

## Architectural Design Guidelines

Stand number :

Owner :

Architectural style :

New England / Modern Beach / Vermont / Cape Heritage /  
Fisherman's Cottage

IMPLEMENTING DATE: MARCH 2021

- |                     |                              |
|---------------------|------------------------------|
| CONTACT DETAILS     | 1. Contact details           |
| AESTHETIC COMMITTEE | 2. Introduction              |
|                     | 3. Aesthetic Committee       |
|                     | 4. Compliance                |
|                     | 5. Additions and alterations |
|                     | 6. Plan approval process     |
|                     | 7. Fees due                  |
|                     | 8. Legislation               |
|                     | 9. Disputes                  |
| THE PROJECT         | 10. Project professionals    |
|                     | 11. Site information         |
|                     | 12. Design approach          |

- |                   |                                       |
|-------------------|---------------------------------------|
| ADMINISTRATION    | 13. Project information               |
|                   | 14. Submission documents              |
|                   | 15. Information required on drawings  |
| PRINCIPLES        | 16. Building control                  |
|                   | 17. Architectural style               |
|                   | 18. Building mass                     |
|                   | 19. Site plan                         |
|                   | 20. Elevations and sections           |
|                   | 21. Levels                            |
|                   | 22. Privacy                           |
| SITE DEVELOPMENT  | 23. Paving and driveways              |
|                   | 24. Boundary walls and fencing        |
|                   | 25. Gates                             |
|                   | 26. Swimming pools                    |
|                   | 27. Decking and bomas                 |
| BUILDING ELEMENTS | 28. Foundations                       |
|                   | 29. Exterior finishes                 |
|                   | 30. Windows                           |
|                   | 31. Awnings                           |
|                   | 32. Doors                             |
|                   | 33. Shutters and burglar bars         |
|                   | 34. Roofs                             |
|                   | 35. Bargeboards, fascias and parapets |

- 36. Rainwater goods
- 37. Roof lights
- 38. Chimneys, braais and barbeques
- 39. Balustrades
- 40. Balconies
- ANCILLARY BUILDINGS 41. Outbuildings
- 42. Garages and carports
- SERVICES 43. Yards
- 44. Services
- 45. Wet services
- 46. Stormwater
- 47. Rainwater tanks
- 48. Water and energy saving devices
- 49. Solar heaters
- 50. Air conditioners
- 51. Generators
- 52. Exterior lighting
- 53. TV antennas and satellite dishes

## Notes to the Owner

- NOTES TO OWNER 54. Signage
- 55. Interior design
- 56. Landscaping
- 57. Boreholes
- 58. Alarm system

## Annexure AI - Agreement



## **2. INTRODUCTION**

The purpose of the Breedezicht Architectural Guidelines is to regulate specific design related aspects in order to ensure a continued quality environment for all current and future Breedezicht Estate (“the Estate”) property owners and residents. It guides the appropriate architectural character and protects the investment value of the development. It is therefore binding on all Estate property owners.

The conditions governing the aesthetic appearance of buildings and the surrounding landscape are contained in the Architectural Guidelines, as constituted in terms of Annexure “A” of the Breedezicht Estate Articles of Association, with the Board of Trustees (“the Board”) being the curator thereof.

## **3. AESTHETIC COMMITTEE**

The Articles of Association delegates the function of architectural oversight to the Aesthetic Committee (“the Committee”). Such Committee shall at all times consist of at least 2 members, one of which shall be a built environment professional. The Committee has the mandate to represent the common interests of both the property owners and to enforce the architectural, construction and environmental rules set by the Articles of Association, Environmental Management Program, the Architectural Guidelines and the Construction Guidelines.

The Committee shall only evaluate the aesthetics of any building plan submission. Under no circumstances will the Committee take any responsibility for technical, structural, health or safety standards or for non-compliance with municipal or any other statutory requirements.

The Aesthetic Committee may, in its sole discretion, instruct an Owner or his representatives to alter a design to conform to the rules. Should such an instruction be disregarded, the Aesthetic Committee may refuse approval of the drawings.

The Owner may defer any questions or issues to the Breedezicht Aesthetic Committee for clarification or recommendation. Should there be any matters not covered in the Architectural Guidelines and in the event of any difference of interpretation, the Aesthetic Committee shall make a ruling, which shall be binding.

In the event of a member of the Aesthetic Committee being commissioned as the Project Architect for a project in the Estate, the remaining Committee members will process the relevant application.

## **4. COMPLIANCE**

As required by law, all building plans must be approved by the local authority before any work is put in hand. In the case of Breedezicht Estate, it must also be approved by the Aesthetic Committee before it may be submitted to the Hessequa Municipality (“the Municipality”) for approval.

The rules and requirements in the Guidelines are applicable to the design and construction of all new or minor work, additions or exterior alterations to any property in the Estate, with the exception of any land belonging to or managed by the Municipality.

The rules in the Architectural Guidelines form the basis for the evaluation of drawings. The formulation and interpretation of the rules shall be at the sole discretion of the Committee. The rules are to be read and interpreted in conjunction with the Environmental Management Plan, Articles of Association, Construction Guidelines and other documents as published on the Estate website ([www.breedezicht.co.za](http://www.breedezicht.co.za)).

The rules are subject to such changes that the Committee from time to time, in its sole discretion, deems to benefit the Estate. Such changes shall be immediately binding on new work as soon as it is published on the Estate website.

