services.
- Please see Figures 5.5.1 & 5.5.2 for an example and refer to Sections 5.6 to 5.9.





Figure 5.5.1

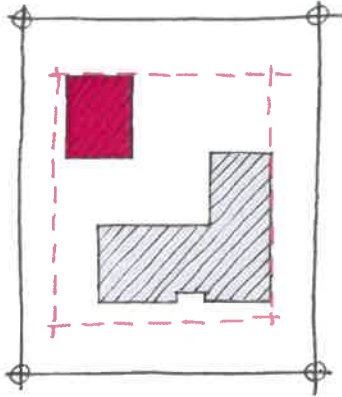
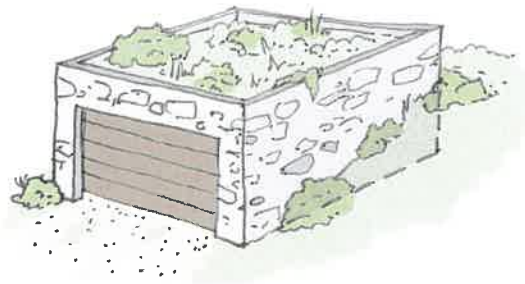
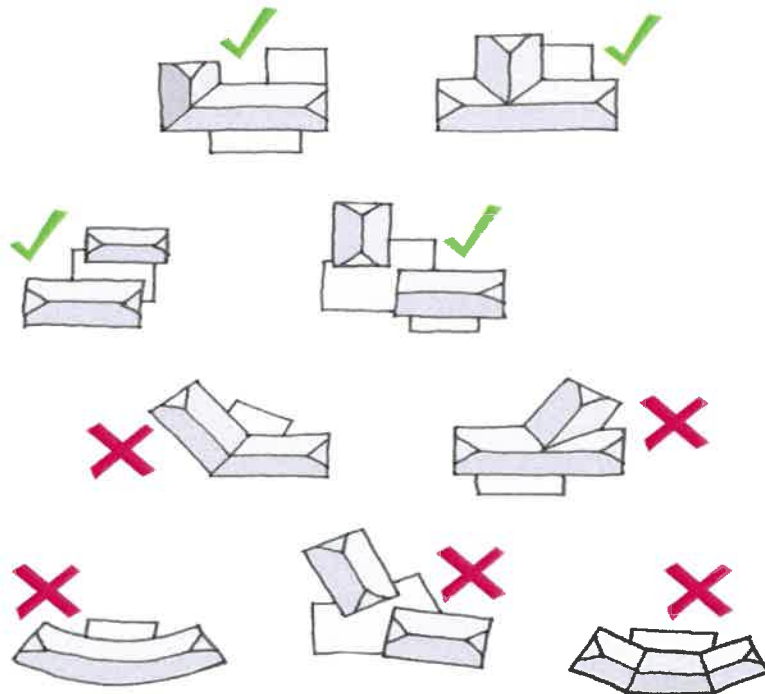


Figure 5.5.2



Portions of the building covered by pitched roofs have to be rectilinear in shape and at right angles to similarly roofed portions. Please see Figure 5.5.3 for an example.

Figure 5.5.3



- b) The main portion of the latter (pitched roof building forms) has to be orientated parallel to the natural topographical contours on the individual site, or as close as can be reasonably expected, if the design allows this orientation. Please see Figures 5.5.4 & 5.5.5 for an example.

Figure 5.5.4

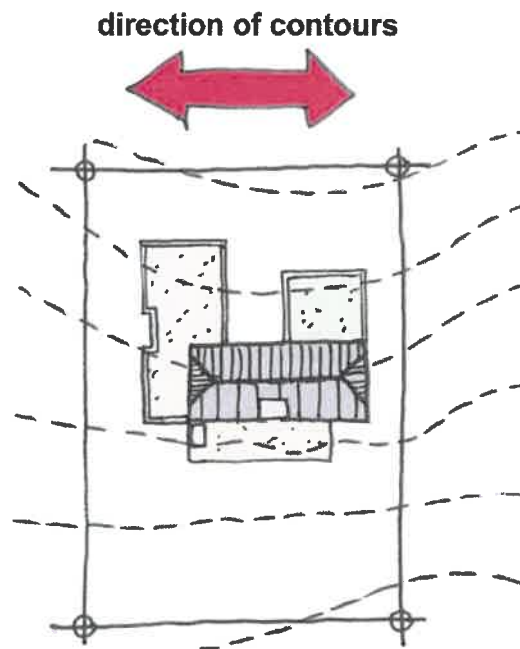
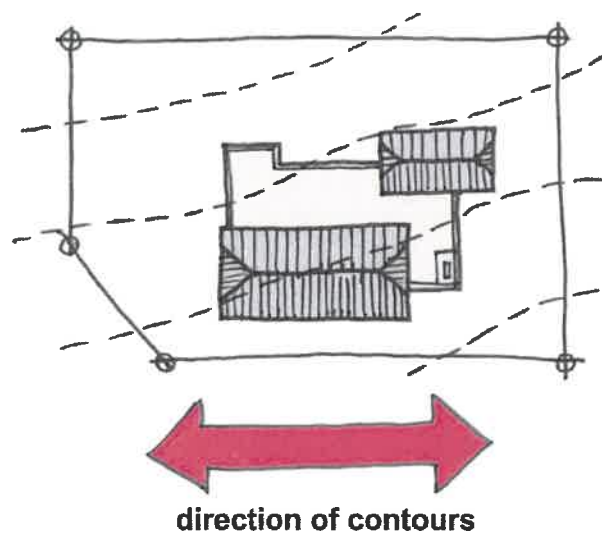


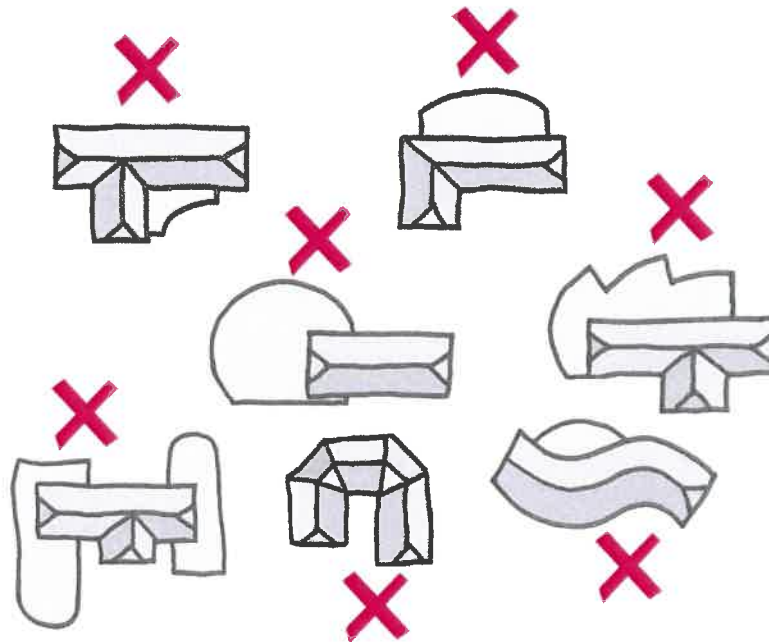
Figure 5.5.5



- c) Building forms consisting of circular, curved shapes will not be permitted. This is due to the inefficiency of roofing such shapes with the roofs permitted under the Design Parameters, and to maintain a harmonious relationship between pitched building forms and adjacent forms. Please see Figure 5.5.6 for an example.

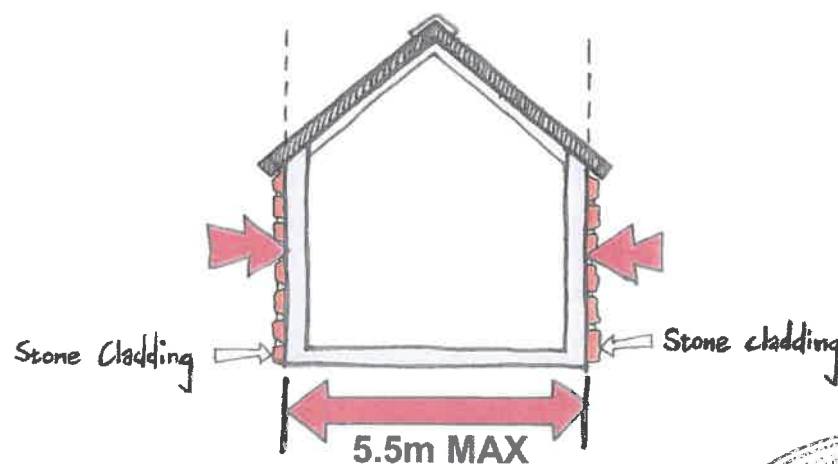
*This does not apply to low walled elements employed to create berming against parts of the building to assist with visual integration in the surrounding landscape (See Section 5.10).

Figure 5.5.6



- d) Maximum block width for sections of pitched roofs (measured to exterior face of walls) = 5.5m. This excludes the exterior cladding of the building. Please see Figure 5.5.7 for an example.

Figure 5.5.7



- e) Primary structures may be offset at an angle relative to the boundaries to follow the line of the topographical contours on an individual site. External walls to secondary flat roofed structures may only be offset relative to one another and primary pitched roof structures to relate to the natural contours of the individual erf.

Please see Figures 5.5.8 & 5.5.9 for examples.

Figure 5.5.8

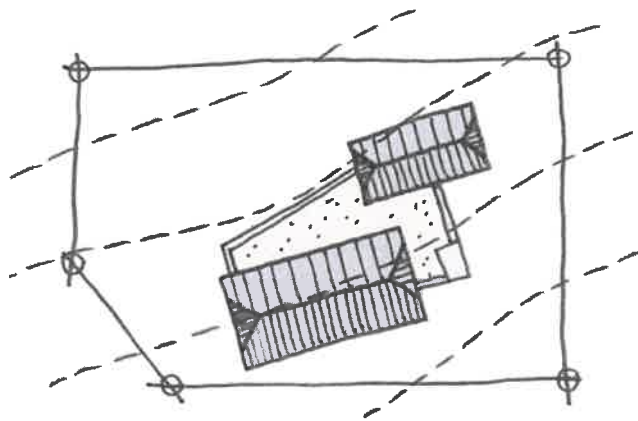
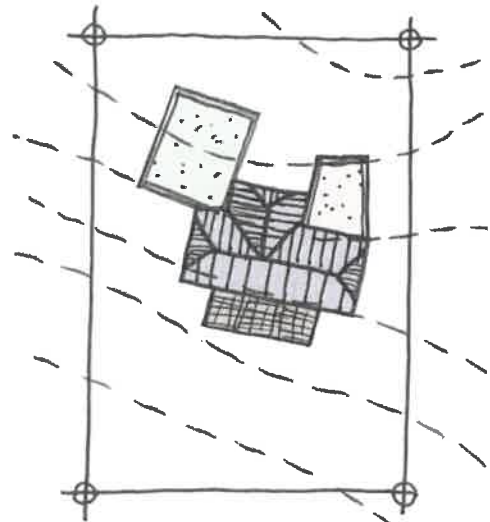


Figure 5.5.9



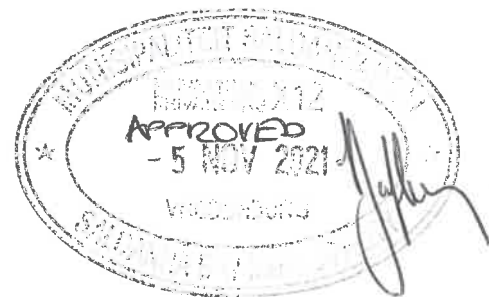
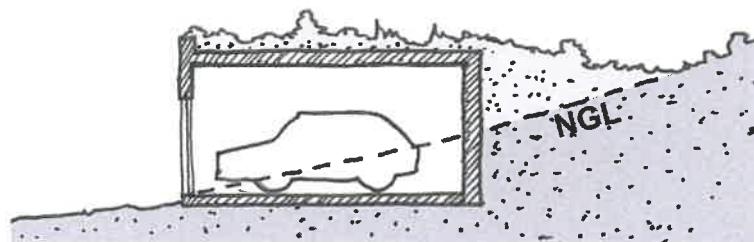
- f) This section is to be read in conjunction with sections 5.6 (Garages etc), 5.7 (Cut & Fill), 5.8 (Height Restrictions) and 5.9 (Roofs).

5.6 Garages & Carports

- a) Garages constructed as separate building forms are only to have flat roofs that are planted with local approved vegetation or finishes.

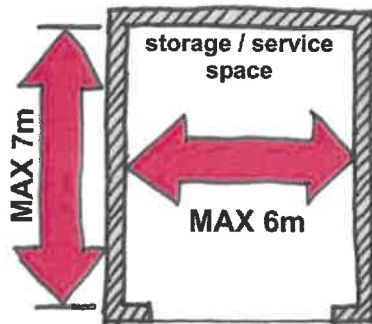
Please refer to Figure 5.6.1, Figure 5.5.2, Figure 5.7.8 and Section 5.9 (Roofs).

Figure 5.6.1



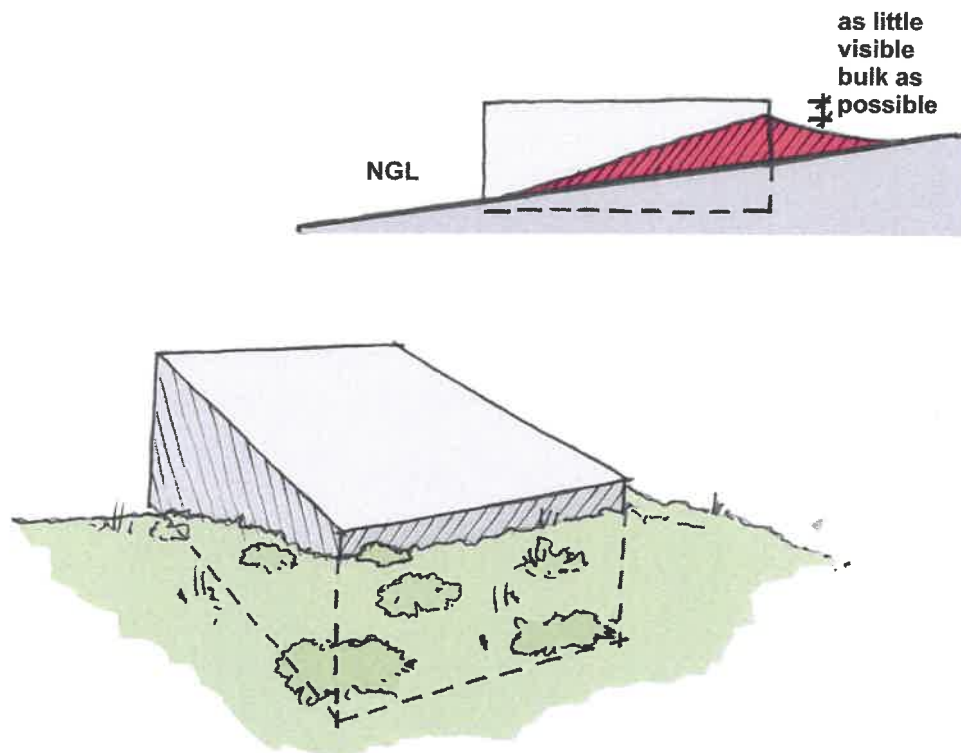
- b) Garages are to be no wider than necessary to accommodate two vehicles parked next to each other. No triple garages will be allowed. Space may be allowed inside the garage for washing and drying appliances.
Please see Figure 5.6.2 for an example and permitted dimensions for a freestanding garage.

Figure 5.6.2



- c) Where possible garages must be integrated into the landscape by berming adjacent landscape against the side and/or rear walls to conceal the scale of structure as far as possible.
Please see Figure 5.6.3 for an example.

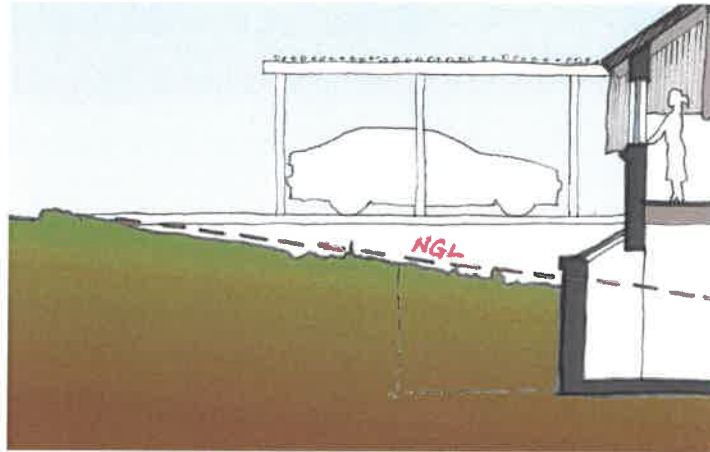
Figure 5.6.3



- d) Carports are encouraged as an alternative to garages. For guidelines regarding the structure and shading of car ports please refer to Section 5.13.
- e) Carports may be used on top of reinforced concrete (RC) roofs on erven with a sufficient drop in level across the property.

