



ERF 1963 YZERFONTEIN - SWARTLAND MUNICIPALITY
REV 01

2024-01-22

Prepared by:
Checked by:
Approved by:
Date Approved:

Magoeba Architects
Source People
Pearl Point OA
2024-01-22

PART I – ARCHITECTURAL GUIDELINES

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Proposed new Entrance Gate – Pearl Point

1. PRELIMINARY

- 1.1.** The estate rules and standard agreement of sale clearly stipulates that no structure may be erected on the estate unless it complies with the architectural guidelines. The responsibility for compliance to the architectural guidelines lies with the owner of each stand.
- 1.2.** Construction and improvements must commence within 3 years from the date of first transfer of ownership / membership. The construction programme of each stand is to be efficiently managed to ensure build completion within 12 months from date of commencement, so as to reduce inconvenience to neighbours, as well as unsightliness.
- 1.3.** The architectural guidelines, indicated below aim to establish the aesthetic parameters of the estate, supplementary to the local authority by-laws and National Building Regulations. The guidelines may change from time to time, given adjusted legislation or other factors.
- 1.4.** Should there be any matters not covered in the guidelines or differences in the interpretation of the guidelines, the scrutiny architect (mandated by the Home Owners Association (OA) to assess the design), will make a recommendation to the OA on approval by the OA the guidelines will be amended and submitted to Swartland Municipality for notification.
- 1.5.** The purpose of these guidelines is to encourage individual creativity, while fostering the continuity of material and finishes, to ensure the conceptual unity of the development, while creating a balanced and compatible lifestyle for all residents.
- 1.6.** The guidelines are established in response to the significance of the site to ensure building activity causes the least amount of disruption to the estate and surrounding landscape, as well as maintain the consistency required in a high-quality neighbourhood.
- 1.7.** A concept villa has been designed on each stand which conforms to all relevant building restrictions and architectural guidelines, as well as ensuring privacy and views for all other stands on the estate. The concept villas are designed to the maximum allowable footprint, which can be reduced, if required. The internal layout of each conceptual design is adaptable to individual needs and accommodation brief.

- 1.8.** All designs to be undertaken by SACAP registered architect. The architect must design and manage the build through to stage 6 (PROCSA). No turnkey solutions will be acceptable. This ruling also applies to the scrutiny architect.
- 1.9.** The submission documentation must include:
- A full set of plans, sections and elevations at min. 1:100
 - A full site plan, showing the adjacent property boundaries, as well as any built structures.
 - A landscaping plan, including an indicative planting schedule (to be finalised after construction)
 - An external finishing schedule, external window and door schedule
 - External equipment layouts & specifications
 - All area calculations
- 1.10.** The OA will charge a scrutiny fee of R 10 000 per submission which includes 2 revisions. Thereafter a fee of R5000 per revision shall be payable.
- All designs are to be submitted to the OA and subsequently approved, prior to submission to the local authority.
 - The OA may suspend building/ construction should a deviation from the approved plans be noted. Swartland Municipality's building control division must be notified by the OA in order to issue a stop order.
 - The OA will not be financially liable for any loss sustained while resolving the deviation in approved design.
 - The OA will hand over the site once municipal approval is granted.
 - The Contractor will need to follow the OA registration process, as well as pay a deposit against any possible damage to the estate,

2. DESIGN AND CONTROL PHILOSOPHY

- 2.1** The intention of these architectural guidelines is to create an aesthetically pleasing and cohesive framework for the estate development, without reducing creative freedom, due to excessive prescription.
- 2.2** Pearl Point is a site with extraordinary features. When working on such a site, the built form should defer to the profound and commanding landscape, through considerate design and sensitivity to the surrounding context.
- 2.3** Contextual reference in each design concept must ensure emphasis is placed on minimising the visual impact of the built form on the idyllic, natural landscape.
- 2.4** The architectural guidelines aim to produce a collective, enduring building language which is both minimal and timeless, while avoiding any single dwelling becoming a focus.
- 2.5** Views and privacy are of primary consequence in the overall development massing - no unit will be authorised to impede the view or privacy of any other unit on the estate.
- 2.6** Sustainability, energy efficiency and recycling in design, choice of material, system processes and equipment are non-negotiable.
- 2.7** The use of alternative and renewable energy sources being preferable at all times, even if at a cost premium, given the location of the site.