Each submission is considered individually. The Committee reserves the right to relax any of the rules in its sole discretion, as an exception to a rule under rational and/or exceptional circumstances, if justified by special circumstances and / or when such relaxation is not to the detriment of the property of any other Owner or the Estate. Such concession shall in no way be deemed as setting a precedent, prejudice any rights of the Board to enforce the rules to its full extent where necessary. No precedent on the Estate will be considered as motivation to vary the Guidelines.

In case of doubt or uncertainty regarding the interpretation of the architectural rules, the Owner or his representatives are to request clarification from the Aesthetic Committee representative.

Construction is to be completed strictly according to the approved building plans. Any deviations must be approved by the Committee or Managing Agent prior to construction. Amended building plans shall also be approved by the Municipality if required.

It is the responsibility of the Owner to ensure adherence to all the rules.

Failure to do so will result in the BEHOA not issuing the Completion Certificate, which is required by the Municipality before issuing an Occupation Certificate.

## **5. ADDITIONS AND ALTERATIONS**

It is the responsibility of the Owner to ensure at all times that the Committee is in receipt of building plans of the built house and site development. This shall be monitored from time to time by the Managing Agent.

Any additions and/or alterations that alter the exterior appearance of the buildings and site, shall be approved and managed as described in the Architectural and Construction guidelines. Should it become known that unapproved activities are conducted on a site, the Managing Agent may, at its sole discretion stop any deliveries to a stand or refuse access to contractors.

## **6. PLAN APPROVAL PROCESS**

- 6.1 The submission of sketch design drawings (basic site plan, plans, elevations) is optional but recommended to prevent drastic changes required later. Drawings are to be emailed as .pdf documents.
- 6.2 Payment of Scrutiny Fee and Builder's Deposit.



## 9. DISPUTES

Should the Owner or Architect declare a dispute on a ruling or instruction of the Aesthetic Committee, such dispute shall be referred to a qualified professional with local knowledge, whose identity shall be agreed upon by all parties. Should no agreement on a suitable professional be agreed on within 7 days after declaring a dispute, the Western Cape Institute of Architects shall be requested to propose a mediating architect. Any architect so appointed shall be suitably qualified, with minimum of 5 years' experience, be registered in the Western Cape and shall have local knowledge.

The cost of any architect appointed or agreed upon in terms of this clause, shall be borne by both parties equally.

The same procedure will be applicable if the services of an engineer or any other relevant professional are required.

## 10. PROJECT PROFESSIONALS

The Owner shall appoint:

- 10.1 A SACAP registered architect or technician ("the Architect") to design and document the proposed buildings and site development. Proof of the Architect's SACAP registration shall be submitted.
- 10.2 A structural engineer to design the structural, civil and stormwater elements, as necessary.
- 10.3 A land surveyor to peg the corners of the property of necessary.
- 10.4 Any other engineer, quantity surveyor, landscapes architect or specialist necessary.

Should the Owner not appoint the Architect, Engineer or other suitably qualified professional for construction supervision, at least an interim and completion inspection by the Architect is required. The lack of supervision will at no time be accepted as an excuse for non-compliance to any of the rules in the Architectural or Construction guidelines.

## 11. SITE INFORMATION

The relevant site and town planning information is published on the [Breedezicht Estate website](#).

Prior to commencement of the design, the Architect is to request details of the adjacent stands from the Committee. (Refer to the requirements of street and rear walls and fencing.)

## 12. DESIGN APPROACH

The design philosophy stems from the intent to create an estate that related to its context and creates a positive and desirable environment to residents. A key aspect is that the proposed design and layout of a house on a property should wherever possible take the neighbouring houses' view and privacy into consideration.

Whilst promoting variety and individualism, 5 building styles are indicated to promote a strong



sense of a cohesive seaside neighbourhood:



# Design Rules

Stand number :

Owner :

Architectural style :

New England / Modern Beach / Vermont / Cape Heritage /  
Fisherman's Cottage

### 13. PROJECT INFORMATION

(For Aesthetic Committee office use)

First Submission	Date
Comments sent	Date
Second Submission	Date
Comments sent	Date
Final Approval	Date

#### GENERAL

Registered architect/draughts person appointed	Yes/No
Registered structural engineer appointed	Yes/No

### 14. SUBMISSION DOCUMENTS

All documents are to be emailed to the Aesthetic Committee in 1 or consecutive emails.  
([christine@roos.co.za](mailto:christine@roos.co.za)).

All documents are to be completed by the Architect. Signatures as indicated.

	<u>Document</u>	<u>Submitted</u>	<u>Received</u>
a)	Copy of Architect's SACAP Certificate		
b)	Proof of payment		
c)	Submission form (completed Design Rules section of the Architectural Guideline, <b>in Word format</b> )		
d)	Rendered street + one other elevation in .pdf format		
e)	Completed Annexure A1		
	1. Agreement		
	2. Architect's Declaration		
	3. Owner's Declaration		
f)	Full set of municipal drawings in .pdf format (Energy calculations are not required by the Aesthetic Committee, but must be submitted to the Municipality)		

## 15. INFORMATION REQUIRED ON DRAWINGS

The onus is on the Architect to ensure that all drawings and documents submitted are complete, as required for municipal submission drawings and attending to every rule in the Architectural Guidelines. Incomplete documentation or drawings will not be scrutinized.