See Figure 5.6.4 for an example.

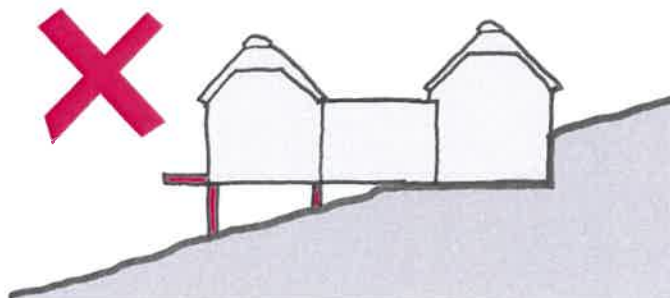
Figure 5.6.4



5.7 Cut & Fill

- a) All building forms to be directly attached to ground – no posts, columns or stilts are permitted to raise the building above natural ground level unless supporting an external timber deck. Please see Figure 5.7.1 for an example.

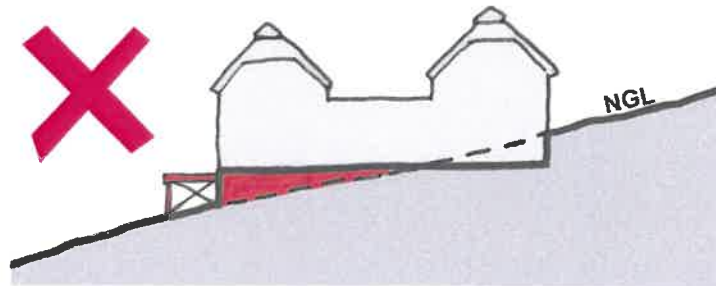
Figure 5.7.1



- b) No building platform is to be filled to raise the Finished Floor Level (FFL) for any reason. Please see Figure 5.7.2 for an example.

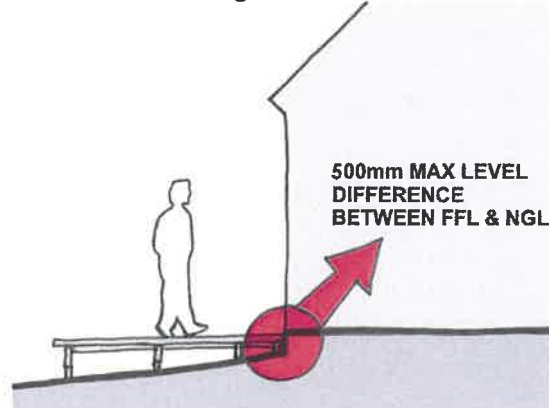
Figure 5.7.2





- c) The FFL of the interior spaces are to be no more than 500mm above the Natural Ground Level (NGL) at the front of the building. Please refer to Figures 5.7.3. This FFL is to be continued to the rear of the building as far as possible. This is done to reduce the visible profile and visual impact of built structures.

Figures 5.7.3



- d) Buildings may be stepped/terraced in sections to follow the drop in level across the site. Owners should note that though this has to comply with the relevant parameters under Section 5.9.

Please see Figure 5.7.4 below for an example.

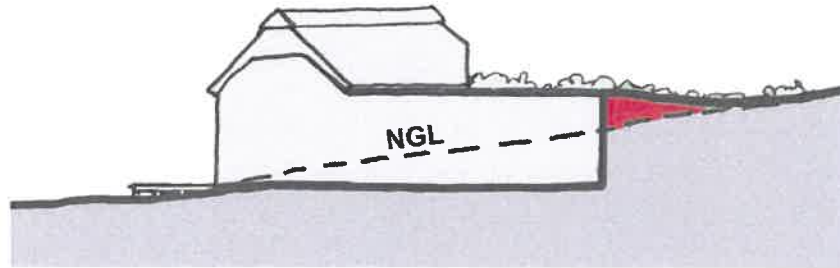
Figure 5.7.4



- e) Fill may only be applied in the form of berming against walls to reduce the visible bulk and scale of the structure. These berms may be created to slope onto planted flat roof portions to blend the building even more into the landscape. Such berms may only be created to the maximum slope / angle of 1:2. Sufficient structural precautions should also be taken to ensure that external walls of the dwelling can retain the added weight of the berming.

Please see Figure 5.7.5

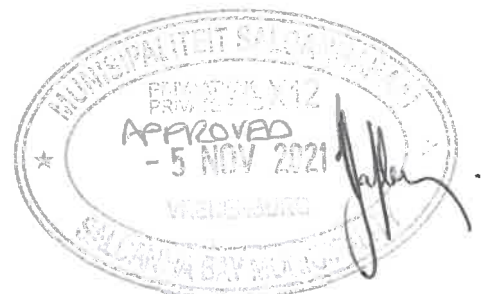
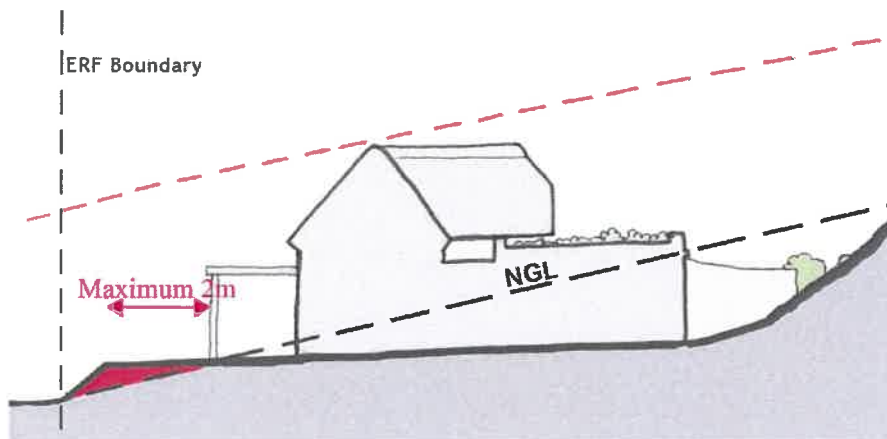
Figure 5.7.5



- f) Fill may also be applied in the form of berming where the building is dropped below the natural ground level on all sides. Such berms may only be created to the maximum slope/angle of 1:2. These berms to be planted to as per landscape architect guidelines to blend with the natural landscape.

Please see figure 5.7.6

Figure 5.7.6



- g) Building platforms for garages may also not be filled to raise the FFL above NGL. Instead, where the FFL is equal or below the NGL, appropriate precautions have to be taken to prevent ingress of rain or surface water runoff into the garage. Such precautions may include recessed channel drains in front of the garage threshold. Such drainage channels have to be discharged appropriately to connect to the civil storm water system or be discharged into a proper on site soak-away or water storage tank. Drainage channel may be covered with steel mesh/grille. Please consult the Landscaping Design Parameters for any additional information on external surfaces and the drainage thereof.

Please see Figures 5.7.7 to 5.7.9 for examples.

Figure 5.7.7

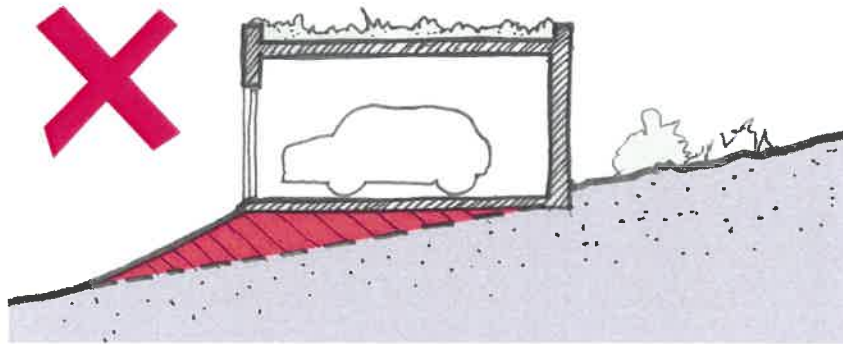


Figure 5.7.8

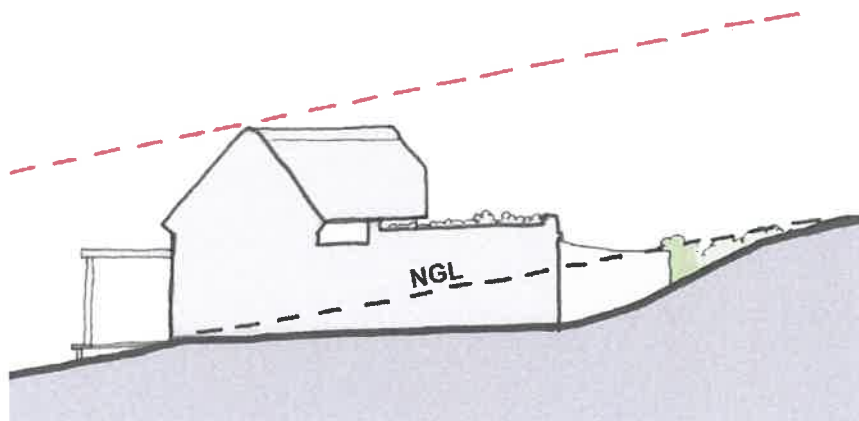
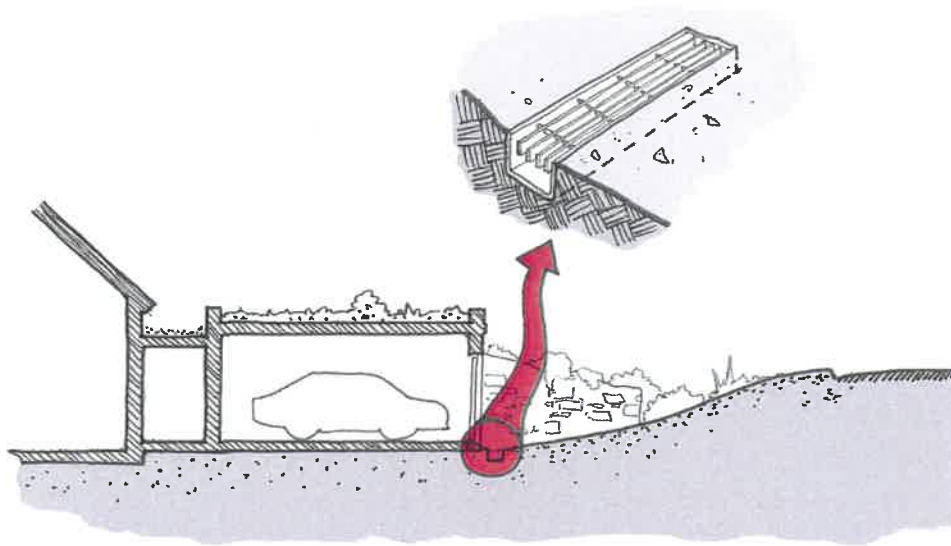


Figure 5.7.9





- h) Private courtyard abutting external walls around the perimeter of the house will not be permitted to be cut into the landscape. This would be tantamount to creating retaining walls with large exposed faces and is not desirable.

Please see Figure 5.7.10 to 5.7.12 for examples.

Figure 5.7.10

Figure 5.7.11



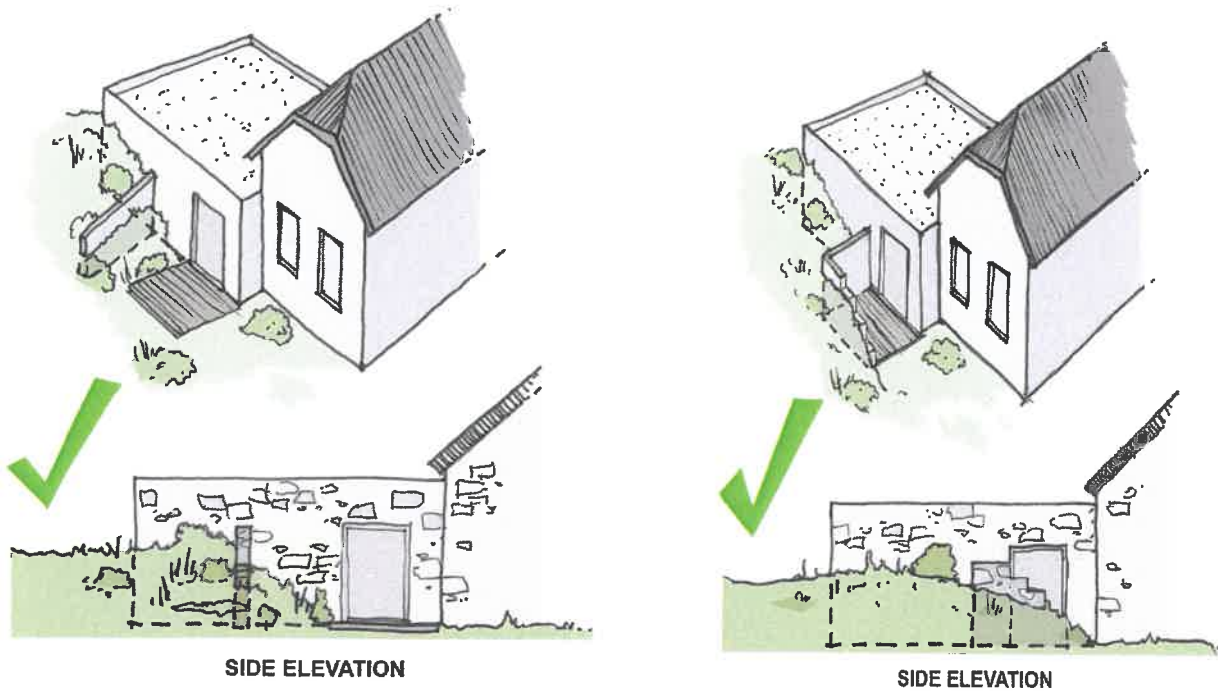
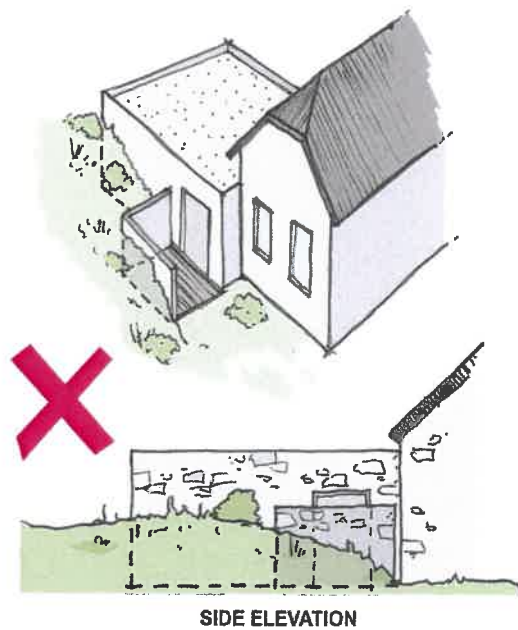


Figure 5.7.12



5.8 Height Restrictions & Levels



- a) The datum level from which height is determined is the topographical contour plan of the site. Please refer to Annexure 2 for contour plan.
- b) Height is measured vertically to the natural ground level /slope of the site. Not perpendicular.
- c) Building height is further described in relation to pitched and flat roofs under Section 5.9.

