



ARCHITECTURAL GUIDELINES
for
RENOSTERBOS ESTATE
2021-05-10

PREAMBLE

The primary intent of this guideline is to ensure that Renosterbos Estate becomes a sensitive and responsible landmark with harmony between nature and the architectural envelope that will soon decorate this beautiful estate.

It further aims to encourage an harmonious interaction among the different architectural elements as well as their street projection and interface. The common thread for integration with the natural environment was found in the human scaling of architectural elements, use of honest materials and staying humble in the face of the estate's awesome natural surround.

The object of the Renosterbos Estate Home Owners Association (hereafter referred to as REHOA) is to promote, advance and protect the communal interest of its Members and consequently to ensure a safe, high quality lifestyle to owners and occupants by managing the appropriate development of residences and related facilities as well as communal facilities.

- 1.1 The design of the dwellings should complement the theme and character of the **Renosterbos Estate**. The Design Review Panel will have the sole discretion to approve/decline a submitted design. All renovations and additions to existing dwellings must also be submitted for approval by the DRP.
- 1.2 Any Changes made to this document can only be made by the developer at its sole discretion.
- 1.3 Any deviation to the guidelines on an ad hoc basis can only be approved by the developer.

BUILDING CONTROL ADMINISTRATOR REHOA OFFICE

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1. INTRODUCTION

Renosterbos Estate is a landmark residential development, situated between Mossel Bay and Hartenbos in the pristine Garden Route.

The site was previously the farm *Vyfbrakke Fonteinen* and is situated on a dominant hill, with magnificent Indian Ocean views to the east, and panoramic views over the Outeniqua Mountains to the north.

The property is unspoiled with lush indigenous and environmentally sensitive Renosterveld vegetation, which includes an abundance of Renosterbos (*Dicerothamnus rhinocerotis*), an interesting and important species of our indigenous flora. Great care was taken to preserve the endangered Renosterveld vegetation, and almost 2/3rds of the 53.6hectare site will remain undisturbed.

Renosterbos Estate will be a harmonious settlement that fits discreetly into the environment, with sensitive modern and traditional farm-style architecture to embrace the historic relationship between the built envelope of man and unspoiled nature. This unique upmarket offering includes a selection of private residences, a retirement village component including luxury retirement apartments as well as assisted living with frail care facilities.

The residents of Renosterbos Estate will enjoy the privilege of living in the 2nd most moderate climate in the world, with access to all the main attractions and facilities that Mossel Bay and the Garden Route has to offer.

2. ARCHITECTURAL THEME

The development aims to achieve a farm-style architectural theme and capture a rural atmosphere where the houses, people and the environment interact in a harmonious manner.

Diversity on the estate is welcomed and both modern and traditional interpretations of farm-style architecture and farm materials and elements are encouraged.

All buildings and structures must be planned, designed, and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design, and landscaping.

3. GUIDELINES

It is not the intent of the Design Review Panel (DRP) to limit the creativity of designers and the architectural richness, that can be achieved with well thought out designs. The DRP reserves the right to approve well motivated and written deviations from the guidelines where the architecture follows the spirit of the Renosterbos Estate theme and the design is expertly executed. In such a case the designers must give prior notice of this intent and provide sketch drawings and 3D models during the initial concept stage. The final decision will be to the DRP's full discretion and the DRP will not be drawn into debate. The risk of such an endeavour rests solely on the designer involved in this practice, and they must inform their clients accordingly.

The DRP reserves the right to interpret this manual and approve submissions at its own discretion. Decisions taken by the DRP is final and no protracted negotiations will be entertained. Good design will take prevalence over the guidelines to the DRP's discretion.

The National Building Regulations, SANS 10400 and all other applicable legislation and by-laws take precedence over this development guideline.

4. HISTORICAL PRECEDENTS

No previous approval, act, or decision taken by the DRP may be viewed as a precedent. Developing an estate is a work in progress and due to various reasons, the DRP may decide to backtrack on previous decisions. The DRP will consider each submission individually and on its own merits.