When checking that drawings conform to the Rules, the Architect shall interpret the following terms as indication of the information required on the drawings:

- 15.1 Design : The rule is demonstrated through the *design* and must be clearly shown on the necessary drawings.
- 15.2 Indicate : *Show position* on drawings.
- 15.3 Specify : *Specify in detail* the product, colour or whatever is required. Add a detail drawing if relevant.
- 15.4 Note : The item must be *noted* on the drawings or in the construction notes.
- 15.5 Exclusions : A method, finish, material, etc. that is expressly prohibited.

## 16. BUILDING CONTROL

Architect to complete :

16.1	<b>Area</b>	Stand size	m <sup>2</sup>
		Ground Floor main building area (Minimum 80m <sup>2</sup> , excl garages, carports and patios)	m <sup>2</sup>
		Covered patio area	m <sup>2</sup>
		First Floor area	m <sup>2</sup>
		Loft / usable roof area	m <sup>2</sup>
		Garage / carport area	m <sup>2</sup>
		Total area	m <sup>2</sup>
16.2	<b>Coverage</b>	Actual	%
16.3	<b>Building Lines</b>	Street – 4m	
		Side – 2m	
		Back – 2m	
		Conservation Area – Single Storey 5m, double storey 7m.	
		Carports and garages may be positioned on the stand boundary, in which case the building line width shall be applicable between the carports and garages and the house.	
		The encroachment of building lines can only be approved by Council. The Owner must apply to Council for building line relaxation. The Committee may, to its discretion, support an intended encroachment of building lines or not.	
16.4	<b>Density</b>	1 dwelling per stand	
		A granny flat of maximum 50m <sup>2</sup> will be allowed, requiring an addition parking bay. The Owner shall include a written undertaking that the unit will never be sub-let for income purposes and that, in the event the property is sold, the new owner will carry this undertaking forward.	
16.5	<b>Height</b>	Maximum 2 storeys at street level (including loft)	
		Maximum 8.5m, measure from ngl to top of roof	
16.6	<b>Parking</b>	Minimum 1x garage / carports + 1 parking bay on site	
		Note – no vehicles may be parked in street, vacant stands or any other area in the Estate. Each stand to provide adequate parking.	

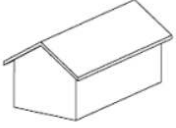
Complies	Not complying	Not applicable	
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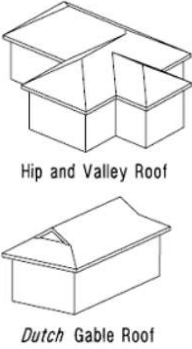
## 17. ARCHITECTURAL STYLE

In addition to general rules, the following shall be applicable to the architectural style selected:

(Delete style not applicable. Indicate choices and note selection and choices on drawings.)

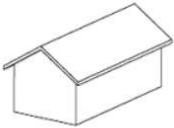
Note that colour images are NOT a true reflection of the actual finished colour.

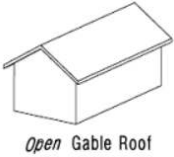
New England		
General	Single storey at street level, with or without attic rooms and dormer windows	
 <p>Open Gable Roof (No parapet walls)</p>	Pitch	32°-40°
	Overhang	Small (<200mm)
	IBR colour	Charcoal / Dove grey / Dark Dolphin / White Lion
	Ventilators	White ridge ventilator with aluminium / painted timber louvres
	Fascias, barge boards + rw goods	White or to match roof colour
<p>Walls</p> <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="background-color: #e0b090; padding: 2px;">Incan Treasure Y1-D2-3</div> <div style="background-color: #80c0a0; padding: 2px;">Rolling Hills G5-C2-1</div> <div style="background-color: #a0c0d0; padding: 2px;">Slate Tint G7-E2-3</div> <div style="background-color: #408080; padding: 2px;">Stone Cold B3-C1-3</div> </div>	Construction	Lightweight structural steel system with painted Handy Plank fibre cement cladding
	Plinth	None
	Edging	White fibre cement edging along corners
	Plascon colours	White / Incan Treasure / Rolling Hills / Slate Tint / Stone Cold Compatible alternative colours will be considered.
Windows	Type	- Powder coated aluminium frames. - Dormer windows to attic rooms
	Colour	White
	Size	Larger frames, square to vertical
Columns, patios and carports	Materials	Treated and painted timber posts poles Colour : White or to match roof colour
Handrails and balustrades	Materials	Treated and painted timber posts poles Colour : white
Exceptions	Stone cladding of elements on secondary elevations (i.e. not street elevations) will be considered.	

Vermont		
General	Single or double storey at street level	
 <p>Hip and Valley Roof</p> <p>Dutch Gable Roof</p>	Pitch	17°
	Overhang	Wide (600mm +)
	IBR colour	Charcoal / Dove grey / Dark Dolphin / White Lion
	Ventilators	White ridge ventilator with aluminium louvres
	Fascias, barge boards + rw goods	White or to match roof colour
<b>Walls</b> <div style="background-color: #e0b090; padding: 2px;">Incan Treasure Y1-D2-3</div> <div style="background-color: #80c0a0; padding: 2px;">Rolling Hills G5-C2-1</div> <div style="background-color: #a0c0d0; padding: 2px;">Slate Tint G7-E2-3</div> <div style="background-color: #408090; padding: 2px;">Stone Cold B3-C1-3</div>	Construction	a) Lightweight structural steel system with painted Handy Plank fibre cement cladding or b) Cement bricks, plastered and painted
	Plinth	None
	Edging	If wall type a): White fibre cement edging along corners
	Plascon colours	White / Incan Treasure / Rolling Hills / Slate Tint / Stone Cold Compatible alternative colours will be considered.
<b>Windows</b>	Type	- Powder coated aluminium - Dormer windows to attic rooms
	Colour	White or any of the roof colours
	Surround	If wall type a): White fibre cement edging If wall type b): Optional plaster surround band painted white / roof colour / any of above wall colours
	Size	Larger frames, vertical panels
Columns, patios and carports	Materials	- Treated and painted timber posts. - Plastered and painted
Handrails and balustrades	Materials	- Treated and painted timber posts poles (Colour : White or to match roof colour) - Simple aluminium with horizontal stringers
Exceptions	Stone cladding of elements on secondary elevations (i.e. not street elevations) will be considered.	