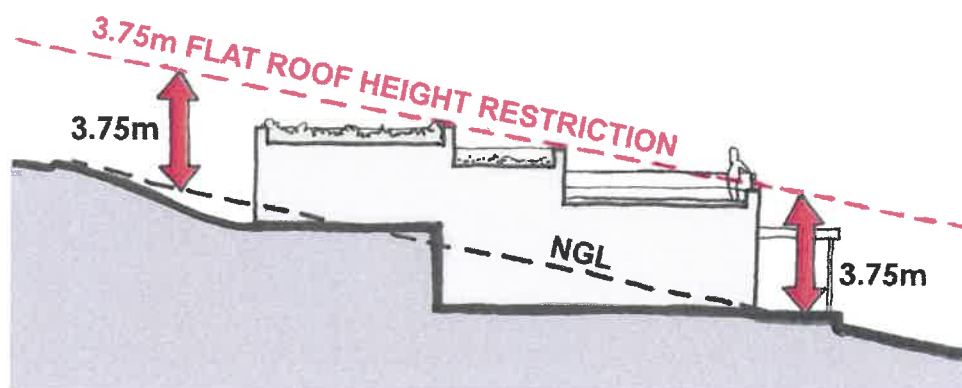
5.9 Roofs

- a) Height restriction for pitched and flat roofs is measured as described under sub-sections 5.9.1 & 5.9.2.
- b) Any residence exceeding 140m² coverage, will be required to have a combination of flat roofs and pitched roofs.
- c) The pitched roof section on any building may not exceed 140m².
- d) No "whirly bird", cowled or any other ventilators that attach and project from roof surfaces may be used. The use of permissible solar shading design elements or cross ventilation is recommended instead.

5.9.1 Flat roofs:

- a) Height restrictions for flat roofs of freestanding buildings (Section 5.5) and residences that have only flat roofs are measured to top of parapet and is a maximum of 3.75m above NGL (measured vertically). This applies to front and rear facades of buildings. Please see Figure 5.9.1-a for an example.

Figure 5.9.1-a



- b) Where a flat roofed building is terraced, or stepped, resulting in a secondary façade exceeding 2.75m, a pergola element has to be placed on such a façade. The pergola has to cover at least 30% of the façade. Please see Figure 5.9.1-b & 5.9.1-c for examples.



Figure 5.9.1-b

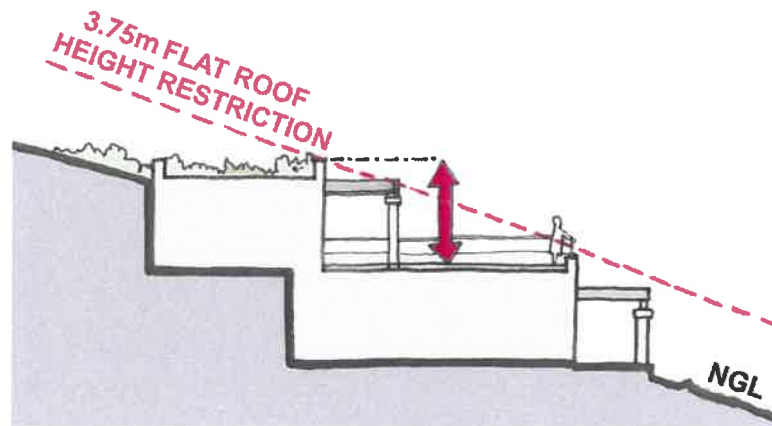
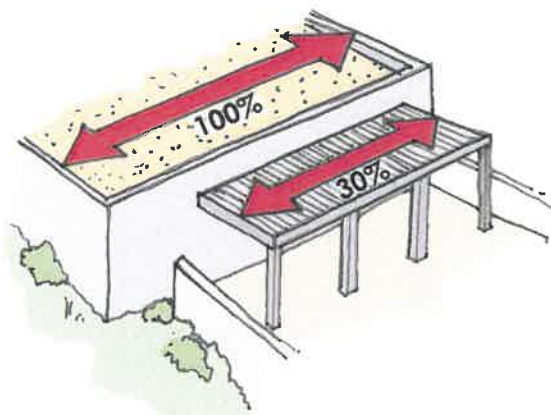
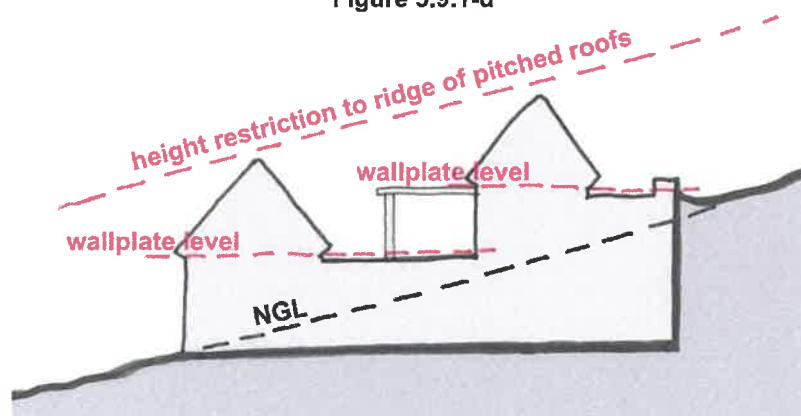


Figure 5.9.1-c



- c) If used in combination with pitched roofs, flat roofs may not be higher than the wall plate of the pitched roof it abuts against. Where two pitched roofs are present it may not be higher than the lowest wall plate of the pitched roofs it abuts. Please see Figure 5.9.1-d for an example.

Figure 5.9.1-d



- d) Parapet walls surrounding flat roof areas abutting pitched roofs, both planted and stone chip covered, may still not exceed 3.75m above NGL.
- e) Where parapet walls are used as balustrades around roof terraces it may also not exceed 3.75m above NGL. If this does not provide the required 1m Above Finished Floor Level (AFFL) of a roof terrace, then the handrail should be fixed on top of the parapet wall as depicted in Figures 5.9.1-a & 5.9.1-b and as described in Section 5.14.
- f) Flat roofs are only to be constructed in reinforced concrete (RC). No low gradient monopitch roof design incorporating sheeting, shingles or tiles will be allowed. Please see Figures 5.9.1-e to 5.9.1-g

Figure 5.9.1-e

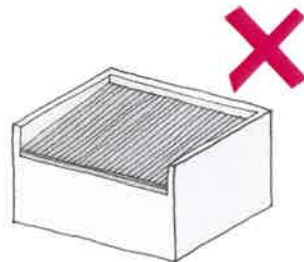


Figure 5.9.1-f

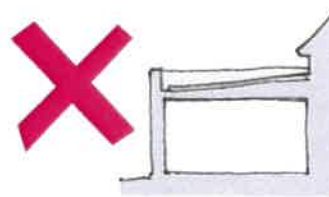
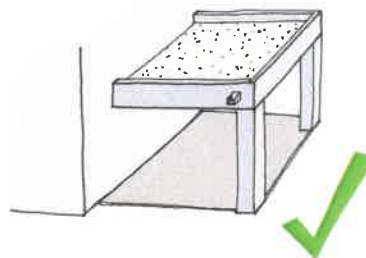


Figure 5.9.1-g

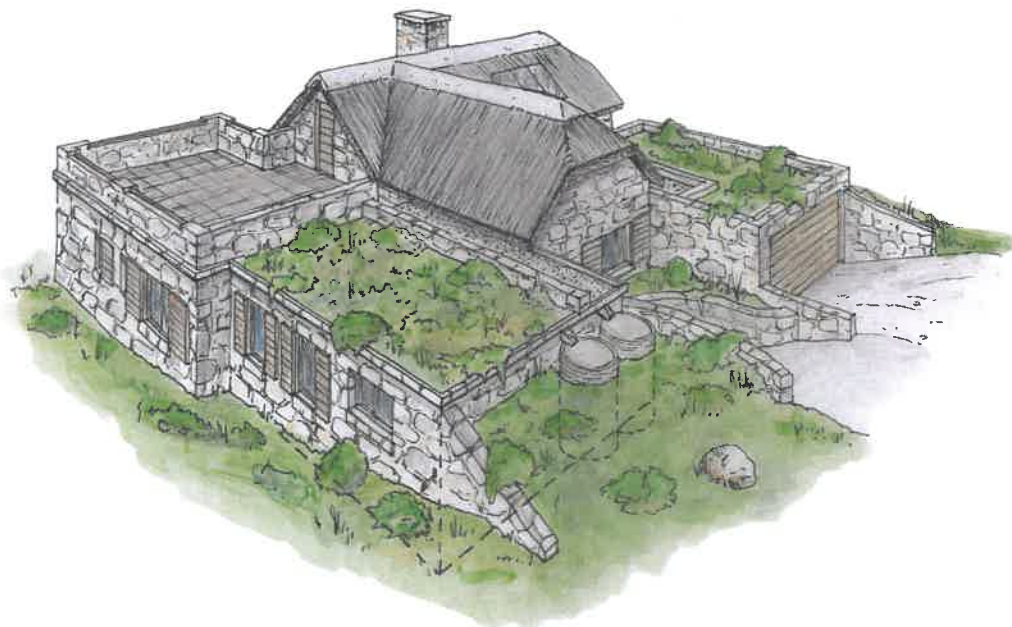


- g) RC roofs may be constructed of in-situ cast slabs, precast pre-stressed RC slabs, rib-&-block or similar concrete construction. Precast stair may be used for external stairs leading to roof terraces, where applicable, but still have to be finished to match all other external walls and comply with Sections 5.10, 5.14 and 5.18.
- h) Flat roofs may be covered in the following finishes:
 - a. Stone-chip or pebbles;
 - b. Planting of indigenous vegetation.
 - c. Roof terraces may have timber deck finishes, natural stone tiles or paving slabs that are preferable light grey to charcoal in colour as mentioned in 5.16
- i) Stone-chip (or pebble) covering flat roof portions must be a minimum of 5cm (50mm) thick to conceal any waterproofing membranes and blend in with the colours of the surrounding landscape. Stone chip or pebbles are either to be sourced from a Design Review Committee approved supplier or presented as a sample board covering a flat area of no less than 300mmx300mm. Stone from the site may not be used for any building purposes, unless approved by the appointed ECO or Design Review Committee.



- j) Roof planting is prescribed to maximise the rehabilitated area of vegetation, to integrate the building into the surrounding landscape and minimise the visual impact. Roof planting must be done according to the Landscaping Design Parameters. Please refer to Section 5.9.2 for the relevant clause on setbacks of planting from pitched roofs. Possible roof planting is depicted in Figure 5.9.1-h below.

Figure 5.9.1-h



- k) For flat roof areas of 30m^2 - 39m^2 , at least 20% of the flat roof areas have to be planted.
- l) For flat roof areas of 40m^2 - 49m^2 , at least 28% of the flat roof areas have to be planted.
- m) For flat roof areas of 50m^2 - 59m^2 , at least 40% of the flat roof areas have to be planted.
- n) For flat roof areas in excess of 60m^2 ($> 60\text{m}^2$), no less than 50% the flat roof areas have to be planted.
- o) No fascia or exposed gutters may be used such as PVC, fibre cement, aluminium or galvanised steel with thatched roofs, with sheet metal roofing, fascia's, aluminium gutters and downpipes may be used.
- p) Where possible it should be considered to direct rain and roof water run-off towards on-site water storage tanks.
- q) Hopper heads may be used for roof overflows instead of fullbore outlets or as a precautionary measure. Please refer to Annexure 3 for approved colours and details on hoppers and downpipes.



- r) Downpipes are also to be aluminium with finish to match hopper heads. The location of downpipes should be considered with the external appearance of the design in mind as well as the optimum areas to discharge any rainwater. Indicate possible means of allowing water to drain into the natural landscape without causing erosion. Provision for dissipating rainwater runoff should be made with permeable external hard surfaces as described in Sections 5.16 & 5.17 and the Landscape Design Parameter.
- s) Chains (vertically fastened) may also be used instead of downpipes if combined with roof spouts or hoppers. Please see Annexure 3 for more detail.
- t) Drainage spouts may also be used to drain flat roofs or roof terraces (Figures 5.9.1-g to 5.9.1-h). Provision for dissipating rainwater runoff should be made with permeable external hard surfaces as described in Section 5.16 & 5.17 and the Landscape Design Parameter.
- u) Concealed gutters and/or full-bore outlets are also permitted to drain flat roof areas.
- v) No fascia's are permitted such as timber, PVC, fibre cement (Nutec), or any other with thatched roofs. Sheet metal roofs are permitted to have these items with the colours matching windows, roofs and shutters.
- w) For the recommended design of sustainable planted roofs please consult the Landscaping Design Parameter.
- x) RC roofs should be waterproofed properly with the necessary gradient incorporated either in the slab or screed/topping.
- y) Skylights or roof lights may be used on flat portions to allow light and ventilation to internal spaces but has to comply with flat roof height restrictions. Please refer to Section 5.9.3 & 5.11 for more detail.



5.9.2 Pitched (Double Pitched) Roofs:

- a) Maximum building height for pitched roofs is measured vertically to the ridge /apex, and not mid-pitch, from the NGL of the site as indicated in Figures 5.9.2-a to 5.9.2-c.

Figure 5.9.2-a

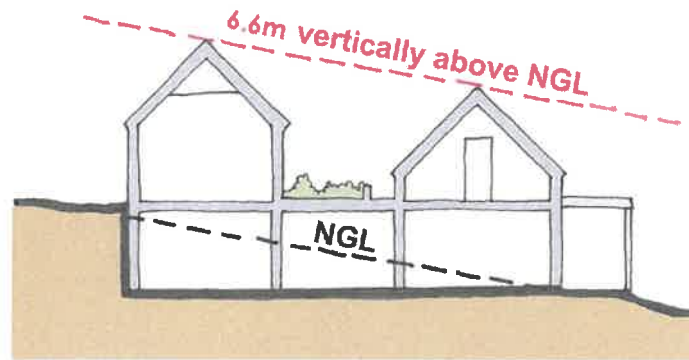


Figure 5.9.2-b

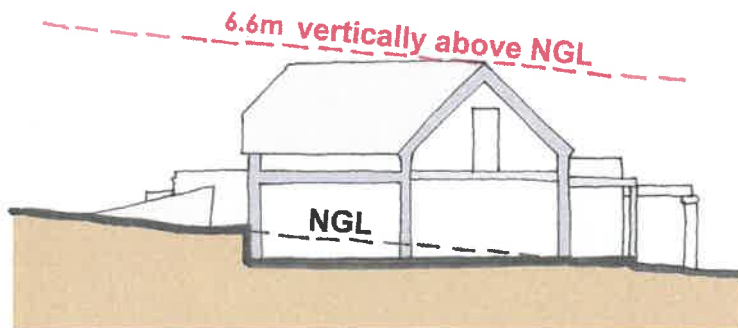
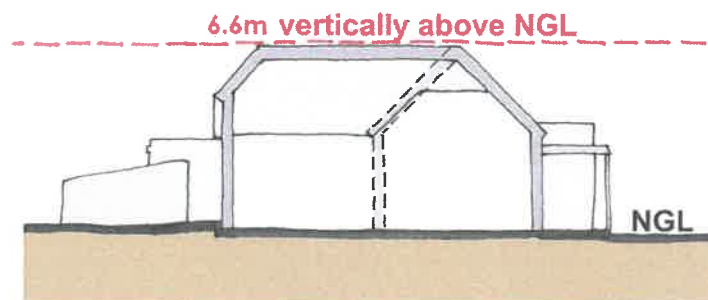
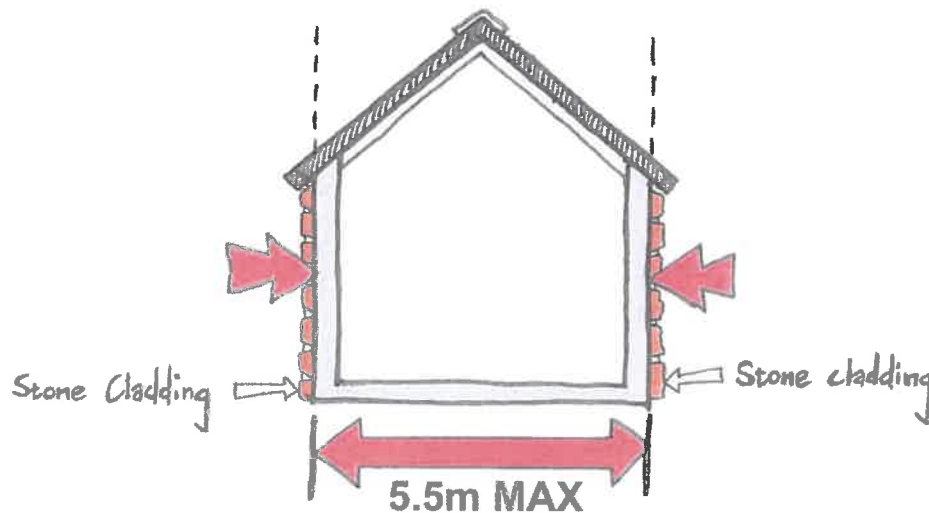


Figure 5.9.2-c

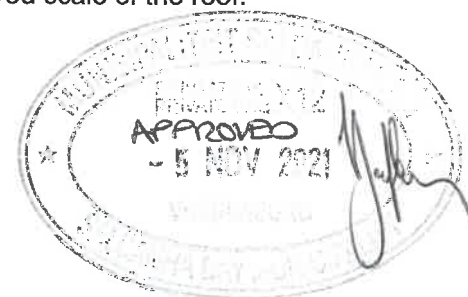


- b) The maximum height for any pitched roof is **6.6m** above the NGL of the erf as indicated in Figures 5.9.2-a to 5.9.2-c.
- c) The maximum width of any room capped by a pitched roof may not exceed 5.5m. This distance measure from the outside face of exterior walls and excludes exterior cladding. Please see Figure 5.9.2-d for example.