5. BUILDING ENVELOPE

5.1 Coverage

The maximum building coverage is 60%.

5.2 Building Lines

Building lines within Renosterbos Estate

The following building lines apply within the estate:

- a) Street boundary building lines on internal roads are 2 metres, provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road.
- b) The minimum side and rear building lines will be 1,0 meters, accept where service infrastructure is installed in which case the minimum side and rear building line will be 1,5 meters.
- c) Common boundaries/firewalls if indicated on the approved site development plan.

Building lines along the perimeter of Renosterbos Estate

The following building lines apply along the perimeter:

- a) Street boundary building line of 4 metres applies where the site abuts an external public street.
- b) Side and rear boundary building lines are 3 metres along the estate perimeter.

5.3 First Floor and Coverage Ratio

- a) Any double storey portion of the house may not exceed 65% of the ground floor coverage.
- b) A double storey is defined as any first floor with a wall plate height exceeding 1.8m.
- c) The DRP may approve written applications for deviations from the 'first floor and coverage ratio' – see Design Outline elsewhere. An example may be a successful 'barn yard style' type of dwelling.

5.4 Height Restrictions

"Height" of a structure means a vertical dimension of the structure measured parallel to the natural ground level to the wall plate or, in the case of a pitched roof, the ridge of the roof or the highest point of a building.

- a) The height of dwelling units may not exceed 8,5 metres to the ridge of the roof in the case of a pitched roof.
- b) Wall plate heights may not exceed 6,5 metres in all cases.
- c) Chimneys are exempt from height restrictions to the minimum height required by the National Building Regulations.
- d) Buildings must preferably be cut into the existing slopes and not be elevated on compaction.
- e) Excessive height differences between floor levels and ground levels adjacent are discouraged. The dwelling's finished ground floor level shall not be higher than 500mm above the adjacent finished ground level. On difficult sloped sites the DRP may allow a relaxation after receiving a written application and motivation.
- f) Free-standing outbuildings may only be single storey structures and must comply with the overall architectural theme.

- g) External walls (excluding gables) may not be higher than 6m measured from the finished ground floor level, unless it forms part of a special feature approved by the DRP.
- h) Ground floor lean-to and veranda structures may not be higher than 4m above the finished floor level directly below.
- i) Plan submissions must include a 500mm incremented contour plan from a registered land surveyor.

6. BUILT FORM

6.1 Design Outline

- a) The farm-style theme is typified by dwellings that are broken up into smaller elements consisting of major and minor building forms.
- b) The balanced relationship between the different building forms and elements is essential to create a harmonious architectural envelope.
- c) Major building forms must be connected to each other with minor elements, like lean-to or concrete flat roofs.
- d) Dominant double pitched barn-like structures are encouraged, with well proportioned lean-to and flat roofed elements to provide a human scale.
- e) Design elements must be simple and without any decoration.
- f) Victorian, Edwardian, Georgian and Cape Dutch architectural themes will not be allowed.
- g) The site's topography and prevailing environmental conditions must be a major consideration for the designer.
- h) No buildings are allowed on slopes of 1:4 and steeper.

6.2 Scale and Proportion

- a) Large building forms must be broken up into smaller well-defined components.
- b) The building forms must be well proportioned and elegantly relate to each other.

6.3 Orientation

- a) Building frontages that faces the street must be parallel to the main street building line unless the site is irregular, in which case it should line-up with a side or back building line.
- b) Plan forms must be arranged rectangular to each other as far as possible, unless when it is part of an approved feature or the site does not lend itself to this layout.
- c) On difficultly shaped properties the layout is subject to the DRP's approval.

6.4 Privacy

Attention must be paid to the privacy between houses. Designs must evaluate and respect the position and placement of windows and doors on adjoining properties.