3. ARCHITECTURAL STYLE



Example of concept Villa 12

- 3.1 The architectural style consists of contemporary modern compositions using minimalist principles, with a preference for horizontal planes, rectilinear form and clean, crisp lines.
- 3.2 Biophilic (creating a purposeful connection between people & nature) principles are strongly advised within the conceptual design. At a minimum these should include:
 - Each design must respond to the topography and remain grounded in the landscape.
 - Seamless visual interaction between the internal spaces, terraces and further into the natural environs.
 - All primary roofs are to be planted, unless used as a terrace or balcony element.
- 3.3 Plants are to be introduced as a natural building material to blur the edges of the built form. All planting is encouraged to be endemic, but must be indigenous and water wise. All exotic planting is to be kept to within private courtyard spaces and must remain in pots.
- 3.4 Visual proportions of horizontal to vertical are to create continuity and the proportion of solid wall to glazing should be harmonious.
- 3.5 Glazing is to be for a functional purpose i.e. light or view, without hindering the privacy of neighbours or other members of the community, or being a source of light pollution.
- 3.6 Features overlooking adjacent stands are to be avoided to conform to privacy parameters.
- 3.7 Screening is to be functional - either privacy or shading.
- 3.8 Dwellings limited to one unit per site.
Dwellings are to be located perpendicular / parallel to the street boundary.
All dwellings to comply with the BUILDING DEVELOPMENT PARAMETERS outlined below.
Organic shapes and angles less than 90 degrees are not acceptable.



Example of concept Villa 7



Example of concept Villa 3-6

4. BUILDING DEVELOPMENT PARAMETERS

4.1. Zoning: Conventional Residential Zoning

4.2. Coverage: 60 % (Erf 3072-3080, 3083-3089)
70% (Erf 3081-3082)

4.3. Height Restrictions: The grade line referred to means and imaginary line connecting the highest and the lowest natural levels of ground immediately contiguous to a building.

- Wall plate at 8m from gradient line.
- All other vertical elements 10m from gradient line.
- Erf 3086 + 3087 + 3088 are restricted to single story 10m from the Eastern boundary.
- Erf 3083 + 3084 are restricted to single story 15m from Eastern boundary.
- Erf 3081 + 3082 are restricted to single story.
-

4.4. Building lines: Refer to diagram BR1 – Page 12

5. ROOFS

The slope of the site creates conditions in which houses overlook each other. Planted roofs are introduced to avoid unsightly flat surfaces that will both interfere and detract from each stand's idyllic views.



Example of planted roofs

- 5.1. All primary roofs are to be flat concrete roofs planted with natural fynbos to retain a sense of the natural landscape. Please ensure waterproofing specification is adequate to conform to the planted requirement.
- 5.2. Skylights are permitted and encouraged.
- 5.3. Solar panels are to be placed in a row at the edge of the planted roof to ensure minimal visual impact.
- 5.4. Low pitch, sheeted mono pitch roofs behind parapets are not acceptable
- 5.5. Concealed rainwater disposal is to be engineered into the roof design by a competent person, with allowance for well-located, stainless-steel overflow pipes should there be any blockage due to lack of maintenance.
- 5.6. The positioning of all TV ariels, satellite dishes, solar panels etc. should be carefully considered and must be approved by the OA mandated architect, prior to installation. The view from surrounding stands/ street will take precedence over the roof equipment location.
 - Any costs incurred for removal of the equipment installed without prior approval, will be for the owner's / member's account.
 - The position of the roof equipment must be indicated on the submission pack (in both plan and elevation); however, the final approved location of this equipment will be through site inspection.

6. BOUNDARY WALLS

- 6.1. The boundary walls between villas are designed as low planted structures clad in an external finish as per finishing schedule. These planted elements serve as dividing structures without the unsightly image of high vertical walls and should comply with chapter 12.1 Swartland Planning By- law, unless prior approval of the Swartland Municipality and the OA has been obtained for any form of deviation.