Figure 5.9.2-d



- d) Mezzanine floors or staircase landings as indicated in Figures 5.9.2-a to 5.9.2-c may be used internally in roof spaces. No departures will be made regarding height restrictions to permit more spacious split level dwellings.
- e) All pitched roofs are to be symmetrical at the gable ends and about their ridges.
- f) The only roofing material allowed for pitched roofs will be natural thatch or sheet metal. No other roofing material will be considered for pitched roofs. Thatch is to be treated with the appropriate fire retardant preparations and a fire retardant layer may be incorporated within the thatch. Contractors installing the thatch should comply with any Fire Management Plan for the development.
- g) No synthetic, artificial or imitation thatch may be used.
- h) All pitches are to be from a minimum of 40° to a maximum of 45°. Due to the nature of thatch no roof pitch may be less than 40° to insure proper drainage of rainwater and an acceptable lifespan of the roof.
- i) Perimeter eaves/overhangs to project a maximum of 250mm. Roof structure/ rafters are to be entirely concealed from the exterior. This 250mm overhang will not form part of the coverage calculation.
- j) Material of the sheet metal roofing to be SAFLOK 410 or similar approved and colour to be SLATE or similar approved.
- k) Gable ends of thatched roofs may be terminated using "wolfsneus" (jerkin roof) half-hipped ends instead of gables to reduce the overall visual impact and perceived scale of the roof.



Please see Figures 5.9.2-e, 5.9.2-f & 5.9.2-g for examples. This is not applicable for metal roof sheeting pitched roofs

Figure 5.9.2-e



Figure 5.9.2-f

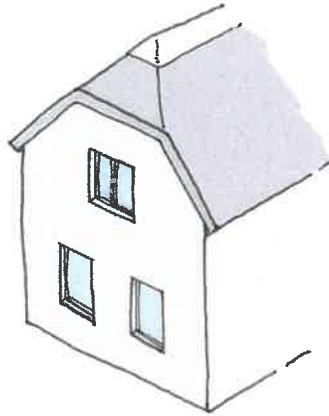
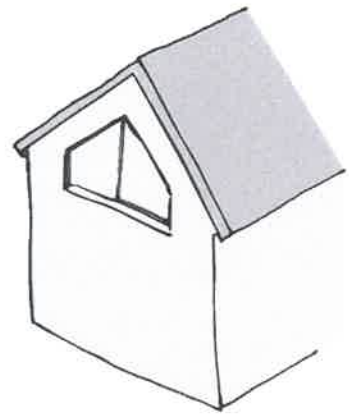
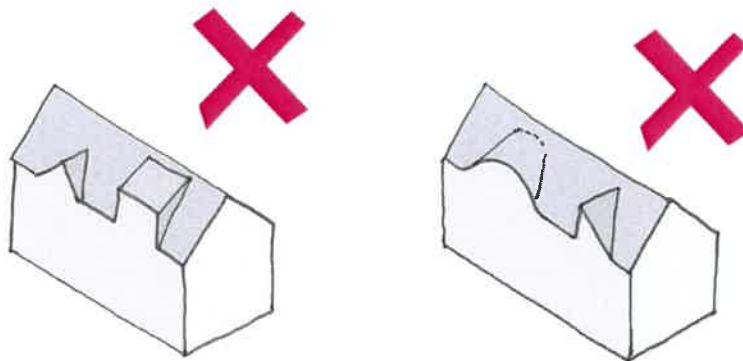


Figure 5.9.2-g



- l) No dormer windows or dormer gables will be permitted. Please see Figure 5.9.2-h below for examples.

Figure 5.9.2-h



- m) No traditional Cape Dutch style gables or any other projecting / parapet gable as depicted in Figures 5.9.2-i to 5.9.2-j will be permitted.

Figure 5.9.2-i

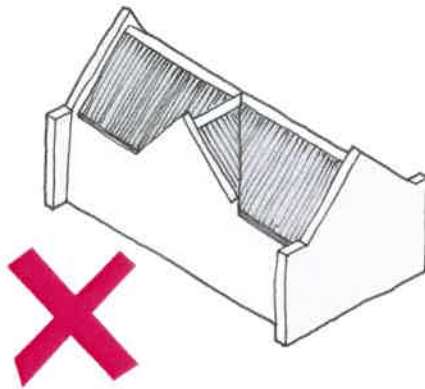
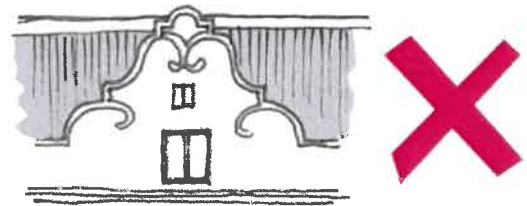
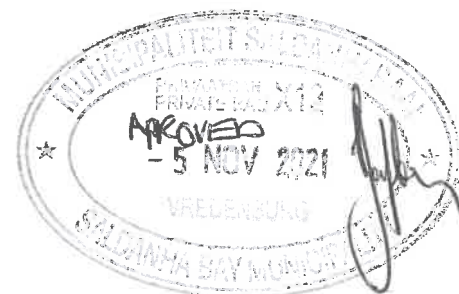


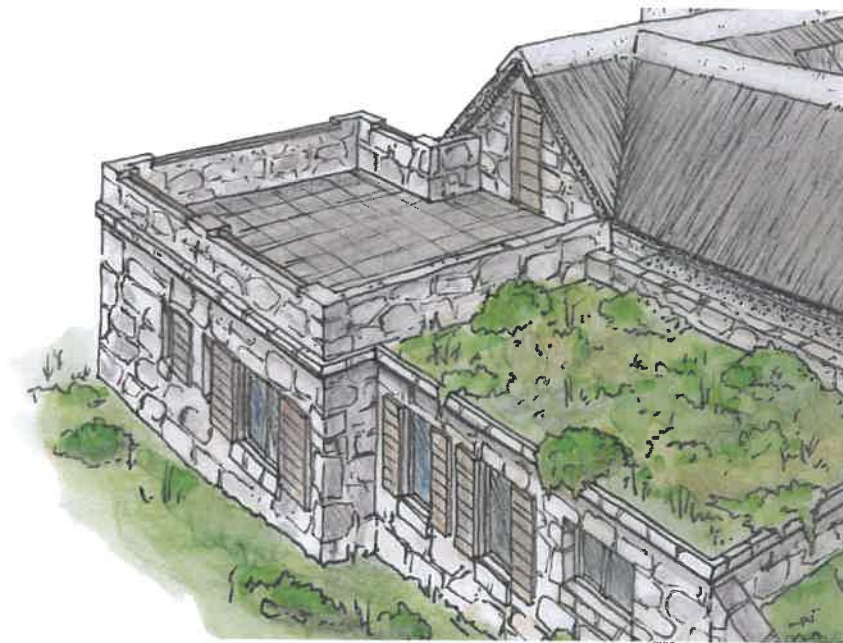
Figure 5.9.2-j



- n) The only alternative to the "wolfneus" hip (jerkin roof) that will be allowed is when an access doorway is required from the building interior to a roof terrace. In this case the eaves/overhang should be no less than 300mm around such a gable end. Please see Figure 5.9.2-k for an example.

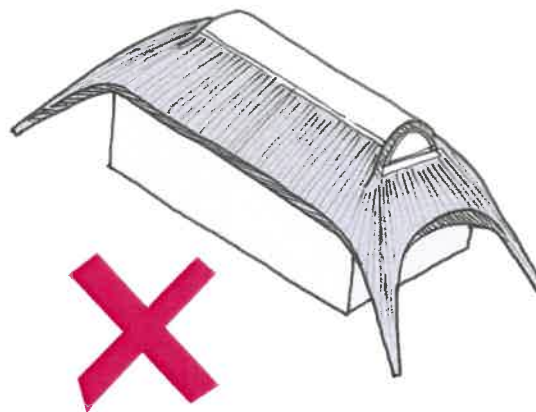
Figure 5.9.2-k





- o) No thatched roofs or roof structure may be extended to NGL as depicted in Figure 5.9.2-m below.

Figure 5.9.2-m



- p) No dormer type windows will be permitted as part of the roof design. Please see Figures 5.9.2-g for examples. Roof windows will be permitted; please refer to sub-section 5.9.3.
- q) Pitched roofs will only be permitted to span a maximum of 75% of the width of any development platform, excluding the following development platforms: Portions 1,2,3,4,5,6,7,8,15,16,17,18,19,20,41,42,43,44,45,63,64, as indicated on attached plan (Figure 5.9.2-n). These platforms may span the full width of 100%. Please refer to Figure 5.9.2-o for an example.

Figure 5.9.2 -n



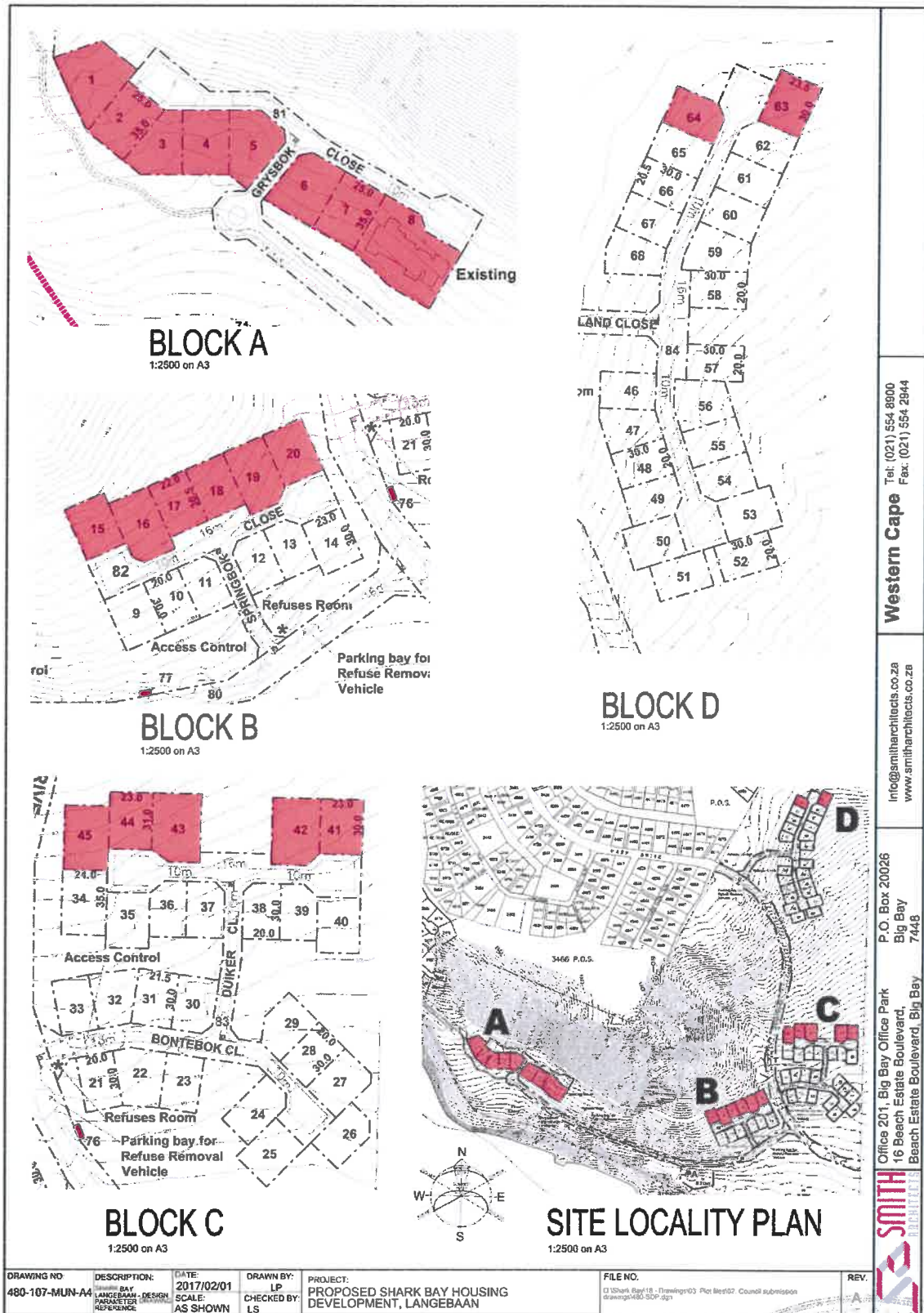
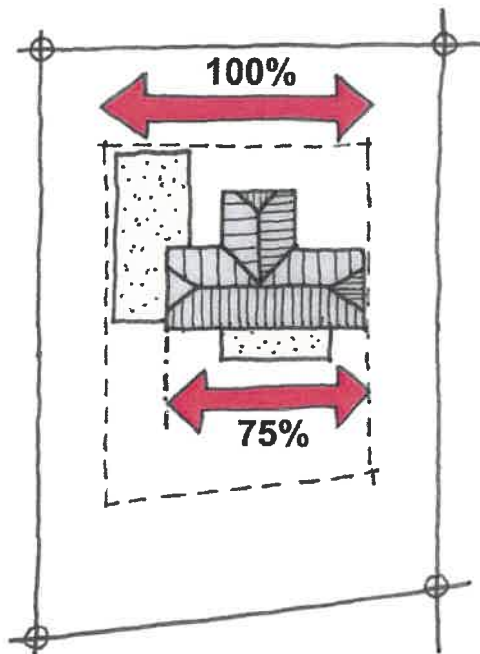


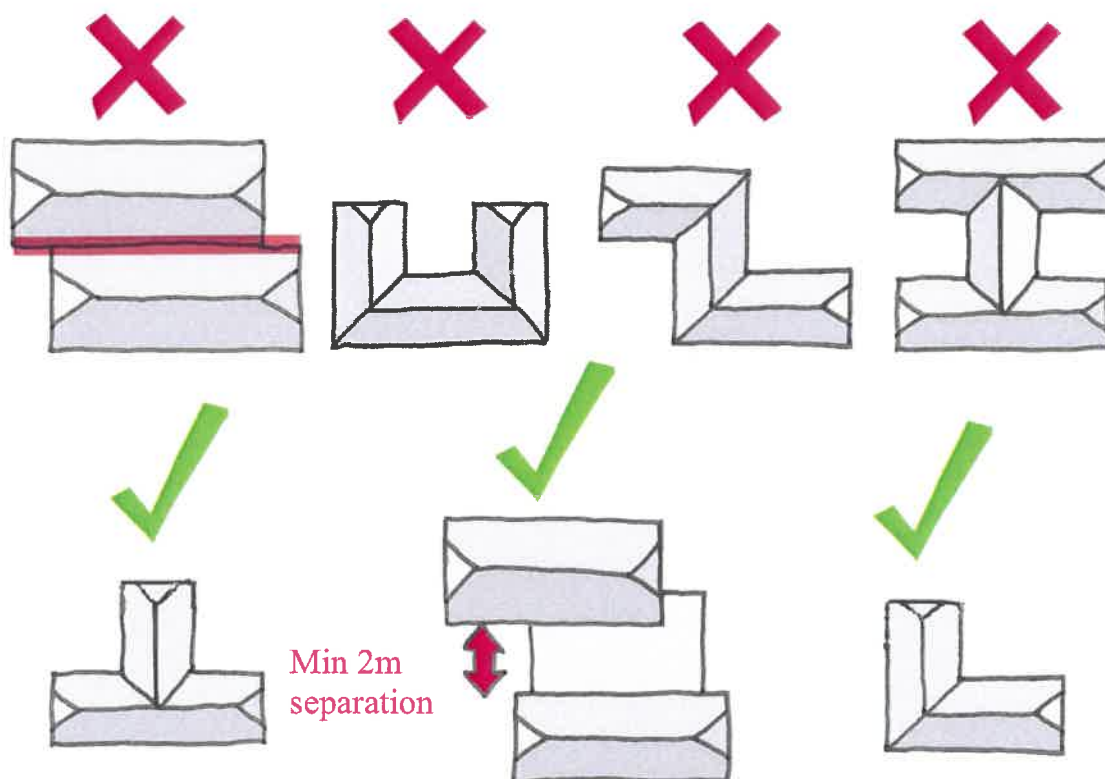
Figure 5.9.2-o



- r) Only traditional plastered ridge capping will be allowed for thatched roofs, as depicted in Figures 5.9.2-e & 5.9.2-f. Ridge cappings should be once piece without construction joints. No PVC, metal (copper) or fibre cement ridge cappings will be allowed for thatched roofs.
- s) No gutters or downpipes may be attached to thatched pitched roofs. Provision for dissipating rainwater runoff should be made with permeable external hard surfaces as described in Section 5.17 and the Landscape Design s Parameters.
- t) Pitched roofs may be designed in linear, L-shaped, U-shaped or T-shaped configuration. Please see Figures 5.5.3 & Figure 5.9.2-p for examples.
- u) No H-shaped or parallel abutting pitched roof configurations may be used. Parallel pitched roofs may be used, but has to be spaced a minimum of 2.4m apart (measured from exterior walls). Please see Figure 5.9.2-p for examples.
- v) Any roof directly abutting a pitched roof will have to be a flat roof and comply with sub-section 5.9.1. No low pitch lean-to type style roofs as indicated in Figure 5.9.1-e & 5.9.1-f will be allowed to abut any pitched roof.