6.5 Major Building Forms

- a) Major building forms must be rectangular in shape, with simple double- or mono-pitched roofs.
- b) Single storey major plan forms may not be wider than 8 meters, and double storey major plan form widths are limited to 7m.
- c) Direct connections between major plan forms are discouraged, and minor forms should rather be used to connect them. If, however, two major plan elements do connect, they must do so at a 90degree angle where feasible.

6.6 Minor Building Forms

- a) Minor building forms are typically used to connect major forms or are attached to major forms. The minor building forms may include the following structures (amongst others):
 - Verandahs

- Lean-to's
 - Concrete roof structures
 - Pergolas
 - Staircases
 - Feature elements
 - Covered walkways
 - Other functions that are well integrated into the overall design scheme.
- b) Minor building forms may not be wider than 2/3 the width of the major building form it is attached to unless it still appears submissive to the major building form to the DRP's discretion.

6.7 Free Standing Buildings

- a) A single free standing building structure will be allowed and must conform to the overall architectural theme of the main dwelling. It is recommended that free standing building structures be connected to the main dwelling with pergolas, low walls, or another architectural device.
- b) Free standing building elements must be sensitive to the overall scale of the main dwelling's envelope.
- c) No second dwellings will be allowed.

7. ROOFS

7.1 General

- a) Roofs must reflect and coincide with the building plan form underneath.
- b) Simple roof structures are encouraged.
- c) The guidelines aim to encourage the designer with considerable freedom to optimize good design and architecture, instead of following arbitrary proportions between pitched roofs and flat roof areas.
- The designer must take this responsibility very seriously, and the DRP will strongly focus on the proportions and interactions between the different roof elements.
- d) Roof pitches must be consistent, unless otherwise specifically approved by the Design Committee at the concept stage.
- e) Eave overhangs are encouraged for aesthetic reasons, but also to protect the walls below and act as passive design. The dimensions of the overhangs must suit the overall architectural style of the dwelling and the passive design requirements thereof.
- f) Hipped roofs are discouraged and must be limited as far as possible.
- g) Fascias, bargeboards and gutters to match roof colour.

7.2 Roofs for Major Building Forms

- a) Major building forms must be roofed with symmetrical double pitch roofs between 17.5 and 45 degrees.
- b) Major building forms may also be floating mono-pitched roofs between 5 –10 degrees.
- c) The DRP will consider alternative gradients if well motivated.

7.3 Roofs for Minor Building Forms

- a) Lean-to roofs with a pitch between 3 and 10 degrees are allowed.
- b) Limited concrete roofs are allowed. The extend of the concrete roofs must be limited and in submissive proportion to pitched roofs. All to the approval and discretion of the DRP.

7.4 Roof Material

- a) Concrete roof tiles:
- Coverland Elite 420 x 330 mm concrete roof tile - Colour: Any shade of grey.
 - Marley Modern 420 x 332 mm concrete roof tile - Colour: Any shade of grey.
- b) Metal roof sheeting:

- 'Diamondek' clip-on and concealed fix metal roofing.
 - Corrugated S-profile metal sheeting.
 - Colours to be any shade of grey.
- c) Translucent clear roof sheeting is only permitted if hidden from view.

7.5 Roof Windows

- a) Velux or similar approved roof windows are permitted, if they are set in the plane of the roof. Finishes to match roof colour unless natural timber.
- b) Dormer windows are discouraged.
- c) Skylights may be used if hidden behind a parapet wall.

8. WALLS

8.1 General

- a) The sensitive use of different wall materials to accentuate building elements is encouraged.
- b) Externally exposed walls, not covered by pergolas or verandahs, must be articulated to reduce the visual impact of large expanses of wall.
- c) Gable end walls should not be treated as 'dead' flat surfaces but must aesthetically respond with other architectural elements and surfaces.
- d) Walls surfaces must be plain and without decoration. Plaster mouldings or quoining of walls will not be permitted.
- e) If used, plaster bands around window and door openings must be limited. Architectural depth should rather be provided using different materials, shadows and building form.
- f) Simple copings may be installed on free-standing and parapet walls, after approval by the DRP.
- g) Painted external walls must be finished in earthy colours. Paint samples must be submitted for approval by the DRP.