7. EXTERNAL MATERIALS & FINISHES

7.1. External Villa walls:

- All walls are to be smooth plaster and paint (as per finishing schedule) or finely textured, low profile, decorative spray plaster to match approved colour.
- Cladding of feature elements with engineered stone or other approved material will be permitted.
- No face-brick, semi face-brick or exposed concrete blocks are permitted.
- All parapet edges to be treated to ensure that water run-off and staining is avoided.

7.2. External Villa colours :

- Light grey and white (as per finishing schedule)

7.3. External retaining walls / landscaping walls:

- Landscaping walls or retaining walls to be clad in an approved natural stone or plastered and painted with an approved colour.
- No face-brick, semi-face brick or exposed concrete blocks are permitted.

7.4. Cladding / Screening:

- Vertical timber cladding is encouraged for screening and privacy (refer to the finishing schedule for approved colours)

7.5. Windows + Shopfronts

- All windows, sliding doors and shopfronts to be framed, powder coated aluminium in charcoal (as per finishing schedule)
- Glass to be light grey in colour (as per finishing schedule) and in accordance with shading and thermal coefficients, as per modelling.
- Performance glazing is to specified where required in strict accordance with SANS 10400-part XA (current version), as well as required overhangs etc.
- No external burglar bars are to be installed. If security is required, internal clear vision acrylic systems or external infra-red beams are to be installed.

7.6. Garage Doors:

- All garage doors to be powder coated, aluminium, horizontally slat extrusion doors to match walls in light grey or white (as per finishing schedule)
- All garage doors to be automated and manufactured by a premium garage door manufacturer, with an integrated battery backup.
- Garage Doors visible from street are limited to two double doors.
- Garages to be set back to allow for at least two visitors parking inside each erf boundary.

7.7. Terraces, balconies and balustrades:

- All external balustrading is to facilitate the seamless visual flow from internal spaces to the exterior, with a preference for glazed balustrade elements or thin steel posts painted to match wall or aluminium window frame colours.

7.8. Hard landscaping:

- Hard landscaping around the dwelling will be restricted to driveways, walkways to screened yards and terraces adjacent to living/ entertainment areas of the dwelling.
- High level terraces will be roof structures to the accommodation below.
- Maximum 25% of the stand area (outside of the dedicated coverage) will be allowed in hard landscaping, so as to promote the integration with the natural surroundings.

- Cobbles, gravel and concrete pavers (as per finishing schedule) will be permitted
- No concrete hardstands, mixed colour pavers, tar or red clay brick pavers will be acceptable.

7.9. Lighting:

- All internal and external lighting should be subtle, unobtrusive and sensitively designed, specified and located to minimise the harmful effects of light pollution, as external lights should -
 - Only be on when needed
 - Only light the area required
 - Only warm lamps/ bulbs to be used
 - All upward directed light is prohibited
- All high-level windows (above 2 400mm. above finished floor level) are to be screened using actuated / automated blinds or shutters to avoid all light pollution.
- Security floodlights should be avoided, if possible. If used, in the case of absolute necessity, they are to be on occupancy or movement sensors and must not disturb other owners/ members.
- No coloured lights are permitted

7.10. Sundry:

- Drying yards are to be screened from neighbours and street view.
- Refuse bins are to be stored within a yard accessible from the street for refuse collection company / council to access directly.
 - The yard is to be fitted with a tap and a drain for washing bins and the yard.
 - The yard is to be visually screened from the street frontage.
 - Recycling of paper, plastic & glass will be required as a minimum.
- Gas cylinders are to be stored in accordance with national regulations.
- Rainwater storage tanks are to be visually screened from the street frontage.
- No carports or shade covers are permitted.
- Post/ courier packages will be delivered to a post box/ collection point in the security office, for collection by the owner/ member. No postal/ courier delivery to dwellings will be allowed.
- Swimming pools and the necessary pumps are to be adequately screened visually and acoustically.
 - All pool shells to be below the lowest level of the dwelling.
 - All pools to be covered using a rigid safety cover, when not in use.
- Street numbering will be powder coated, aluminium numbers (as per finishing schedule), pin mounted to the boundary wall and subtly back lit for visibility.