<b>Modern Beach</b>		
General	<p>Application of elements of the others styles into a modern design that compliments the traditional styles and the ambience of the Estate. Unless specified below, the Architect may refer to the other styles for requirements.</p> <p>Though the style aims to be non-prescriptive, the Committee reserved the right to veto any elements that does not contribute to environmental unity.</p> <p>It is highly recommended that sketch designs be submitted for comments before municipal drawings are started.</p>	
Roof	Pitch	15°
	General	The roof shape and features may be a combination of various elements of the other styles, applied in a coherent design.
	IBR colour	Charcoal / Dove grey / Dark Dolphin / White Lion
<b>Walls</b> Amazon Mist Y5-E2-3  Brocade Silk Y1-D2-1  Delicate White Y2-C2-3  Feathery 105	Construction	Cement stock bricks, plastered and painted. Rough plaster / bagwash / smooth plaster
	Plascon colours	Amazon Mist / Brocade Silk / Delicate White / Feathery Compatible alternative colours will be considered.
	Feature wall	Garage gable walls may have a wave like / curved design. Refer to completed Modern Beach houses.



Cape Heritage		
General	Typified by wall dominant architecture. Letter shaped form. Single storey at street level.	
 <p>Open Gable Roof With parapet ends</p>	Pitch	30°
	Gables	All roofs, including lean-to's with side parapets
	Overhang	None to large
	IBR colour	Charcoal / Dove grey / Dark Dolphin / White Lion
	Ventilators	Louvres in gable ends (painted timber or powder coated / anodised aluminium)
	Fascias, barge boards + rw goods	White or to match roof colour
<p>Light Reflection Y6-A2-3</p> <p>Desert Spring G1-C2-3</p> <p>Saffron Tint Y5-B2-2</p> <p>White</p>	Construction	Cement stock bricks, plastered and painted
	Plinth	Natural stone cladded plinth to maximum 500mm above FFL
	Edging	None
	Plascon colours	Light Reflection / Dessert Spring / Saffron Tint Compatible alternative colours will be considered.
Windows	Type	- Powder coated aluminium frames - Painted timber frames Colour: White or any of the roof colours
	Surround	Plastered accent lintol above windows
	Shutters	Optional – Exterior timber, painted in any wall colour
	Size	Small type vertical frames.
Columns, patios and carports	Materials	- Brick piers with stone cladding - Plastered and paint - Tanalith poles - Plastered and painted copings on piers to match pyramid shape design of Estate walls
Handrails and balustrades	Materials	Treated and painted timber posts poles (Colour : White or to match roof colour)

Fisherman's Cottage		
General	Typified by wall dominant architecture. Simple, single storey shape.	
 <p>Open Gable Roof</p>	Pitch	40°
	Overhang	Small (<200mm)
	Gables	With or without parapet walls. If parapets, lean-to roofs must also have parapets.
	IBR colour	Charcoal / Dove grey / Dark Dolphin
	Ventilators	Louvres in gable ends (painted timber or powder coated / anodised aluminium)
	Fascias, barge boards + rw goods	White or to match roof colour
<p>Light Reflection Y6-A2-3</p> <p>Desert Spring G1-C2-3</p> <p>White</p>	Construction	Cement stock bricks, plastered and painted. Rough plaster / bagwash / smooth plaster
	Plinth	Natural stone cladded plinth to maximum 500mm above FFL
	Edging	Not applicable
	Plascon colours	White / Light Reflection / Dessert Spring
Windows	Type	- Powder coated aluminium frames - Painted timber frames Colour – White or any of the roof colours. Attic rooms to have gable end windows, no dormers.
	Shutters	Optional – Exterior timber, painted in any wall or roof colour
	Size	Small, vertical type windows. Small square windows may be turned 45°.
Columns, patios and carports	Materials	- Brick piers with stone cladding - Plastered and paint
Handrails and balustrades	Materials	Brick piers plastered and painted to match walls
Chimneys	Materials	Plaster and paint

Complies	Not complying	Not applicable	
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## 18. BUILDING MASS

Building mass refers to the grouping of the components that determines the shape of the house.

- Design :
- 18.1 Plan forms to be regular and simplistic.
  - 18.2 Width of dominant mass or wings (as measure by truss span) shall be 5-8m.
  - 18.3 First Floor area shall not exceed 75% of the Ground Floor Area of the main building mass. Attic, roof and balcony areas are excluded from such calculation.
  - 18.4 The maximum building height at the street elevation is 8.5m.
  - 18.5 Buildings should, as far as possible, not cast unnecessary shadow on the private outdoor living areas of the neighbouring properties.
  - 18.6 The general proportions of the building mass and elements (such as windows and doors, etc.) on elevation shall be vertical.
  - 18.7 All balconies shall be within the double storey building lines.
  - 18.8 The maximum width of an abutment may not exceed 50% of the width of the attached main building form.
  - 18.9 Habitable roof spaces are encouraged, rather than double storeys.
  - 18.10 The use of verandas, pergolas, balconies and lean-to roofs are encouraged to reduce the scale of buildings.
  - 18.11 The above rules are also applicable to freestanding garages and carports.