8.2 Wall Finishes

The following wall finishes are allowed:

- a) Smooth plastered and painted walls.
- b) Scratch plastered and painted walls.
- c) Bagged and painted walls.
- d) Limited use of approved face brick:
 - The use of face brick is discouraged and will only be allowed to accentuate building elements or features.
 - Any use of face brick must be approved by the DRP.
 - Two-tone face brick will not be allowed.
- e) Off shutter concrete or concrete type finish (Cemcrete).
- f) Approved natural local stone.
 - No stone columns will be allowed, unless approved by the DRP.
 - No artificial or concrete stone will be allowed.
- g) Hardwood with natural timber finish or otherwise approved by DRP.
- h) Metal sheet cladding to match roof sheeting or otherwise approved by DRP.

8.3 Chimneys

- a) Chimneys are exempt from the maximum height restrictions but may only protrude beyond a roof ridge to comply with the minimum requirements of the National Building Regulation.
- b) Brickwork, metal, and natural stone chimneys with simple cowls are allowed.
- c) Chimneys and cowls must be clearly indicated and described on the submitted elevations for approval by the DRP.
- d) Rotating cowls are discouraged. They must be specifically mentioned on the submission drawings and a sample photo must be provided to the DRP for approval.

9. BOUNDARY WALLS AND FENCES

9.1 General

- a) All walls and fences must be clearly indicated and described on the plans, for approval by the Design Committee.
- b) No ornate gates, fences or walls will be allowed.
- c) No precast walls and electrified or barbed wire fencing will be allowed.
- d) No vehicle gates will be allowed in the driveway.
- e) Palisade fencing and face brick walls are not allowed.
- f) Natural hedges and planting in front of fences are recommended.
- g) Boundary walls must be finished off on both sides in a proper and acceptable level.
- h) Gates will not be higher than the walls or fences adjacent and must be detailed for approval by the DRP.

9.2 Maximum Heights

- a) Street boundaries: 1.2m
- b) Boundaries facing open spaces: 1.2m
- c) Side boundaries: 1.8m
 - Side boundary walls and fences measured for the first 5m from the road boundary, may not exceed 1.2m.
- d) Rear boundaries: 1.8m

9.3 Materials

- a) Masonry walls (no face brick).
- b) Natural stone walls.
- c) Gabion cages filled with natural local stone is encouraged.
- d) All fencing must be approved by the DRP and may be installed to a maximum height of 1.2m.
- e) Other materials may be considered at the DRP's discretion.

9.4 Service Yard

- a) Each dwelling must be provided with a 2.1m high enclosed service yard.
- b) Clothing lines, refuse bins and mechanical plant must be screened from public view.
- c) Service yards may not be covered with a roof.
- d) Yards for concealing of washing lines, refuse and other services are to be kept to a minimum and should not be more than 30% of the length of the boundary. The DRP may approve yard walls exceeding this proportion where they face onto very short boundaries.

9.5 Other Free-Standing Walls and Fences

- a) Other free-standing walls and fences on the property must conform to the above-mentioned guidelines for boundary fences and walls.

10. EXTERNAL RETAINING STRUCTURES

10.1 General

- a) The natural ground level of a site is to be disturbed as little as possible. Where a site's topography requires it, houses and external living areas should be stepped or terraced on the property. Low retaining structures must be used in harmony with the existing topography.
- b) Special attention must be given to ensure proper storm water runoff.
- c) All retaining boundary and free-standing walls are subject to site-specific approval by the DRP.
- d) All retaining structures must be in accordance with a civil/structural engineer's specifications and ensure the soil stability of neighbouring sites.