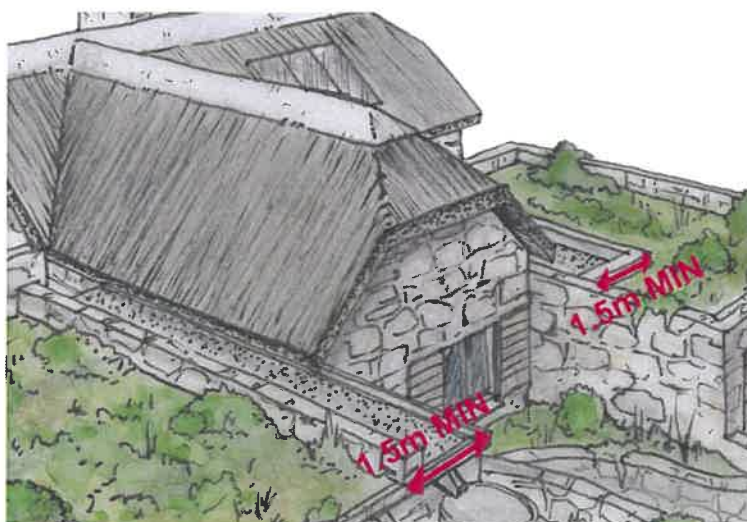


Figure 5.9.2-p



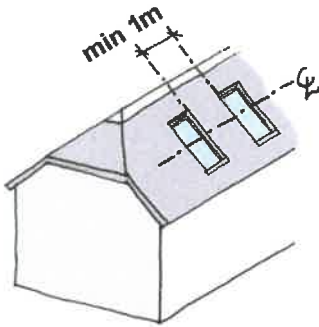
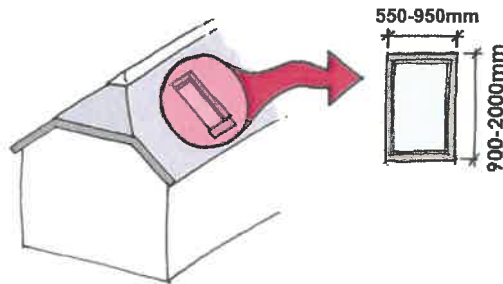
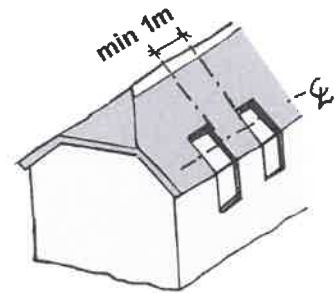
- w) Where flat planted roofs abuts a pitched roof area, a setback of 1.5m for the edge of the planting from the edge of the thatched roof is required to decrease the chance of fire spread from vegetation in the dry season. Such setbacks must be covered with the allowed pebble or stone finish as described in sub-section 5.9.1. Please refer to Figure 5.9.2-q for an example.

Figure 5.9.2-q

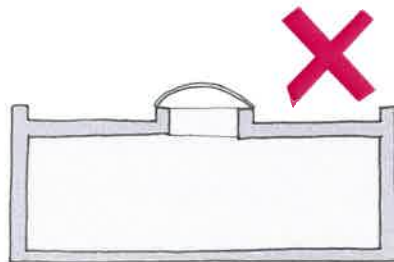
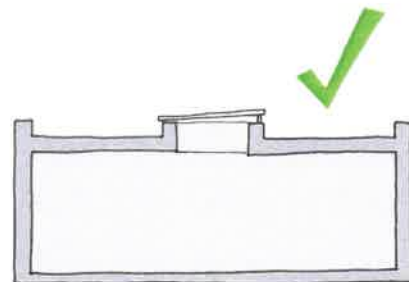
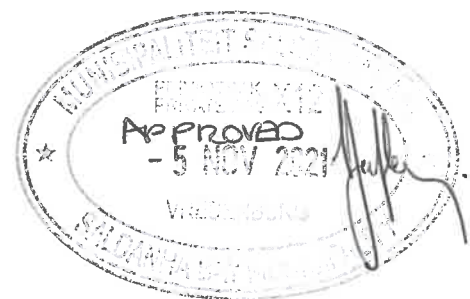


5.9.3 Roof Windows & Skylights:

- Roof windows refer to the type of windows that may be used in pitched roofs.
- Skylights, or roof lights, refer to the type of windows that may be used on flat roofs.
- Roof window dimensions, positioning and spacing are to comply with Figures 5.9.3-a, b & c.

Figure 5.9.3-a**Figure 5.9.3-b****Figure 5.9.3-c**

- Roof windows and skylights may either be fixed or openable.
 - Roof window & skylight frames are to match the finish / colour of all other doors and windows as closely as possible.
 - No curved skylights will be permitted. Flat / sloped or low-pitched skylights are to be used on flat roofs.
- Please see Figures 5.9.3-d to 5.9.3-f for examples.

Figure 5.9.3-d**Figure 5.9.3-e****Figure 5.9.3-f**

- g) Parameters regarding glazing for doors & windows as described in Section 5.11 also apply to roof windows and skylights.
- h) No skylight may exceed the height prescribed for parapets on a flat roof.
- i) Skylights have to comply with the 3.75 height restriction for flat roofs as indicated in Figure 5.9.3-e.

5.10 Walls

- a) All load bearing walls to consist of ROK clay bricks, Engineering brick or natural stone.
- b) Cement/ concrete maxi bricks or masonry blocks may not be used. Cement and clay bricks are also not to be mixed or used in combination with each other.
- c) To achieve the best protection against ingress of water or damp caused by driving rains, cavity brick work construction should be used for external walls.

5.10.1 External building walls and finishes:

- a) Only natural stone from Design Review Committee pre-approved suppliers or sources that match the local stone on site may be used as an exterior wall finish. (to be limestone, subject to approval) No river boulders, "Smart Stone", imitation stone, natural cut "sticker stone", or similar is permitted.
- b) Stone from other sources or suppliers are to be presented on site as a sample covering a flat area of no less than 1200mmx1200mm (vertical or horizontal). Stone from the site may not be excavated for any building purposes.
- c) The following methods and materials may also be used to enhance the aesthetics of the dwelling facades but may not add up to be more than 25% of the total building facades.
 - i. Exposed aggregate: Any concrete slabs that are not cladded by natural stone as prescribed, must have an exposed aggregate finish.
 - ii. Natural timber: Untreated hardwood such as balau or similar approved may be used in a horizontal slatted method.
 - iii. Nutec boarding with a timber grain finish in a horizontal slatted fixing, painted to an approved colour.
 - iv. Plaster and Paint: All external plaster surfaces must be painted with a rough texture paint and an earthy colour. Colour to be approved by review architect.
 - v. ROK bricks: When exposed ROK bricks are to be used it must be treated for waterproofing purposes. The ROK colour to be approved by the review architect.
- d) No cement, brick or sheeting may be used for any exterior finishes.
- e) Stone detailing for projections or cornices, as depicted in Figures 5.10.1-a & 5.10.1-b, are recommended for external walls exceeding 3m in height; as may be the case with some roof terraces.



Figure 5.10.1-a

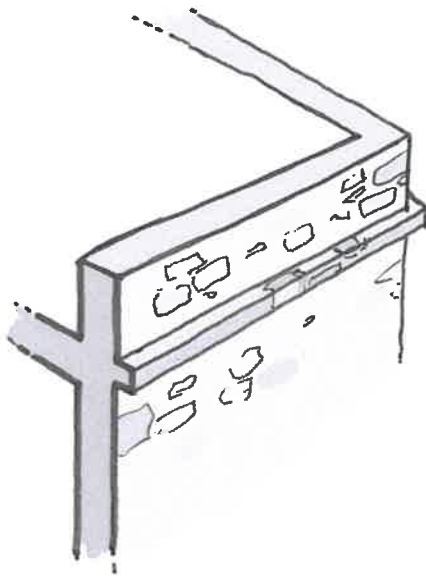
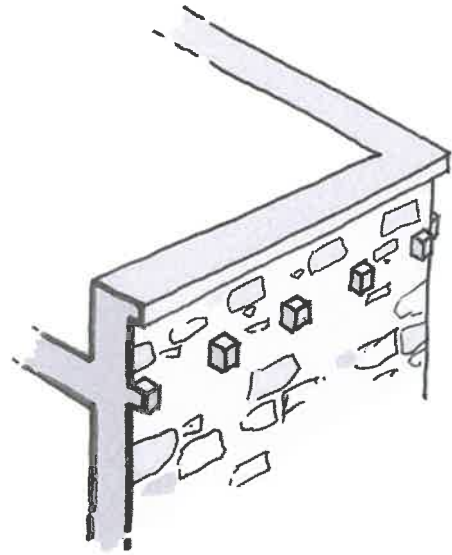
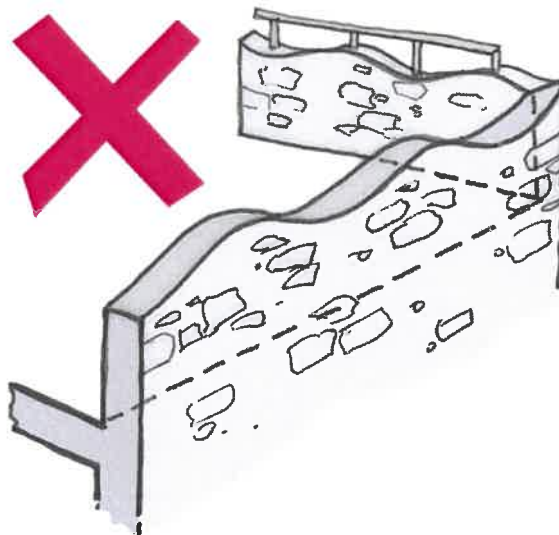


Figure 5.10.1-b



- f) Walls may be faced in natural stone, the outer skin constructed completely in stone or the entire wall may be constructed in totality out of natural stone.
- g) No parapet walls or balustrade walls may have a curved top. Please see Figure 5.10.1-b below.

Figure 5.10.1-c



- h) Lime rich plaster / mortar must be used that is similar in colour to the natural stone used for the exterior walls. At least 1 part OPC : 2 parts lime, or 1 part OPC : 3 parts lime.

5.10.2 Internal building walls and finishes:

- a) These Design Parameters do not prescribe any specific material or finish for internal dividing walls or the interior face of external walls, as long as it does not affect the outward appearance of the design /building and comply with the structural design /specifications of an Owner's appointed structural engineer.

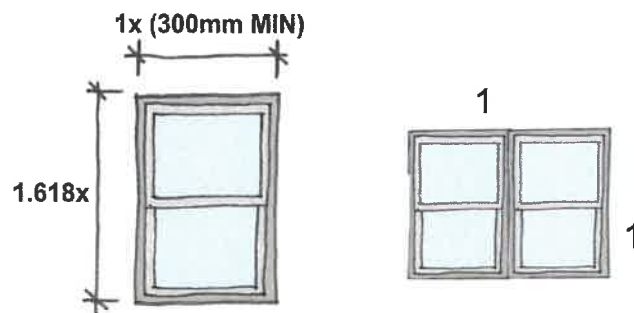
5.10.3 Retaining walls:

- a) Any external low walled elements employed to create berming against parts of the building, to assist with visual integration in the surrounding landscape, will also have to be finished in the same natural stone as the rest of the building exterior. Such elements may be at irregular angles to the main building forms to maximise structural efficiency to soften edges back into the surrounding landscape. No visible vertical face of such retaining elements may exceed 1m above the surrounding ground level. Such walls must be connected to the main structure.
- b) No modular retaining blocks, such as "Löffelstein" or "Terraforce." may be used.
- c) No terracing may be used around building. Only berms as indicated in Section 5.7.
- d) Gabions may be considered as an alternative, but the proposed type needs to be presented to the Design Review Committee with the DRS drawings. Such gabions will need to be filled with natural stone to match the exterior of the building.
- e) No poles or railway "sleepers" may be used as any kind of permanent retaining structure.
- f) Exposed ROK clay brick retaining walls may be used, but needs to be presented to the Design Review Committee for approval



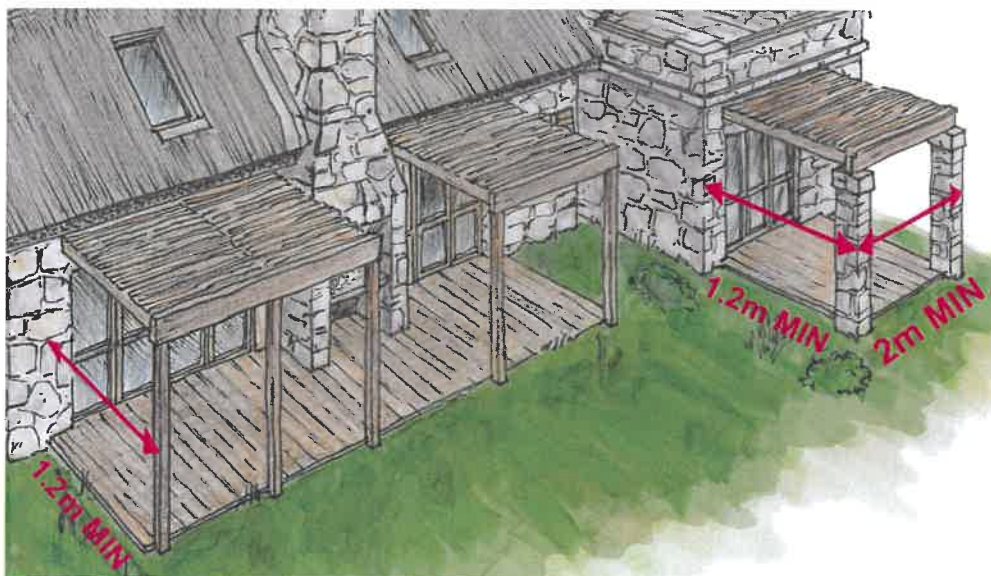
5.11 Doors & Windows

- a) Large expanses of glazing (doors and/or windows) are not to dominate façades. The maximum glazed area in proportion to any elevation must be 40%, unless a pergola is used as stipulated in 5.11.h the 40% may be exceeded.
- b) No corner windows or doors will be permitted; albeit frameless or with corner support.
- c) Window proportions preferably vertically orientated. Proportion ratio should be maximum 1:1 (width: height). Smaller windows can be doubled up next to each other to provide a larger horizontal opening as indicate in Figure 5.11.1 below.
- d) Large single solid pane window panels will be permitted for view purpose, as long as its proportions are square or vertical.