Complies	Not complying	Not applicable	
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## 19. SITE PLAN

- Note :
- 19.1 Street name, stand number and stand numbers of adjacent stands
  - 19.2 Boundary dimensions
  - 19.3 Permitted and actual Coverage
- Indicate :
- 19.4 Servitudes
  - 19.5 Building lines
  - 19.6 North point
  - 19.7 Siting of buildings on neighbouring stands (if developed)

- 19.8 Contours (0.5m intervals) and GF level, reference level, as measured on site.
- 19.9 Existing municipal services on sidewalk
- 19.10 Municipal service connections – water, electrical, sewer
- 19.11 Site sewer reticulation
- 19.12 Boundary walls, retaining walls or fencing (new and existing)
- 19.13 All existing trees and shrubs to be retained and protected during construction.

Complies	Not complying	Not applicable	
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## 20. ELEVATIONS AND SECTIONS

- Indicate :
- 20.1 Drawn from boundary wall / fence to boundary wall / fence, indicating boundary treatment.
  - 20.2 Accurate Natural Ground Level and Finished Ground Levels.
  - 20.3 All cut and fill
  - 20.4 Detail of retaining walls
  - 20.5 Total height of buildings (excluding chimneys)
  - 20.6 Height of walls, patios, roofs
  - 20.7 Sections through carports, verandahs and patios
- Note :
- 20.8 All exterior finishes and colours

Complies	Not complying	Not applicable	
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## 21. LEVELS

- Design :
- 21.1 The height of the finished floor level may not exceed 1.5m above Natural Ground Level at any point, as necessitated by the natural fall of the stand.
  - 21.2 As far as possible, the buildings must be stepped to follow the natural ground contours.

Complies	Not complying	Not applicable	
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## 22. PRIVACY

- Design : 22.1 The visual and auditory privacy of neighbours must be taken into account at all times. Specific care must be taken with the placement and size of First Floor windows.
- 22.2 Balconies may only face towards the street, Concervancy Area or parks.
- 22.3 The Architect is to enquire about the layout of neighbouring houses, whether completed or in planning.

Complies	Not complying	Not applicable	
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## 23. PAVING AND DRIVEWAYS

- Design : 23.1 A driveway may be a maximum of 6m wide at the road reserve and shall have a bell shaped connection with the road.
- 23.2 There must be at least 1m wide soft landscaping between neighbouring driveways.
- 23.3 The total area of hard landscaping (driveways, walkways, aprons, decking, uncovered patios, yards, etc.) within the site boundaries may not exceed 40% of the unbuilt area.
- 23.4 Where boats, trailers, etc. are parked behind a gate, the driveway to the gate may be grassed. Paving is not required.
- Note : 23.5 Percentage of hard landscaping.
- Specify : 23.6 Driveways and on site parking areas will be constructed of the following:
- Paving bricks, precast flagstones or cobble stones
  - Concrete casted in-situ in blocks according to a design which combines different finishes (smooth, reeded, exposed aggregate, etc.). Indicate design.
  - Natural stone
- Exclusions : 23.7 Tarred surfaces, painted surfaces, gravel

Complies	Not complying	Not applicable	
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## 24. WALLS, BOUNDARY WALLS AND FENCING

- Indicate :
- 24.1 All building perimeter walls to be cavity walls.
  - 24.2 Elevation, height changes and sections of types of boundary walls, show at erf boundaries on all elevations and sections.
- Design :
- 24.3 Retaining walls are to be in harmony with the natural contours of the stand. It may be constructed of brick walls or systems like Terra-Force, Loffelstein, etc.
  - 24.4 Boundary and linking walls and fences should form a cohesive part of the built forms. Street, Conservation Area and park facing enclosures must form an attractive and cohesive streetscape.
  - 24.5 Where adjacent stands have been developed or planned already, the position and detailing of the proposed street (and rear if relevant) walls and fences must take planned or constructed positions of the neighbouring walls and fence into consideration. (Enquire from the Committee whether drawings are available.)
  - 24.6 Street boundary : An open street garden is preferred. Alternatively maximum 50% walled or fenced. Height maximum 1.2m within the street building line.
  - 24.7 Boundaries towards Conservation Area : Maximum 50% walled, remainder to be fenced.
  - 24.8 Boundaries towards parks : No fencing is required though it can be:
    - a) Maximum 50% walled, remainder to be fenced, or
    - b) Stand boundary to be demarcated with planting of a hedge or flower beds.
- Specify :
- 24.9 Fencing types:
    - a) Maximum 1.8m high (measured from higher fgl side) plastered and painted / bagwashed brick walls, waterproofed on top or with painted concrete coping, all to compliment house style. Pyramid copings to the top of piers, to match the existing Estate walls.
    - b) Fence with tan – brown, 150mm wide composite planks to match or similar to the existing Estate fencing. Maximum 150mm openings between planks.
    - d) Plastered and painted brick walls with naturally dressed stone clad plinths (maximum 500mm high) and piers will be allowed with the Cape Heritage style.