10.2 Dimensions

- a) The retaining part of retaining structures may not be higher than 1.5m, measured vertically from the base of the adjusted finished ground floor level to the original natural ground level.
- b) Where required, the retaining structure must also act as fall protection against the level change, in accordance with National Building Regulations.
- c) The DRP may consider the relaxation of the above requirements, after receiving a motivated and site-specific proposal.

10.3 Materials

- a) Brickwork walls.
- b) Natural stone walls.
- c) Gabion cages filled with natural local stone is encouraged.
- d) 'Terraforce' or other concrete block systems are not allowed.
- e) Other materials may be considered at the DRP's discretion.

11. DOORS AND WINDOWS

11.1 General

- a) Large glazing areas are ideally set behind shading devices such as balconies, verandah roofs and pergolas.
- b) The shape and proportions of glazed areas, doors and windows must be rectangular. No circular windows or arches are permitted. Triangular windows will only be allowed at gable ends.
- c) Large areas of glass should be juxtaposed with solid wall planes and are preferred to repetitive windows.
- d) Door and window openings above each other should respond sensitively to one another.
- e) Full height floor to ceiling fenestration is encouraged as a transition between different external wall finishes.
- f) Only a modern interpretation of bay windows with square corners will be considered by the DRP.
- g) No small cottage pane doors or windows are allowed.
- h) Ornated or carved timber doors are in principle discouraged and are subject to the DRP's approval.

11.2 Material

A sample of the window and door finish/colour must be approved by the DRP prior to any ordering or manufacturing thereof.

- a) The following door and window materials are allowed:
 - Hardwood Timber - Painted in earthy colours to approval.
- Oiled with natural coloured sealer.
 - Aluminium - Powder coated in shades of grey or brown.
- Anodized aluminium - matt bronze.
- b) No PVC doors or windows are allowed.

11.3 Window Types Discouraged

- a) No reflective glazing, steel windows, Winblock-types, or any glass blocks will be permitted, unless specifically approved by the DRP.

11.4 Frameless Glass Systems

- a) Frameless glass systems are allowed.

11.5 Garage Doors

- a) Steel: Powder coated or anodized aluminium/zinc-alume doors to match colour of aluminium window frames where applicable.
- b) Hardwood: Painted or oiled hardwood timber garage doors - colour to be natural timber, earthy painted or to match aluminium frames elsewhere.
- c) Garage doors must be of the simple horizontally slatted type.

11.6 Shutters

- a) Shutters are allowed and must be approved by the DRP.
- b) Large sliding shutter screens are encouraged for the shading purposes of expansive glazed areas.
- c) Shutters to be aluminium, hardwood or steel framed with hardwood timber infill panels.
- d) Colours to be natural timber, earthy painted or to match aluminium frames elsewhere to approval.
- e) Non-functioning shutters are discouraged.

11.7 Gates

- a) Gates should be plain and without decoration.
- b) Gates should preferably be 100mm lower than the adjoining walls, and no gate may protrude above the adjoining walls.
- c) No driveway gates will be permitted.
- d) Powder coated aluminium louvered gates are permitted - colour to match windows.
- e) Galvanized steel Mentis-Grid gates are allowed - they may also be powder coated to match windows.
- f) Plain timber gates with vertical slats are permitted - colours natural timber oiled or varnished.
- g) Galvanized steel frames with horizontal timber slats are encouraged. Timber finish in natural timber oiled or varnished. Galvanized steel may be natural, painted or powder coated to match window frames.

11.8 Burglar Bars

- a) No external burglar bars or retractable security gates will be permitted.
- b) Burglar bars must be in a simple and rectangular pattern placed internally.

12. VERANDAS AND BALCONIES

- a) The privacy of surrounding properties should be considered when designing balconies.
- b) The provision of verandas and pergolas are encouraged, and at least one covered veranda must be provided, large enough to comfortably accommodate a table with chairs and to the DRP's approval.
- c) Balcony and veranda roofs must be fully integrated with the character and overall architectural theme of the dwelling. They may form part of a primary building element or function as a secondary element.
- d) The floor finish height of verandas and terraces must conform to the height restrictions mentioned elsewhere.
- e) Stone and decorative column detailing are discouraged and must be approved by the DRP.