Figure 5.11.1

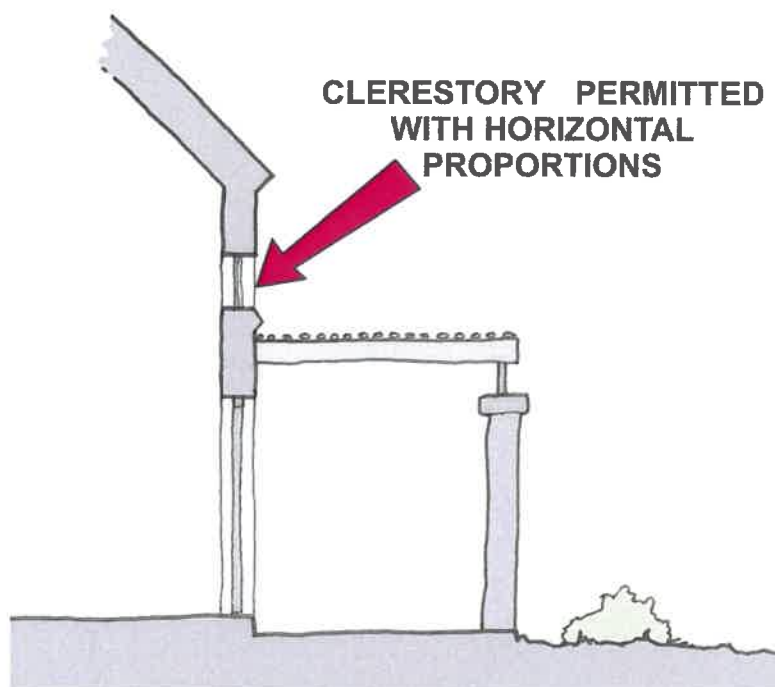
- e) No window may be narrower than 300mm.
- f) No small/cottage pane windows or leaded windows are permitted.
- g) No glazed panels in doors may have coloured glass or decorative glazing.
- h) Sliding-folding or sliding doors are permitted to create an extension of living spaces and/or bedrooms to the exterior. Any such doors exceeding 2.4m in width has to be covered by a pergola element that is a minimum of 1.2m deep. Please see Section 5.13 for more information on pergolas.

Please see Figure 5.11.2 for an example.

Figure 5.11.2

- i) Clerestory or ventilator windows will be allowed below pitched roof eaves roofs, as well as the flat roofs where possible, as indicated in Figure 5.11.4 below. Clerestory windows may not exceed 500mm in height, but unlike other windows may be horizontally orientated.

Figure 5.11.4



- j) Gable end windows below "wolfsneus" hips are permitted, as indicated on Figure 5.11.5 below, but not balconies or Juliet (Romeo & Juliet) balconies as indicated in Figures 5.11.6 & 5.11.7.

Figure 5.11.5

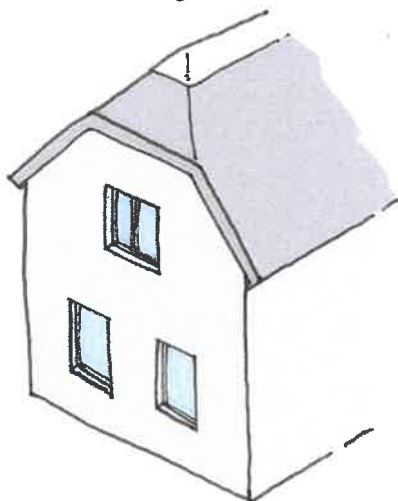


Figure 5.11.6

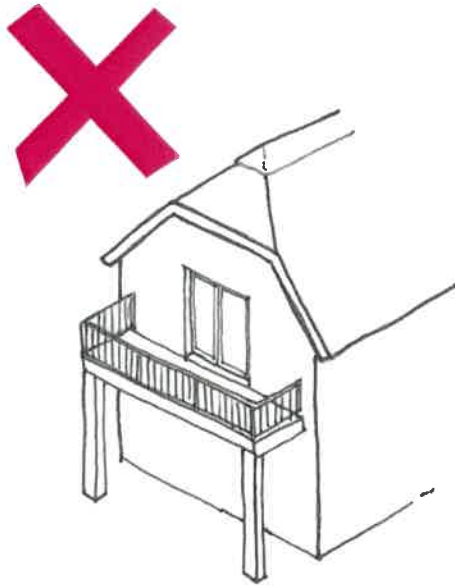
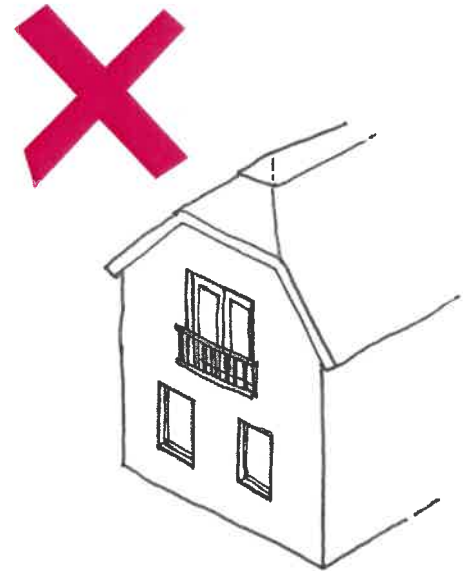


Figure 5.11.7



- k) Window and door frames can be timber, bronze anodized, powder coated or uPVC; with colours as per Annexure 3.
- l) Frames and shutters; for recommended colours please see Annexure 3.
- m) No steel window frames or precast concrete window systems, such as "Winblock", may be used.
- n) No glass blocks or glass bricks may be used.
- o) Shutters are permitted and recommended for sun control & privacy. These must be functional and match windows/door frames in colour. Shutters may be hinged or sliding and may be solid or louvered. Shutters can also double as a security measure. Please see Figure 5.11.8 for examples of types of shutters allowed within the Parameters.

Figure 5.11.8



slats



louvers

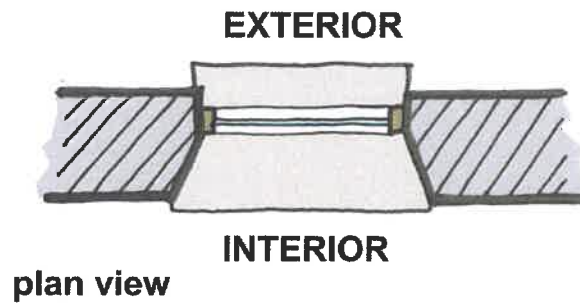


solid

- p) Reflective, mirror finish, tinted, or "smoked" glazing is not permitted. UV or solar reducing glazing is recommended to reduce unwanted solar gain in summer.
- q) Window (and glazed door) reveals may be splayed to reduce glare. Please see Figure 5.11.9 below for an example.



Figure 5.11.9

**5.12 Fireplaces, Braais & Chimneys**

- a) The height of chimneys may exceed Building Height Restriction if required.
 - b) Chimneys to terminate at least 1m above the surrounding surface of any pitched roof.
 - c) No galvanised, painted, polished or other metal flues may be visible, neither square nor circular, unless it projects through the pitched roof.
 - d) Fire places, braais and chimneys must comply with the National Building Regulations
 - e) Metal or fibre cement flue liners must be enclosed / concealed in masonry and or stone finish chimneys.
 - f) Metal, PVC, glass fibre, rotating or fixed cowl may be used on top of the chimney
 - g) Spark arrestors must be installed at all fireplaces or braais.
- Please see Figures 5.12.1 & 5.12.2 below for examples of chimney designs that are allowed under the Design Parameters

Figure 5.12.1

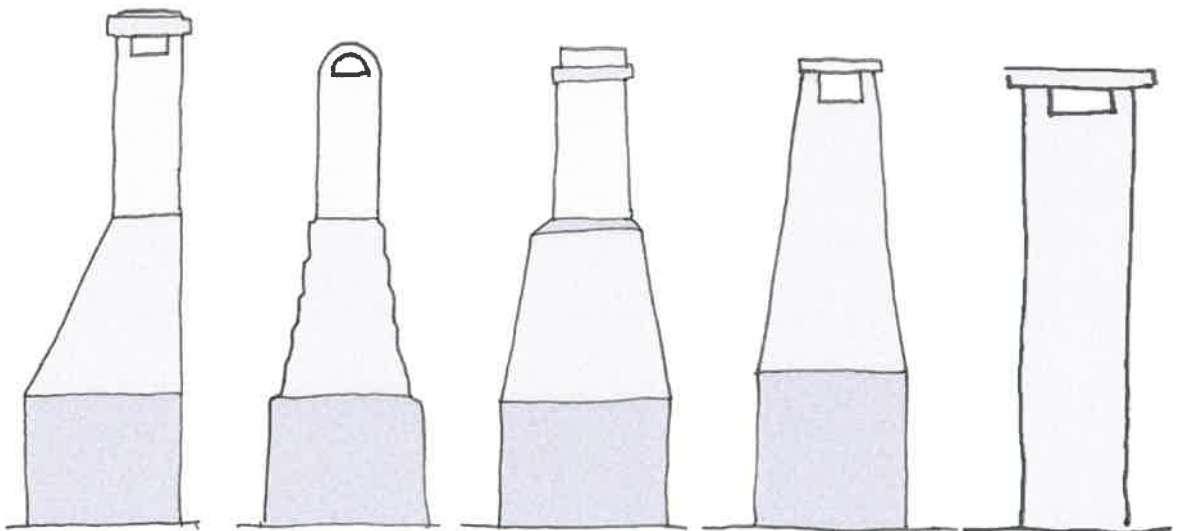


Figure 5.12.2



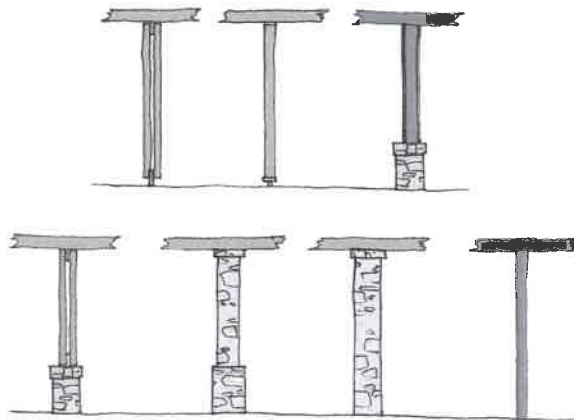


- h) The visible exterior finish of fireplaces, braais and chimneys must be in natural stone or matching the 25% alternative finish to the exterior of the rest of the building.
- i) Fires should be properly doused/extinguished when done and before the area is left. No fires (particularly braai / barbeque fires) may be left unattended.
- j) It is forbidden to harvest any firewood from the site for the making of fires.
- k) No residence may have more than two (2) separate chimneys.

5.13 Pergolas, Verandas, Awnings & Carports

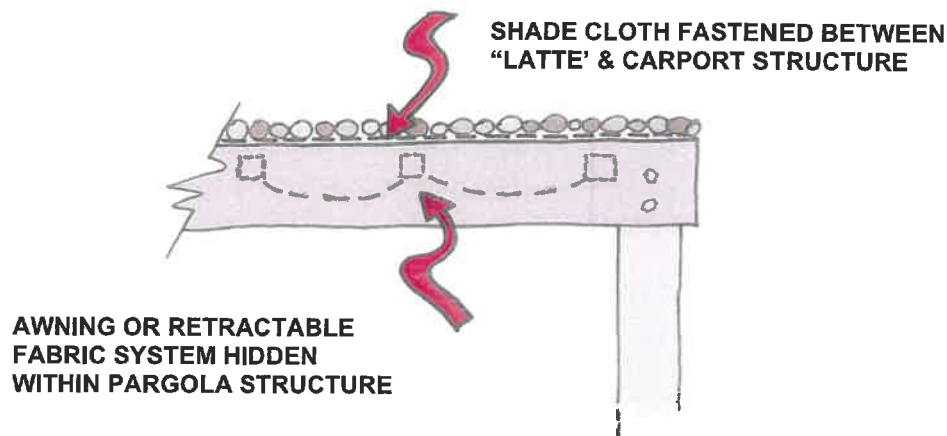
- a) It is encouraged to use pergolas or verandas as visually permeable and transitional elements between the built structure and the landscape. Pergolas must be a minimum of 1.2m deep or minimum width of 2m.
- b) Refer to clause 3.5.d., "Patios and carports without a solid roof covering may not exceed 40m² 80m² in total."
- c) Natural Balau or other weather resistant timber structures are preferred and should be left untreated. Painted I-beams and light weight steel posts can also be used. Poles as used for the pitched roof construction may also be used.
- d) Post supporting the above mentioned may be timber, stone, or exposed aggregate concrete. Please see Figure 5.13.1 for examples.

Figures 5.13.1



- e) Trellises covering pergolas or carports may consist of small diameter poles, bamboo, reeds or "latte" (lathes). These may not be spaced further than 180mm apart. PAR (Planed All Round) timbers are not to be used.
 - f) Retractable or any fabric awnings are only permitted when the system is hidden from sight and has a charcoal or dark brown colour. See figure 5.13.1 a
 - g) No precast columns, capitals or moulding attached to stone columns are permitted.
 - h) Stone columns must be of simple, functional design, square and may be capped by a simple geometric capital as indicated in Figure 5.13.1 b
 - i) Any pergola element on a first floor level will not be included as part of the max 140m² pitched roof restriction as per 5.9.r. It however may not project within the 25% open space as per figure 5.9.2.-n
 - j) Carports and pergolas may only incorporate shade cloth if it is fitted directly beneath tightly spaced trellis battens or "latte" at the edges and are not visible. Shade cloth must be charcoal or dark brown in colour. No patterned material is permitted.
- Please refer to Figure 5.13.2 below.

Figure 5.13.2 (REVISED FIGURE)



- k) No prefabricated car ports will be allowed.
- l) Sides of carports or pergolas may be covered with trellises consisting of "latte" and such designs have to be included in the planning approval documentation
- m) The use of climbing plants/creepers is recommended to cover the pergola and create shade.

5.14 Balustrading

- a) Natural timber balustrading and hand railings are preferred. Timber such as Balau is recommended to be left untreated. Other types of timber that need to be sealed may be painted to match window and door frames in colour.
- b) Larger diameter "latte" (lathes) of 50mm to 80mm Ø may also be used as handrails as depicted.
- c) Light weight timber handrails are exempt of the 3.75m height restrictions for flat roofs if positioned on top of a parapet wall to a roof terrace as indicated in Figure 5.14.1 below. Solid stone clad balustrade walls have to comply with the 3.75m height restriction for flat roofs.

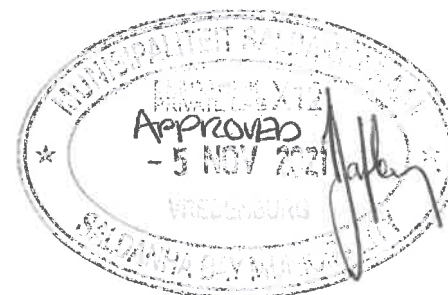
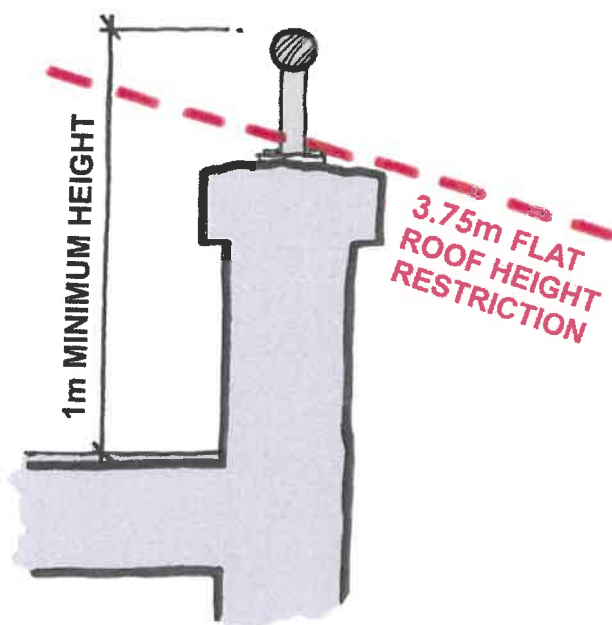


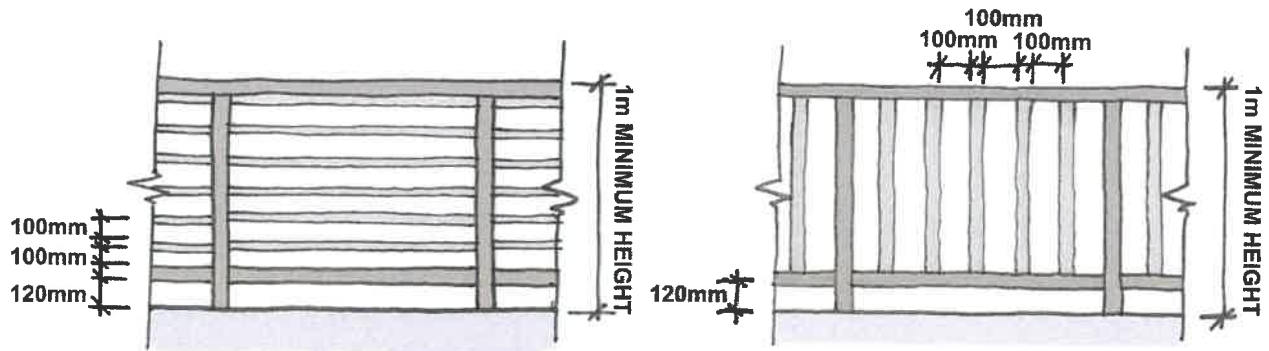
Figure 5.14.1



- d) Balustrade designs are to consist of simple, functional horizontal and/or vertical elements (no diagonal members permitted) or natural stone finished walls. Infill between banisters/posts must be horizontal. Stone and timber elements may be combined as indicated in Figure 5.14.2.