- Note :
- 24.10 Fencing between a stand and the Conservation Area shall allow for the movement of small wild animals.
  - 24.11 Common boundaries, piers and linking walls shall be plastered and painted to match house finishes.
  - 24.12 Weepholes to be provided in all link walls and to the boundary walls at the lowest part of the stand. Weepholes shall be evenly spaced.
- Detail :
- 24.13 Boundaries towards vacant stands : Wall face to neighbouring side to be plastered and painted to both sides of the wall.
  - 24.14 No part of a fence or wall (including foundations) may extend over the stand boundary.
- Exclusions :
- 24.15 Prefabricated concrete walls, wire or chainlink fencing, timber panel fencing, picket fencing, Clearview or similar, tanalith (paddock) poles, razor wire
  - 24.16 Electrical fencing

Complies	Not complying	Not applicable	
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## 25. GATES

The Committee may request detailed drawings of all gates.

- Detail :
- 25.1 Pedestrian gates in fencing must be constructed of painted or treated timber, painted fibre cement planking or composite planking.
  - 25.2 Gates to be the same height as the fence or wall.
  - 25.3 All joints in timber doors shall be horizontally orientated.

Complies	Not complying	Not applicable	
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## 26. SWIMMING POOLS

- Design :
- 26.1 Position of pool to keep privacy of neighbours and noise into account.
  - 26.2 Pool must be constructed within the building lines.
  - 26.3 Jacuzzi's must be fully screened from public view.
  - 26.4 Rim flow pools and pool decks may not be higher than 1m above natural ground level.
- Specify :
- 26.5 Pools surround to match paving / patio finish / natural timber decking. Exposed edged of decks must be enclosed.
  - 26.6 Pool enclosure to be integral part of / complement the house design and

as per boundary wall and fencing specification.

Indicate : 26.7 Pump position must be so located as not to cause a disturbance to neighbours and may not be visible from the street, beach or any public spaces.

Note : 26.8 Pool safety must comply with the National Building Regulations.  
26.9 Backwashing may only discharge onto the site or to drain directly into the storm water system.

Exclusions : 26.10 Portable or prefabricated above ground level pools, rock pools, coloured pool lights.

Complies	Not complying	Not applicable	
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## 27. DECKING AND BOMAS

Design : 27.1 No permanent structure may be built over the building line.

Complies	Not complying	Not applicable	
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## 28. FOUNDATIONS

Note : 28.1 Foundations are to be designed by the Engineer.

Complies	Not complying	Not applicable	
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## 29. EXTERIOR FINISHES

**Refer to the selected style for specific requirements.**

Design : 29.1 External finishes must conform to good architecture and enhance the general appearance of the neighbourhood.

Detail : 29.2 Plaster bands surrounding or accent lintols above windows doors and other openings will be allowed (but not required) as per style specifications. Such elements shall be painted to complement the house colour scheme. The paint colour contrast must be limited.

29.3 Special attention must be paid to the finishing of parapets, fascias, corbelling, roof trims, gutters, etc.

Note : 29.4 Plastered exterior wall surface must be plain, smooth and with minimal textured plaster.

29.5 Handy Plank fibre cement to be painted.

29.6 Stone cladding where the selected style allows



- Specify : 29.7 Indicate colour scheme of all exterior finishes, as per the selected style.
- Exclusions : 29.8 Facebrick walls, rough or textured plaster, rockface, imprint plaster, metal side sheeting, timber tiling.

Complies	Not complying	Not applicable	
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### 30. WINDOWS

**Refer to the selected style for specific requirements.**

- Design : 30.1 Proportions of frames or divisions are to have a vertical orientation. The proportions and styles of windows selected should be consistent throughout all buildings.
- 30.2 Windows smaller than 900 x 900mm may be square.
- 30.3 Excessive large glazed areas are to be avoided or at least be divided into panes with a vertical orientation.
- 30.4 Ground Floor windows may be maximum 2.1m high, First Floor windows maximum 1.8m.
- 30.5 Where dormer windows are placed in a "gable" end of a hipped roof, the window shall be in the center of the roof.
- 30.6 Bay windows will be considered on merit but is not encouraged.
- Specify : 30.7 Glazing shall be clear or plain sandblasted glass.
- 30.8 Colour of frames to be white or to match any of the roof or wall colours, as per the selected style.
- Exclusions : 30.9 Cottage pane windows, double volume windows, reflective, tinted or coloured glass, sandblasting patterns.

Complies	Not complying	Not applicable	
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### 31. AWNINGS

- Design : 31.1 Sun controls shall be by means of overhangs (pergolas and patios), shutters or planting.
- Exclusions : 31.2 External aluminium louvres, any form of canopy above windows or doors.

Complies	Not complying	Not applicable	
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### 32. DOORS

- Design : 32.1 French and sliding glass doors are preferred.
- 32.2 Fan lights will be permitted above main entrance door only. The combination of door and fan light shall be in proportion with the other windows.
- 32.3 All doors shall have vertical proportions.
- 32.4 If more than one garage door is necessary, doors shall be of the same size, except where necessary to accommodate a boat, in which case the doors shall have the same materials and finish.
- 32.5 Garage door motors shall be fully concealed in the ceiling space and not be visible from the street.
- Specify : 32.6 Garage doors to be horizontally slatted timber or aluminium, colour to match roof or window frame colour.
- Note : 32.7 Glazing as per window glazing requirements.
- Exclusions : 32.8 Ornate carved doors, frameless glass doors.