13. PERGOLAS AND DECKS

- a) The use of pergolas and timber decks are encouraged.
- b) Pergola structures may be constructed of masonry, timber, aluminium, or steel (or a combination thereof).
- c) Horizontal pergola infill members may not be spaced further than 400mm from each other.

- d) Pergolas may also be set in a surrounding concrete beam structure if it suits the overall architectural language.
- e) Hardwood timber decks are allowed, and treated Pine may be used as sub structure if hidden from view. All side openings must be closed off and no openings may be visible. The DRP may consider 'floating' timber decks or exposed sub-structures to their own discretion.

14. BALUSTRADES

- a) The balustrades must fit into and compliment the overall aesthetics of the dwelling.
- b) Balustrades may be constructed from timber, glass, steel, or a combination of these materials.
- c) The structural integrity of balustrades, including doors and windows functioning as balustrades) must be in accordance with the structural engineer's specifications.
- d) Designs must be simple and without any ornate detail, diamond crossed patterns or curves.
- e) Balustrades may also be an extension of the wall material, in which case a handrail or low balustrade on top of the wall is highly recommended to break down the overall scale and add finesse to the envelope.
- f) Pre-cast concrete balustrades will not be permitted.
- g) All balustrades aesthetics are subject to approval by the DRP.

15. ALTERNATIVE NATURAL MATERIALS

- a) The creative use and incorporation of alternative natural materials into the designs are encouraged. Designers may submit proposals with alternative materials for the DRP's consideration and approval at their discretion.
- b) Blue Gum Latte (saplings) is considered to provide an element of warmth and historic reflection, which may enhance the architectural richness of a dwelling.

16. DRIVEWAYS, GARAGES AND SHEDS

16.1 Driveways

- a) Only 1 driveway per stand is permitted.
- b) Motor vehicle carriageway crossing may be a maximum of 6m wide.
- c) Homeowners will be responsible to install a driveway on the street reserve, right up to the edge of the road.
- d) Provision must be made for a minimum of 2 vehicles to park on the property, which includes at least one enclosed garage to be built in conjunction with the main dwelling.
- e) All paving to the DRP's approval.

16.2 Garages

- a) Garages must be in harmony with the overall architecture of the residence and may be free standing or included as part of the main building structure.

16.3 Boats, Trailers and Caravans

- a) To be concealed inside garages or screened from the street and neighbours.

16.4 Wendy Houses, Tool - and Garden Sheds

- a) No free-standing Wendy houses, tool or garden sheds are allowed.

16.5 Shade Netting

- b) No shade netting may be used.

17. SWIMMING POOLS

- a) Swimming pools must be installed within the building lines and must be clearly indicated.
- b) Pool pumps and water filtration systems must be adequately screened from view to the Design Committee's approval.
- c) Any water back washing or exiting a swimming pool must be discharged into the stormwater system after specific approval by the Estate. No pool water may be channelled into the sewerage system.
- d) The safety measures for swimming pools are paramount and must be in accordance with the National Building Regulations, SANS 10400, and any other possible by-laws.

18. SERVICES

18.1 Stormwater Disposal

- a) No concentrated storm water may be discharged onto neighbouring properties.

18.2 Rainwater Harvesting

- a) Rainwater tanks must be installed in accordance with the Mossel Bay Municipality's requirements.
- b) Rainwater tanks must be hidden from view within a service yard or behind other screening devices.
- c) Architectural features may be made of the rainwater tanks. The tanks may for example be placed on a natural stone plinth and cladded or screened to compliment the aesthetics of the building. Corrugated metal sheeting is a recommended cladding material that reflects traditional rainwater tanks.
- d) All screening or cladding devices must be approved by the DRP.
- e) The position of the rainwater tanks must be indicated on the site plan.