Figure 5.14.2



- e) ~~No glass panels permitted; frameless or infill.~~ Glass panels are permitted; frameless or infill, subject to scrutiny by the DRS.
- f) Wire or cable balustrading is permitted.
- g) No decorative elements such as plaster mouldings, wrought iron scrolls will be permitted

5.15 Boundary Demarcation, Gates, Boundary Walls & Fences

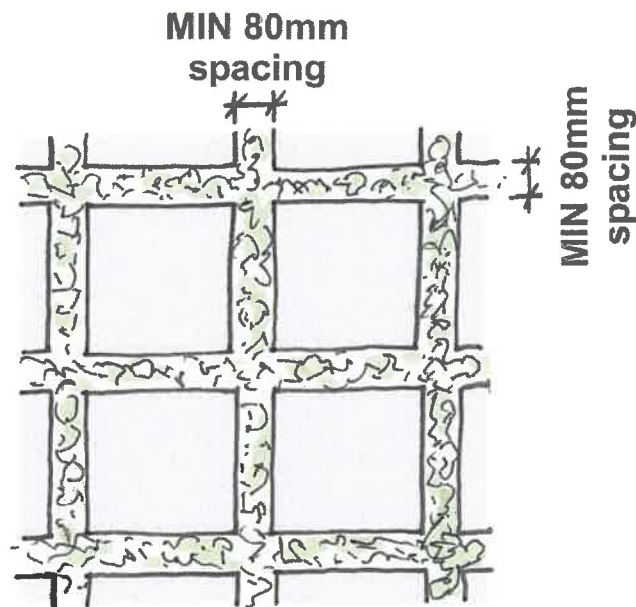
- a. No boundary gate, fence or boundary wall is allowed to enclose or demarcate any part of individual properties.
- b. Property division, or erf boundary lines, may only be indicated by timber pegs /poles demarcating the corners of the erf. These poles must be of no bigger diameter than 50mm and are not project more than 500mm above NGL.
- c. A 9m² pet enclosure is permitted only when:
 - i. The boundary fence is built from a natural timber pole no higher than 1m.
 - ii. Natural fynbos be planted to cover the fence/boundary

5.16 Patios, Roof Terraces & Decks

- a) Patios, roof terraces and decks will only be permitted inside the Development Platform and will **not** be calculated as part of the Coverage.
- b) Roof Terraces may not exceed 40m² and has to comply with the roof planting clause of Section 5.9.1.
- c) Roof terraces may have timber deck finishes, natural stone tiles or paving slabs that are preferable light grey to charcoal in colour. The visual impact of large terraced areas may be significant, therefore any such tiles or finish, other than an untreated (Balau, Ipe, Tali, etc) timber deck, has to be presented to the Design Review Committee for approval.
- d) Timber decks are recommended for ground floor patios, as they are permeable to rain water and must comply with patio covering clause of section 5.4.d.
- e) Any other materials such as natural stone, brick pavers, exposed aggregate pavers, cobbles or flagstones will need to be sufficiently spaced apart from one another to allow water to drain into the ground. Impermeable hard surfaces create increased surface water run-off and contribute to soil erosion and destruction of vegetation. Please see Figure 5.16.1 below for more detail.



Figure 5.16.1



- f) Stone chip or gravel that comply with the same parameters as that used for flat roofs (Section 5.9.1) may also be used for external patio areas or roof terraces.
- g) No external ground slabs or screeds will be permitted, unless it falls within the permissible coverage. The only area it will be allowed and where it will be excluded from the coverage will be storm water channels.
- h) Light or bright coloured floor tiles are not permitted externally.
- i) "Pebble pave", "Quartz Carpet" or imitation flagstone screeds are not permitted as external surface finishes.
- j) No projecting balconies of any kind will be permitted.

5.17 Hard Surfaces, Driveways & Paving

- a) Hard landscaping surfaces, i.e. brick paving etc., will only be permitted inside the Development Platform and will not be calculated as part of the coverage.
- b) No driveways may be totally covered with a water impermeable surface finish. Driveways and walkways to main entrance will not form part of the 40m² patio and carport coverage, but is excluded.
- c) Grass blocks are not allowed.
- d) For improved traction, impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 600mm wide bands aligning with approximate vehicle wheel /tire paths. The area in-between these strips will need to be planted with appropriate indigenous ground cover as per the Landscaping Design Parameters.
- e) If the latter option is not preferred, a suitably permeable surface covering, that is spaced far enough apart to allow surface water to drain and ground cover to grow in-between, will need to be used.



- f) Stone chip or gravel that comply with the same parameters as that used for flat roofs (Section 5.9.1) may be used in the area following the vehicle route from the road verge to the garage or car port.
- g) For additional information please refer to Section 5.16.

5.18 External Staircases & Steps

- a) External steps or staircases may be designed to access roof terraces.
- b) Such staircases will only be permitted inside the Development Platform and will be calculated as part of the Coverage. Open timber staircases not enclosed by walls will be excluded in Coverage calculations.
- c) Such staircase may be constructed of timber. Parameters applicable to Section 5.14 also apply to balustrading for external staircases.
- d) If constructed of any masonry material or concrete it has to be finished in natural rough-cut stone, matching the rest of the exterior of the building.
- e) The latter has to be designed and orientated parallel to the building forms and may not be constructed at any other angle to the main structure unless incorporated and concealed within the landscape.
- f) Please refer to Section 5.9.1 for supplementary information on external staircase construction.

5.19 Swimming Pools & water features

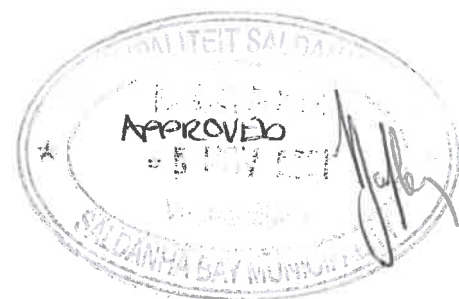
- a) No swimming pools, hot tubs, water features, ponds or any such elements will be permitted (roof terraces included). The energy required, maintenance regiments, equipment and discharge of pools are not in line with the ecological approach of the Shark Bay parameters.
- b) Recessed or above-ground pools, "Porta-pools" are not permitted either.
- c) Jacuzzi's shall be permitted only on ground floor, either internally or externally. Where externally placed, they shall fall within the 40m² patio and carport footprint allowance and shall be covered with a matching timber finish that forms part of the timber decking patio when not in use.

5.20 Exterior & Garden Lighting

- a) Garden lighting is not permitted.
- b) Only external grade wall mounted luminaires with the appropriate IP rating are permitted.
- c) Outdoor luminaires will have to be finished in a dark colour similar to that of the door and window frames or shutters.
- d) To prevent light pollution and disturbance to other residents, such luminaires may not be omni-directional. Luminaires will either need to be fitted with louvered grilles or eye-lids to direct light downwards.
- e) Luminaires with polished metal, white or brightly coloured exteriors will not be permitted.
- f) No coloured lamps, other than yellow, or coloured visors will be permitted.
- g) LED or Compact Fluorescent Lamps (CFL) are recommended for energy efficiency.

5.21 Signage

- a) House numbers and letters must be in one of the recommended fonts provided in the list in Annexure 4.
- b) All numbering and lettering should be horizontally aligned. Maximum height of lettering to be 220mm. House number must be in matt black or charcoal, or carved relief in the building exterior stone finish.
- c) House numbers must be placed on the house in a visible position.



5.22 Post Boxes

- a) Only letter box slot type post boxes will be permitted to be positioned in external doors or walls.
- b) No freestanding post boxes will be permitted.

5.23 Outbuildings

- a) Apart from garages, no freestanding outbuildings or temporary structures are permitted. This includes, but is not restricted to, "Wendy Houses", garden sheds, potting sheds, pavilions, gazebos and/or tool sheds.
- b) Any required storage area has to be attached to the main residence, fall within the designated Development Platform and be calculated as part of Coverage.

5.24 Visitors Parking

- a) A provision of visitors parking for 2 cars may be made.
- b) This provision may only be made on an individual erf in the form of the driveway leading to the garage or car port. See Section 5.17 on hard landscaping for parameters regarding the driveway/parking surface.

5.25 Security

- i. No external burglar bars are to be used.
- ii. Impact Resistance glazing may be used as a deterrent.
- iii. Shutters for doors and windows should be used to double as security measures where possible.
- iv. No razor wire, barbed wire, spiked "ivy", glass shards, palisade spikes or similar products may be used.
- v. No electrified fences may be used.
- vi. External motion sensor and beams are recommended as security precautions.
- vii. External motion activated security lighting must be wall mounted and installed in such a position that it will not cause any disturbance to wildlife. Light source have to project downwards only and may not stay illuminated indefinitely or for extended periods of time once activated.
- viii. All Parameters under Section 5.20 apply to security luminaires.

5.26 Services & Miscellaneous Items

- a) Plumbing is to be concealed within walls or ducts are not allowed on external facades.
- b) Only vent valves and rodding eyes may be visible on exteriors.
- c) No vent pipes to project above roof lines.
- d) Solar panels (water heating) to be positioned flat/flush (at 40-45%) on north facing roof slopes where applicable. The same applies for PV (Photovoltaic) panels. Such panels may also be located on ground level around the building where solar / northern exposure can be achieved.

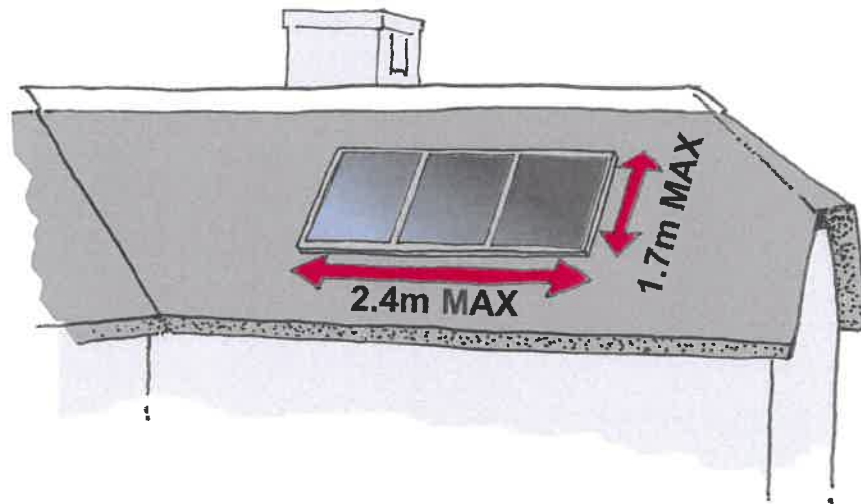
Figure 5.26.1 below indicated the maximum area that such panels may cover on any roof surface.

Maximum allowed width will be 2.4m and height 1.7m for the total area that such panels may cover.

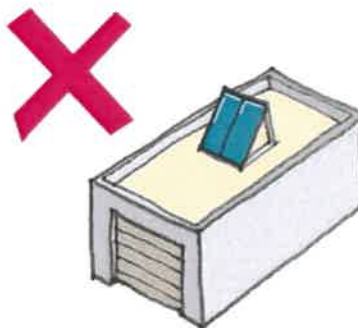


Solar Water Heating

To relevant South African National Standards (SANS) will need to comply with in terms of product specification, design and installation: SANS 1307; SANS 6211-1&2; & SANS 10106.

Figure 5.26.1

- e) No PV panels or solar water panels to be located on flat roofs as indicated in Figure 5.26.2.

Figure 5.26.2

- f) No external hot water cylinders (tanks), cylinder-panel combinations or freestanding panels are permitted. Cylinders are to be located remotely from the solar collectors / panels within the building.
- g) Aerials & satellite dishes are to be positioned as indicated by the architect. They may not be attached to roof perimeters, roof ridges, pergolas or gable ends. Satellite dishes should preferably be positioned behind parapet walls or roof terrace balustrade walls. Alternatively they should be located at a lower level and concealed from view as far as possible by landscaping. Positions of aerials and satellite dishes have to be indicated on the DRS drawings or submitted separately to the Design Review Committee for approval prior to erection.



- h) External decorative elements such as "broekie-lace", finials, elaborate mouldings, wrought iron scrolls, weathervanes, wind chimes, decorative ceramic tiles, etc. are not permitted.
- i) Window or wall-mounted cartridge air conditioning units are not permitted.
- j) No air conditioner condenser units, AHU's (Air Handling Units) or large grilled / louvered sections on facades (necessary for their ventilation) may be visible from any position on the site.
- k) No external clothes lines or laundry lines will be permitted.
- l) The size, number, location and type of all rainwater tanks will be subject to review by the Design Review Committee.
- m) A standard enclosure must be built on the edge of the property, adjacent the street façade, as per *fig 5.26.3 a and b* below, to accommodate a refuse bin. A combined enclosure can be used to serve neighbouring properties. The enclosure is recommended to have a covering element but this is not a requirement.

Figure 5.26.3-a

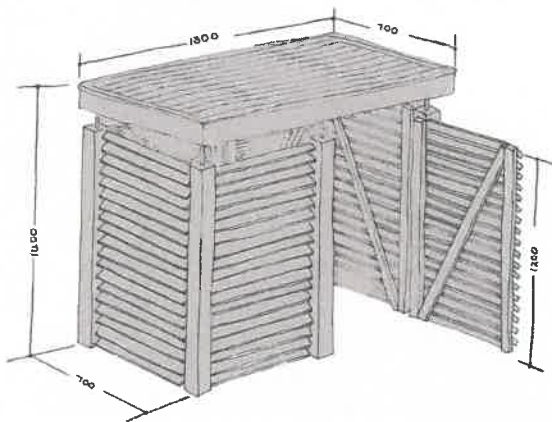
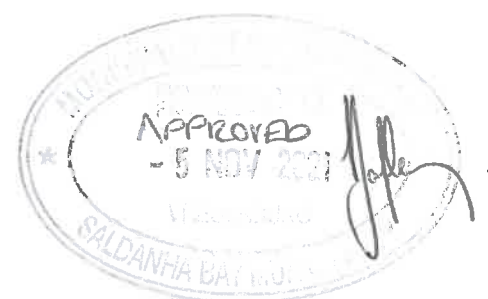
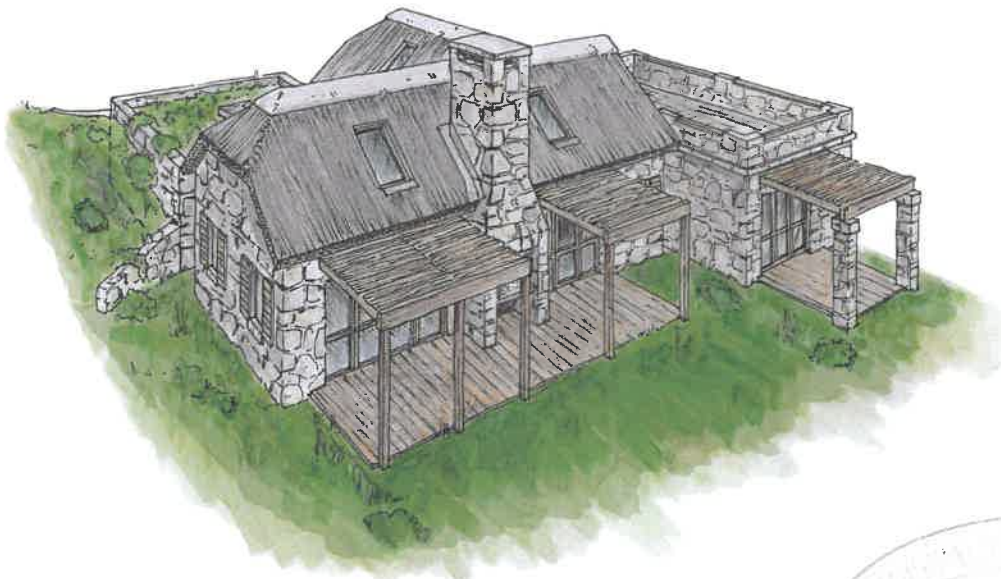
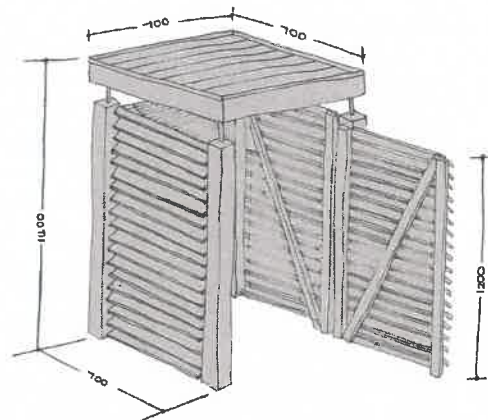