Complies	Not complying	Not applicable	
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### 33. SHUTTERS AND BURGLAR BARS

**Refer to the selected style for specific requirements.**

- Detail : 33.1 Painted timber shutters as per style options. Shutters must have a traditional design, may be hinged or sliding and must be functional. No fixed, purely ornamental shutters.
- Note : 33.2 The design and colour of burglar bars and security screens are to be simple and to complement the window type.
- Specify : 33.3 Similar to the following interior Trellidor types, in complimentary colours:
- Clearguard
  - Cottage Guard (only for smaller windows)
  - Rollerstyle
  - Security Shutter
- 33.4 Security doors and burglar bars may only be fitted to the interior of the opening.
- Exclusions : 33.5 Exterior/ basket type burglar bars, aluminium shutters or security gates and doors.

Complies	Not complying	Not applicable	
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## 34. ROOFS

### Refer to the selected style for specific requirements.

- Design :
- 34.1 Roof design shall be simple and the roof pitch applied consistently. Avoid excessive valleys and hips.
  - 34.2 Roof space may be used as a loft and shall be regarded as a storey.
  - 34.3 All roofs shall be hipped or gabled – monopitch roofs will only be allowed for low pitched (<5°) roofs.
  - 34.4 For garages, carports, patios or other minor abutments, lean-to low pitched (flat) roofs will be allowed. The finish shall be the same as for the main roofs.
  - 34.5 Where lean-to roofs meet with the main building structure, it must step back from a main structure corner with back at least 300mm to avoid an overhang overshooting the abutment wall.
  - 34.6 Linking roofs may be waterproofed concrete slabs, finished with a suitable non-reflective paint. Visible areas are to be covered with pebbles.
  - 34.7 Patio columns shall be built as per the style of the house.
  - 34.8 Louvre deck coverings shall have fascias and the colour will complement the colour scheme of the house.
  - 34.9 The area of lean-to and concrete linking roofs combined shall not exceed 40% of the total roof area.
  - 34.10 All overhangs over leant-to's or concrete roofs shall have sufficient head height to be serviceable.
  - 34.11 Uncovered timber pergolas are allowed.
- Detail :
- 34.12 Carports may have pergola type structures with a painted steel or treated timber roof structure, with or without roof sheeting.
- Note :
- 34.13 Roof lights may not be visible from the street.
- Specify :
- 34.14 Roof overhang as per selected style.
  - 34.15 Only IBR or similar roof sheeting with a matt factory finish. Colour as per style.
- Exclusions :
- 34.16 Thatch, tile or thatch patterned roof sheeting or pans, reflective finishes, translucent sheeting visible from the street.

Complies	Not complying	Not applicable	
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### 35. BARGE BOARD, FASCIAS AND PARAPETS

Note : 35.1 Factory finished sheet metal, painted timber or painted fibre cement barge board to gables ends. Colour as per selected style.

35.2 Painted fibre cement fascias to all overhangs.

Complies	Not complying	Not applicable	
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### 36. RAINWATER GOODS

Design : 36.1 Downpipes must be mounted flush on walls.

Specify : 36.2 Balconies and concrete linking roofs shall have fullbores and downpipes discharging onto a paved area, apron or into a water tank – no spouts.

Note : 36.3 Gutters shall be factory finished, pre-formed seamless aluminium.

36.4 Colour of gutters and downpipes to compliment colour scheme of house.

Complies	Not complying	Not applicable	
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### 37. ROOF LIGHTS

Design : 37.1 Where not above a veranda or patio, roof lights shall line up with windows below.

Note : 37.2 Glass must be fully non-reflective.

Complies	Not complying	Not applicable	
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### 38. CHIMNEYS, BRAAIS AND BARBEQUES

Design : 38.1 Braais shall be constructed within the boundary lines.

38.2 Chimneys shall be of brickwork, plastered and painted or cladded in stone. It may have stainless steel details and fit in with the chosen design style.

38.3 Masonry chimneys may not protrude more than 1m above the roof ridge line. Chimney cowls are allowed.

38.4 Should there be more than 1 chimney on a property, all chimneys shall be similar in design.

Complies	Not complying	Not applicable	
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### 39. BALUSTRADES AND HANDRAILS

- Design : 39.1 Simple and elegant balustrade to complement the building style and in keeping with the style of the house.
- Specify 39.2 Treated and painted timber, stainless steel, natural or powder coated aluminium as per selected style and to be detailed.
- 39.3 A horizontal composite planking balustrade will be considered where it is also used for fencing and complements the house design.
- Exclusions : 39.4 No wrought iron, wire or glass balustrades.

Complies	Not complying	Not applicable	
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### 40. BALCONIES

- Design : 40.1 Balconies to front the street, parks and conservancy areas.
- 40.2 Balconies must fall within the double storey building line.
- 40.3 Where a balcony is enclosed with glass, it must form an integral part of the design.

Complies	Not complying	Not applicable	
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### 41. OUTBUILDINGS

- Design : 41.1 Staff accommodation, storage, etc. to be integral part of design.
- 41.2 Conservatories with glazed roofs will be allowed if surrounded with main building walls on at least 2 sides.
- Specify : 41.3 Conservatory mullions shall match that of the window frames of the house.
- Exclusions : 41.4 Thatched lapas, wendy houses, separate sheds, containers, freestanding storage units, temporary carports, kennels visible from the street

Complies	Not complying	Not applicable	
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## 42. GARAGES AND CARPORTS

**Refer to the selected style for specific requirements.**

- Design : 42.1 Carports will be permitted on condition that it is attached to the main building or garages and that the design compliments the design of the buildings. The roofing is to comply with the general roof specifications.
- 42.2 Garages or carports fronting directly onto the street shall have a minimum 5m setback from the stand boundary to allow for at least 1 parking bay in front of such garages or carports. The parking bays may not extend over the stand boundaries.
- 42.3 Boats, trailers, quad bikes, etc. shall be screened from view or parked under a carport or in a garage.
- Exclusions : 42.4 Shade netting, canvas, wattle or reed screens or ceilings.