18.3 Plumbing

- a) All external geysers, drainage and other service pipes must be concealed.
- b) The use of accessible service ducts with removable panels is encouraged.

18.4 Air-Conditioners

- c) All air-conditioning units, heat-pumps and other mechanical devices must be screened from view.
- d) No window-mounted condense units will be allowed.

18.5 Satellite Dishes and Aerials

- a) Aerials and satellite dishes must be positioned as discreetly as possible, and the position must be approved by the DRP prior to installation.
- b) Antennas or satellite dishes must be installed below the roof's eaves.
- c) No visible surface mounted conduits will be allowed.

18.6 Gas Installations

- a) Gas installations must be hidden from view and external gas bottles must be housed in an appropriate gas cage.

18.7 External Lighting

- a) Exterior lighting must be subtle to provide a rural feeling to the development and protect the star-scape at night.
- b) No coloured light bulbs will be allowed.
- c) No flood lights or other bright lights will be allowed.
- d) Lights may not be so positioned as to cause a nuisance to neighbours.

18.8 Solar and Photo Voltaic Panels

- a) Solar and photo voltaic panels must be incorporated into the overall design of a dwelling and may be fitted onto sloped roofs if they are neatly integrated and at the same roof plane. Panels that are installed on roofs must be sympathetic to the position of architectural elements below e.g. windows and doors.
- b) Solar and photo voltaic panels may be positioned on flat roof elements where they are hidden from neighbouring views with screening elements if required or set back far enough from the parapet to limit view.
- c) No visible mechanical equipment will be allowed.
- d) The extent and position of solar panels is subject to the prior approval.

18.9 Hot Water Supply

- a) The supply of hot water must be in compliance with the energy efficiency regulations of SANS 10400 Part X.

19. SUBMISSION OF BUILDING PLANS FOR APPROVAL

THE SUBMISSION PROCESS ALSO APPLIES TO MINOR ALTERATIONS.

19.1 PRELIMINARY SUBMISSION

The following documents must be submitted to the **Building Control Administrator** REHOA via **EMAIL** and **1x HARD COPY** must also be provided.

- Land Survey 1:100
- Site Plan (with contours) 1:200
- Floor Plans 1:100
- Elevations 1:100
- Typical Section 1:100
- 3D Perspectives

The Building Control Administrator will forward the documents to the Design Review Panel (DRP) for scrutiny.

The designer will receive feedback and may adjust and re-submit the plans as required.

19.2 FINAL SUBMISSION

Final submission only occurs after the preliminary documentation has been approved by the Design Review Panel.

The following documents must be submitted to the **Building Control Administrator** REHOA via **EMAIL** (Colour) and **1x HARD COPY** (Black and White) must also be provided.

Final Submission Documentation as per statutory approval requirements and to at least include the following:

- Site Plan
- Floor Plans 1:100
- Roof plan
- Elevations
- Sections (indicating natural ground levels & height restriction line)
- Door and Window Schedules
- Drainage
- Drainage Elevations
- 3D Perspectives

The Building Control Administrator will forward the documents to the Design Review Panel (DRP) for scrutiny.

The designer will receive feedback and may adjust and re-submit the plans as required.

After approval of the Final Submission Documents, the Design Review Panel will provide an electronic approval stamp on the documentation and forward it to the designer for municipal submission purposes.

The above-mentioned plans are to be accompanied by a current land survey of the erf showing the precise position of the erf corner pegs. For extensions to an existing house the precise position of the house and all outbuildings on the erf in relation to the building lines and boundary lines. The positions of the corner pegs are to be verified by a land surveyor before construction work may commence.

19.3 FEES

Please contact the Building Control Administrator regarding scrutiny fees and building deposits.

The plan approval fees will be revised on an ad hoc basis.

19.4 ADDITIONALLY REQUIRED DOCUMENTATION

Please contact the Building Control Administrator regarding Additionally Required Documentation and Application Forms.