Figure 5.26.3-b

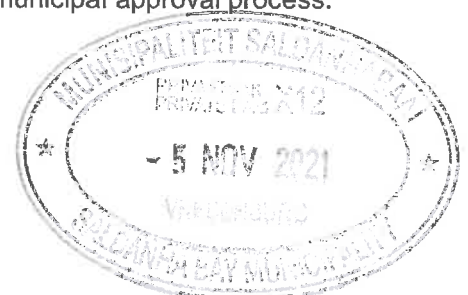


SECTION 6: SUBMISSION, APPROVAL OF PLANS AND HOA OCCUPANCY CERTIFICATION

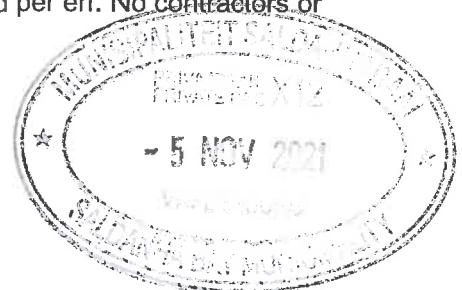
- 6.1 Please note that only individuals with the explicit intent of building at Shark Bay will be permitted to purchase property. Residents/owners will be expected to construct the approved building in its entirety within 5 years from the date of the original transfer of the property.**
- 6.2 Building plans can only be submitted to the appropriate local authority for building plan approval once it has been reviewed and approved by the Design Review Committee. No structure may be erected within the development without prior review and approval by the Design Review Committee.
- 6.3 To facilitate the process of approval, design proposals should first be submitted to the Design Review Committee as an Initial Design Submission (IDS) in sketch plan format, prior to final council submission or working drawings being prepared. Physical or computer generated models may be used to assist in describing the scale and form of the building on the proposed erf. Once the Design Review Committee has granted approval of the IDS, working drawings may be prepared for the Design Review Submission (DRS).
- 6.4 Smith Architects have been appointed by the developer as Architect for the development and will thus issue proposed designs and drawings to the rest of the Design Review Committee for approval.
- 6.5 Professionals/consultants representing landscaping, environmental, planning and other professions and interests will be appointed by the developer and form part of the Design Review Committee. The Design Review Committee will scrutinize all intended development on behalf of the HOA (Home Owners Association).
- 6.6 A R20 000 scrutiny fee will be payable to the Design Review Committee before viewing any drawings or consulting on any design.
- a) Landscape architect (R6000) to sign off the landscaping plans if Terra plus Landscape Architects are not appointed. This figure of R6000 includes one site visit as inspection on behalf of the SBHOA to ensure landscaping has been implemented as per the approved plan.
 - b) Architect (R14 000). If Smith Architects appointment forms part of the construction process, then this R14 000 falls away. When Smith Architects appointment excludes the construction phase, then the R14 000 will be allocated for the x 3 (Three) inspections
 - 1) Site handover
 - 2) Height inspection prior to roof installation
 - 3) Final inspection to ensure construction to be compliant as per approved plans
- 6.7 The procedure for plan approval will be as follows:
- a) Initial Design Submission (IDS) - The prescribed application form, scrutiny fee and three (3) sets of the sketch plans to be submitted to the Design Review Committee.
 - b) IDS Sketch plans should at least comprise:
 - a locality plan indicating the position of the erf within Shark Bay (minimum scale 1:7500);
 - a site plan also indicating the proposed building footprint, setbacks from erf boundaries and coverage area of all built elements (minimum scale 1:200);



- Floor layout plans, roof plan, sections and elevations including a description of the building envelope finishes (if not accurately represented). Sections to indicate any cut & fill on the site (minimum scale 1:100);
 - Sufficient information to describe the appearance, arrangement and external finishes (including colours where relevant) of the proposed building or structure.
 - All drawings to have the erf number, scale (i.e. 1:200; 1:100; etc) and North sign clearly indicated.
- c) The Design Review Committee will respond within 10 working days upon receipt of the submission. The HOA reserves the right to require amendments/revisions to be made to plans submitted as may be deemed necessary in order to comply with the Design Parameters. The Design Review Committee may also request additional information, drawings, samples of materials, etc. to be submitted as may reasonably be required in order to process and evaluate submissions.
- d) After sketch plans have been approved (with amendments if required) as part of the IDS, working or council submission drawings must then be submitted to the Design Review Committee as part of the DRS approval process prior to being submitted to the local authority . This DRS must be made within six (6) months of IDS, or the latter will lapse and the whole process will need to be started afresh.
- e) Final DRS plans must consist of five (5) sets of drawings including any and all drawings required by the local authority for plan approval. This also has to include:
- the land surveyor's diagram for the erf;
 - site location plan with erf reference number and erf size indicated (minimum scale 1:7500);
 - a site plan indicating all boundary setbacks: contour lines, civil surface water drainage and connections, sewer connections, soil drainage, water storage tanks (minimum scale 1:200);
 - a roof plan indicating roof finishes, areas of planted roofs, falls, downpipes (minimum scale 1:100);
 - floor layout plans indicating internal and external floor levels, floor finishes (minimum scale 1:100)
 - elevations, sections, and any visuals or imagery that may assist in describing the design and appearance of the building (minimum scale 1:100);
 - all grading, retaining and berming intended to be undertaken, including gradients and corresponding structural elements;
 - all drawings to have the erf number, scale (i.e. 1:200; 1:100; etc) and North sign clearly indicated;
 - washing lines, dustbin storage areas and other utility areas must be indicated on drawings;
 - a "read-only" electronic copy of the drawings in .DWG, .DXF or .DGN format. If the drawings are not executed on computer, this will not be required.
 - A landscape plan showing all external finishes, trees, plant types, lawn areas, outside walls, etc.
- f) The Design Review Committee will respond within 10 working days, albeit with unconditional approval or with revisions required to achieve approval.
- g) Once the Design Review Committee has approved the DRS submission, this will be stamped and four (4) of the five (5) sets will be returned to the applicant. The Design Review Committee will retain one (1) copy for their records and for future reference.
- h) The Design Review Committee approved application shall then be submitted to the relevant local authority for their approval.
- i) The Design Review Committee must be notified immediately of any revisions to the drawings or design that may have been required or occurred as part of the municipal approval process.



- 6.8 No deviation from the Design Review Committee approved plans will be permitted during construction. Any deviations or variations have to be approved by the Design Review Committee first. This does not make the standard municipal rider plan submission redundant and may be subject to an additional Design Review Committee scrutiny fee.
- 6.9 Deviations as a result of unforeseen complications during construction, that require immediate action, should be brought to the attention of the Design Review Committee immediately. The Design Review Committee will assess these on a case by case basis. Should the Design Review Committee approve such deviations from the original approved plans; revised drawings will need to be submitted to the Design Review Committee that reflect these approved deviations. This must be done within three (3) calendar weeks of such approval being issued.
- 6.10 The Shark Bay HOA requires a certified Land Surveyors Certificate confirming that the constructed building falls within the limited 6,25m building height as set out in this document. The DRS will issue a Certificate of Occupancy on behalf of the Shark Bay HOA only if and when the structure fully complies with the approved plans and specifications. Council also require this certification prior to them to issue their Certificate of Occupancy.
- 6.11 These Design Parameters are supplementary to the NBR (National Building Regulations), relevant SABS building codes and local authority requirements and does in no way make compliance with any of these existing regulatory redundant. In the event of any conflict between the Design Parameters and the aforementioned regulations, the more restrictive provision shall apply.
- 6.12 Any applications for waivers or departures from the NBR, or any such statutory requirements, must be submitted for approval by the Design Review Committee prior to submitting it to the local authority.
- 6.13 Building work or site preparation may only be proceeded with once municipal approval has been obtained, and all Design Parameters and the official CEMP have been adhered to.
- 6.14 Any design proposal involving any disturbance or proposed rehabilitation of the vegetation outside of the building footprint must be submitted to the Design Review Committee for approval. Sufficient information must be provided to fully describe the extent and actions involved in the proposed works.
- 6.15 Any future building alterations or additions by a homeowner will be subject to the criteria and procedures established within this Design Parameter.
- 6.16 Any additional or supplementary conditions required in the Landscape Design Parameters will also need to be complied with in full.
- 6.17 After the appointment of an owner's architect, contact with the Design Review Committee will be through the appointed architect only.
- 6.18 If information regarding street names and civil service connections are not provided to the Owner on purchase of the property, please contact the Design Review Committee for the relevant information.
- 6.19 All consultants', contractors' and subcontractors' boards to be as per the example provided at the end of this document. Only a single board will be permitted per erf. No contractors or



Annexure "C"

Version 21
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subcontractors shall be permitted to erect random building boards anywhere else in the development. One board is permitted per site. The board may only be located where excavation or future building work will occur, so as to prevent any unnecessary damage to the surrounding vegetation.



SECTION 7: GENERAL PROVISIONS**7.1 Alterations to this Document & Enforcement of Design Parameters**

- a) Only the Shark Bay Design Review Committee has the authority to make amendments or revisions to this document, or give instructions for it to be done.
- b) This document may be updated from time to time if deemed necessary by the Design Review Committee, without prior notice. This may be necessary as with the course of time certain design criteria may evolve to clarify subjects not previously covered. These amendments to the Design Parameters will not be enforced retroactively and will therefore have no bearing on plans that have been previously approved.
- c) In matters where the Design Parameters do not address a design proposal, or a difference of opinion regarding interpretation exists, the Design Review Committee shall make a ruling which will be binding and final.
- d) The onus is on the Owner to ensure that his appointed architect, contractor or any other person is referring to the latest version of this document prior to commencing with the design of any building at Shark Bay. The Design Review Committee may be contacted to confirm the version number and date of issue of the latest Design Parameter.
- e) The Shark Bay Design Review Committee shall be entitled to enforce rectification of any deviations from the approved building plans, where such deviations, in the opinion of the Design Review Committee, detract from the intentions and goals of these Design Parameters.
- f) Certificates of Occupation will only be issued to owners on final inspection and approval by the Design Review Committee. No dwelling, or part thereof, shall be occupied without an Occupancy Certificate having been issued.

7.2 Precedent

- a) No approved design, or existing building within the development, may be referred to as a precedent by residents or their architect as motivation for any deviation or departure from these Design Parameters. Individual erven are assessed and approved on its specificity and it cannot be assumed that this can merely be reproduced elsewhere in the development where various factors differ.

7.3 Owners / Employers

- a) The Owner/Employer (of the Building Contractor) will indemnify the Shark Bay development and Design Review Committee from any cost, financial or otherwise, whether to the Owner, Building Contractor, or any other party associated with the building operations, arising from their prudent exercise of the rules and parameters defined within this document.
- b) Owners/Employers will, ultimately, be held liable for any damage or unreasonable disturbance inflicted on the Shark Bay development by the Building Contractor or any other party appointed or employed by the Owner/Employer.

7.4 Contractors Information & Deposits

- a) Only Contractors registered with the NHBRC may undertake construction work within Shark Bay.
- b) All contractors and their labourers will be required to undergo an induction to familiarise themselves with the sections of the Design Parameters and CEMP that are of relevance to the construction phase of the project. The induction will be presented by an ECO (Environmental



- Control Officer) nominated or appointed by the Design Review Committee. The contractor and/or Owner shall be responsible for covering the cost of the induction.
- c) Upon the approval of building plans by the local authority, and prior to any construction commencing, a Contractors shall be required to notify the Design Review Committee of the intended construction programme by completing and signing the Contractor's Construction Form. This will also act as written acknowledgement that the Contractor undertakes to adhere to all aspects of the Design Parameters and to see that his/her labourers receive the necessary induction to abide by it.
 - d) The contractor/owner shall pay a builder's deposit of R35 000 to the SBEHOA. The refund is required to cover any costs the developer may incur to rehabilitate any damage to the landscape, flora and fauna or to execute remedial work required due to damage to the civil infrastructure, as a result of the actions of the contractor. The entire amount (without interest) will be returned to the payee if no damage occurred, or if the contractor successfully repaired/rehabilitated any damage that occurred during construction to the satisfaction of the Design Review Committee or the nominated ECO. For the deposit to be refunded in full, the Design Parameters and CEMP must have been strictly adhered to, and the final building constructed exactly as per the Design Review Committee approved plans. Any deviations may result in further penalties being imposed on the Owner/Employer, by the Design Review Committee at its discretion. Areas assessed for damage will not be restricted to the erf that the contractor worked on.
 - e) The road verge along any property will be restored to its original condition by the Owner of such property after building work on the property has been completed. This must be done within three (3) months of the contractor vacating the site. The owner must notify the Design Review Committee in advance of his intentions to do such rehabilitation/remedial work. Failure to execute aforementioned remedial work will result in the Design Review Committee undertaking the work and deducting the cost thereof from the Owner's construction deposit.
 - f) Contractor activity and deliveries shall only be permitted during the hours of 08h00 and 18h00 from Monday to Friday. No contractor activity is permitted on Saturdays, Sundays or Public Holidays without prior written approval of the Design Review Committee. Approval to do any work during these restricted times must be applied for at least two (2) weeks in advance of the intended date on which work is to take place.
 - g) Contractors are expected to provide facilities and receptacles for rubbish and rubble disposal that are in line with the official CEMP. Contractors are to ensure that their employees make use of such facilities and do not litter or dump waste anywhere indiscriminately. The contractor shall remove rubble and rubbish from the site every week. No rubbish is to be burned / incinerated on site.
 - h) No concrete, mortar, plaster or other building materials may be mixed directly on natural or cleared ground. Impermeable surfaces, sheets or platforms are to be used for the mixing of such materials.
 - i) No fauna within Shark Bay or adjacent properties may be harmed, injured, trapped, removed or eaten under any circumstances.
 - j) No flora outside of the Building Footprint or Activity Zone/Margin is to be removed. All relevant CEMP regulations have to be complied with when removing any flora from the footprint area.
 - k) No flora within Shark Bay or adjacent properties may be picked, harvested or damaged in any way.
 - l) If any Contractor, contractor's employee or supplier is noticed or found on any part of the site engaging in suspicious or destructive actions, the Design Review Committee will be entitled to invoke the prescribed penalties.
 - m) Contractors, or their employees, will not be permitted to trespass onto adjacent private property / erven without the expressed permission of the Owner of such property.



Annexure "C"

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- n) Hoarding or demarcation around the erf or Building Footprint/Activity Zone that on which work is being executed will need to comply with the CEMP.
- o) Contractors must provide portable chemical toilet facilities for use by its workers. No pit latrines will be permitted. All toilet facilities will be maintained in a sanitary and healthy manner and removed once construction has been completed.
- p) No wood may be collected from anywhere on the site.
- q) No fires, gas or paraffin stoves will be permitted to be used by Contractors or their employees anywhere on the site. Fires may only be made within completely constructed fire place under expressed permission of the Design Review Committee, ECO and/or Owner.
- r) Access to the larger Shark Bay development is not restricted to the general public. Contractors / Owners will thus be responsible for arranging site security or watchmen for their individual erf if necessary during construction. A temporary site hut or site office may only be erected within the approved Building Footprint.



These architectural parameters have been compiled by Smith Architects



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The landscaping parameters included in this document have been compiled by CNdV Africa and Terra+ Landscape Architects



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Shark Bay - Plan Submission Form

Erf no.: _____

Registered owners

Name: _____

Tel: _____

Mobile: _____

E-mail: _____

Owner's current physical address:

_____ Code: _____

Owner's current postal address:

_____ Code: _____

Registered architect

Tel: _____

Mobile: _____

Practice: _____

E-mail: _____

SACAP registration no: _____

Principal architect: _____

Current physical address:

_____ Code: _____

Current postal address:

_____ Code: _____

Registered architect signature: _____

Date: _____