8. SERVICES & MECHANICAL EQUIPMENT

8.1. Equipment:

- All extraction units, air-conditioner condenser units, heat pump units, plumbing systems and PVC water tanks etc. may not be visible from any public areas, streets or may not protrude above the roof line. This equipment should all be completely hidden by screening elements such as walls, screens, or suitable landscaping. Solar Panels should be placed in a straight line on the edge of a landscaped roof.
- All external equipment is to be protected and adequately weatherproofed.
- All external equipment is to be adequately acoustically insulated so as not to be a disturbance to neighbours
- No diesel/ petrol generators are permitted.
- Fire protection for lithium-ion batteries to be correctly specified.

8.2. Water:

- Storage tanks for rainwater harvesting are encouraged.
- Conservancy tanks (if required) to be installed in accordance with municipal regulations
- Grey water systems are encouraged where possible.
- Low water use, dual flush WC and urinal units are to be specified, as well as low water flow shower heads.
- All taps and mixers (including kitchen sink) are to be water saving, environmentally conscious design.
- All geysers to comply with National Building Regulations

8.3. Sustainable materials:

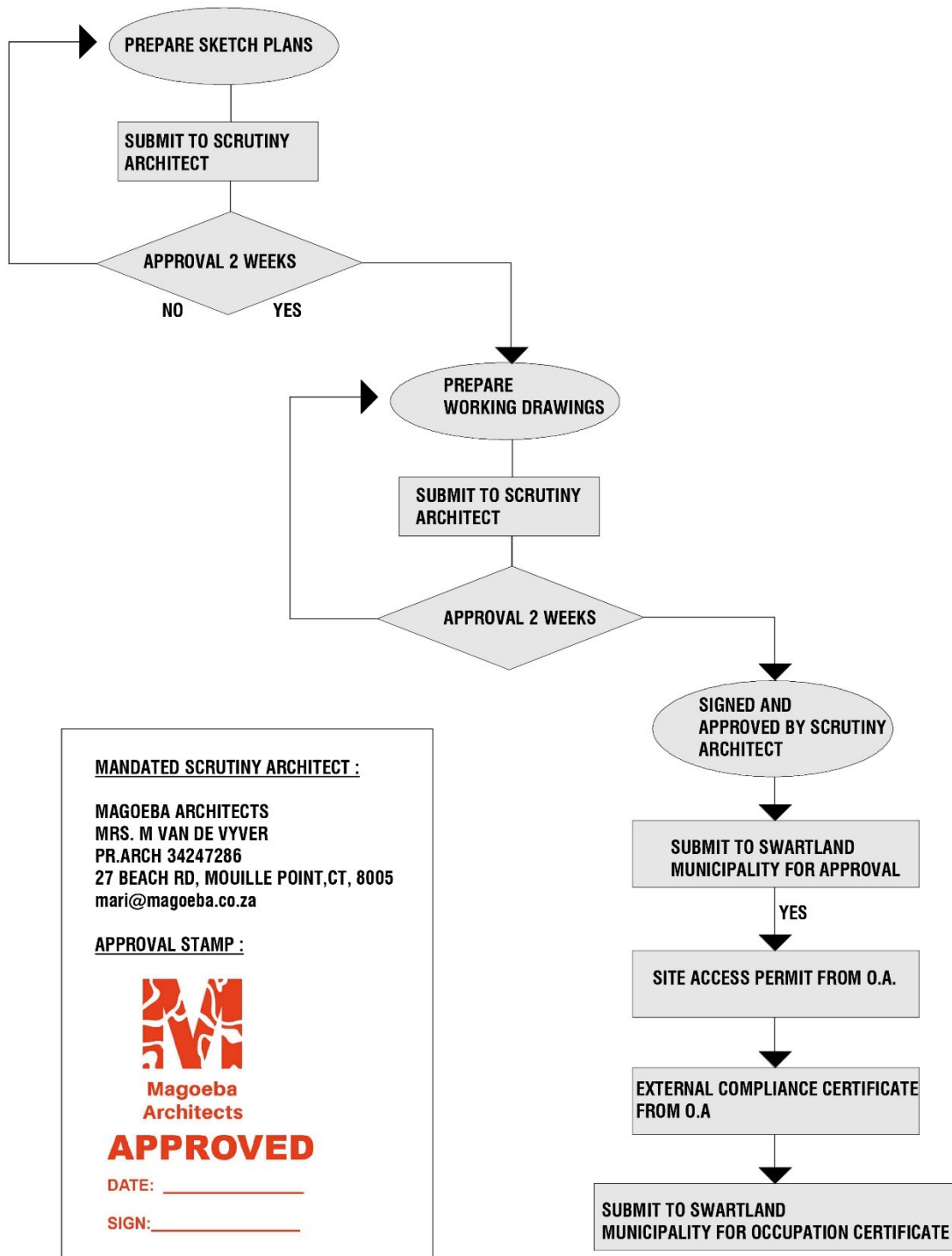
- The use of environmentally friendly materials such as HDPE pipes is encouraged.
- The use of PVC conduit and piping is to be limited, as far as possible.
- Ensure the use of high-quality insulation where required to facilitate thermally appropriate dwelling

8.4. Electrical power generation & provisions:

- The use of alternative means of energy generation is encouraged, such as solar PV panels to charge a battery storage unit.

9. OA APPROVAL PROCESS

- 9.1. Submit Sketch plans to OA for approval.
- 9.2. After approval of Sketch plans submit full council drawings for approval
- 9.3. After approval of council drawings Submit to Council for approval



The site plan shows 19 lots, each with a number and a unique identifier. The lots are arranged as follows:

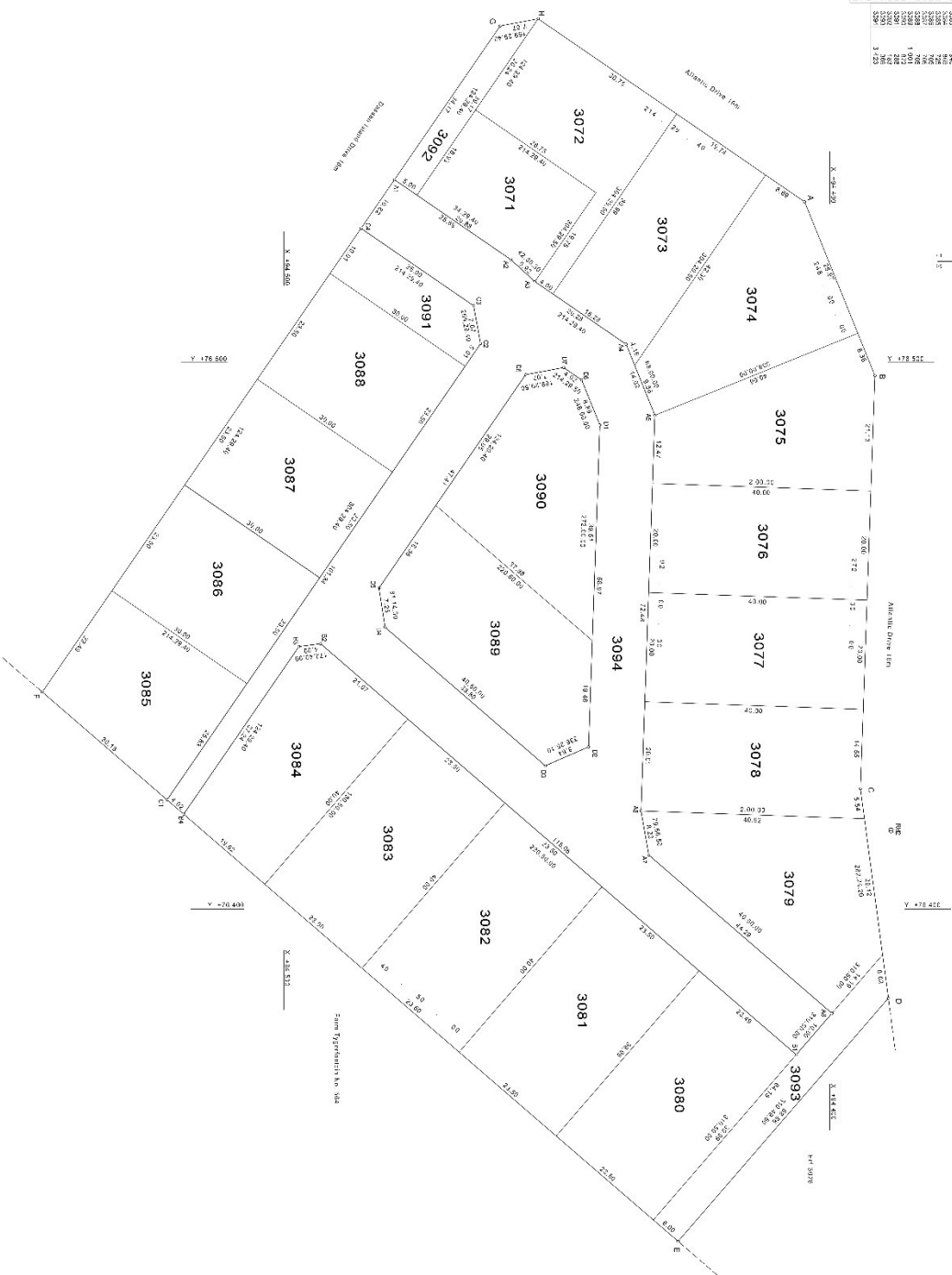
- Lot 19:** A detached house with a footprint of 3089, located centrally.
- Lots 1-18:** A row of lots along the top boundary, each with a footprint of 3071-3092. They are arranged in a row, with Lot 19 being a detached house and the others being part of a larger development.
- Lot 7:** A detached house with a footprint of 3084, located to the right of Lot 19.
- Lots 8-11:** A row of lots to the right of Lot 7, with footprints of 3083, 3082, 3081, and 3080 respectively.
- Lots 12-18:** A row of lots along the top boundary, with footprints of 3079, 3078, 3077, 3076, 3075, 3074, and 3073 respectively.
- Lot 1:** A detached house with a footprint of 3072, located at the bottom left.
- Lot 2:** A detached house with a footprint of 3071, located at the bottom left, adjacent to Lot 1.
- Lot 3:** A detached house with a footprint of 3088, located at the bottom center.
- Lot 4:** A detached house with a footprint of 3087, located at the bottom center, adjacent to Lot 3.
- Lot 5:** A detached house with a footprint of 3086, located at the bottom center, adjacent to Lot 4.
- Lot 6:** A detached house with a footprint of 3085, located at the bottom center, adjacent to Lot 5.

The plan also includes a legend for building lines and a single storey restriction zone:

- 4m BUILDING LINE:** Indicated by a thick orange line.
- 3m BUILDING LINE:** Indicated by a thick yellow line.
- 2m BUILDING LINE:** Indicated by a thick cyan line.
- SINGLE STOREY RESTRICTION ZONE:** Indicated by a hatched area.

MAIN FIGURE		COMPUTATIONS	
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11. GENERAL PLAN ERF 1963 YZERFONTEIN



Scale 1:1000
 Drawn by: [Signature]
 Checked by: [Signature]
 Approved by: [Signature]
 Date: 15/05/2023

GENERAL PLAN NO.
 OF SUBDIVISION OF THE REMAINDER OF ERF 1963 YZERFONTEIN
 VIDE DIAGRAM S.O. NO. 756/2021, DEED OF TRANSFER NO. 2021-35840.
 COMPRISED 21 EREVEN NUMBERS 2071 TO 2094
 APPLICANT: N.T. EREVEN AND FAMILY
 AGENT: N.T. EREVEN AND FAMILY
 SCALE: 1:1000

REMARKS:
 1. The plan is drawn in accordance with the provisions of the Survey Act, No. 94 of 1981.
 2. The plan is drawn in accordance with the provisions of the Survey Regulations, No. 100 of 1981.
 3. The plan is drawn in accordance with the provisions of the Survey Act, No. 94 of 1981, and the Survey Regulations, No. 100 of 1981.
 4. The plan is drawn in accordance with the provisions of the Survey Act, No. 94 of 1981, and the Survey Regulations, No. 100 of 1981.

NO.	APPLICANT'S ADDRESS	DATE	INITIALS
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S.O. 756/2021