Complies	Not complying	Not applicable	
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## 43. YARDS

- Design : 43.1 Laundry drying yards, kennels, gas cages, refuse bins, etc. must be fully screened from the street and neighbours. Walls shall be maximum 1.8m high or at least the height of the washing lines and designed to fit the image and colour scheme of the buildings.
- Note : 43.2 Design and finish of yard walls as for boundary walls.
- Indicate : 43.3 Position of washing line.

Complies	Not complying	Not applicable	
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## 44. SERVICES

- Design : 44.1 Any screen wall shall be higher than the service objects, regardless of its distance from any buildings or streets.
- 44.2 Service related items such as gas bottle installations, air conditioning units, heat pumps, etc. must be sited out of public view.
- Note : 44.3 Satellite dishes and TV aerials shall be fitted below level of the roof eaves.

Complies	Not complying	Not applicable	
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**45. WET SERVICES**

- Design : 45.1 Site sewer and water pipes must, as far as possible, be installed more than 1.5m away from any foundations.
- 45.2 All soil pipes facing the street, parks and Conservation Area and all First Floor soil pipes, waste pipes, vent pipes, etc. must be concealed or enclosed in ducts.
- 45.3 Ducts must be covered with removable fibre cement and painted to match the adjacent wall paint.
- Note : 45.4 All water pipes (including irrigation pipes) and fittings must be non-corrosive – copper or HDPE. Pipes must be installed with sufficient cover to prevent damage from gardening or traffic.

Complies	Not complying	Not applicable	
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**46. STORM WATER**

- Design : 46.1 Storm water drainage must be designed by a competent person and clearly indicated on the Site Plan or on a separate plan. If deemed necessary, the Committee may ask for further details and/or engineer’s rational design.
- 46.2 Storm water run-off is to be dispersed into the natural vegetation areas in such a way as to avoid erosion and loss of natural plant life.
- 46.3 No concentrated storm water may discharge onto adjacent properties. Storm water must be attenuated on the site in such a manner that it is dispersed slowly. Berms may not encroach the stand boundaries.
- 46.4 Rainwater down pipes may not concentrate rainwater next to foundations.
- Indicate : 46.5 Yard walls, boundary walls and garden element may not interrupt normal storm water drainage. Drainage holes are to be provided.
- Note : 46.6 No rainwater may be directed into any part of the sewer system.

Complies	Not complying	Not applicable	
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#### 47. RAINWATER TANKS

- Design : 47.1 Provide an above ground 2500 liter rainwater tank, be designed to either:
- a) Be an integral part of the building design. It shall be provided with a plastered and painted or stone cladded platform of 0.3 – 1m above finished ground level. The tank finish shall blend in with the colours of the buildings. Galvanised sheet metal cladding will be permitted if it complements the design of the house, to the discretion of the Committee, or
  - b) The tank must be hidden from street view either through positioning on site or with a fixed and permanent screen of brickwork, timber or non reflecting metal, designed to fit the style of the building and to the discretion of the Committee.

Note : 47.2 Downpipes are to link straight down into the water tank.

Complies	Not complying	Not applicable	
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#### 48. WATER AND ENERGY SAVING DEVICES

Note : 48.1 The use of water and energy saving devices and technologies (e.g. dual flush toilets, low flow shower heads, heat pumps, solar heaters and lights, etc.) is required.

Complies	Not complying	Not applicable	
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#### 49. SOLAR HEATERS

- Design : 49.1 Solar panels on flat roofs must be sufficiently screened or hidden to be out of view from neighbours and the public.
- Indicate : 49.2 Panels are to lie flush with the roof and with all pipes concealed. Geysers and water storage units must be concealed or positioned within the roof space. Indicate position of solar panels and geysers on elevations and plan.
- Specify : 49.3 All ducts and pipes are to be the same colour as the roof finish.
- Exclusions : 49.4 Combined tanks and panels mounted on flat roofs.

Complies	Not complying	Not applicable	
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## 50. AIR CONDITIONERS

Note : 50.1 No visible air conditioning units are allowed. Units must be concealed from public and neighbouring view. Pipe colour must match that of the wall.

50.2 No window mounted air conditioner units will be permitted.

Complies	Not complying	Not applicable	
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## 51. GENERATORS

No generators may be installed without BEHOA approval.

Generators may not create a nuisance. Generators should preferably not be operated between 22h00 and 07h00.

Design : 51.1 A generator must be acoustically and visually screened off from public view.

Note : 51.2 Sound levels must at all times be kept below 7 decibels above the ambient sound level.

Complies	Not complying	Not applicable	
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## 52. EXTERIOR LIGHTING

Note : 52.1 External lighting to be preferably low level and/or down lighter type.

52.2 Lights on lamp posts may not be higher than 1.8m.

Exclusions : 52.3 Flood lights, coloured light bulbs. Fluorescent or ultra-violet lighting used for insect control should be located in areas with limited visibility

Complies	Not complying	Not applicable	
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## 53. TV ANTENNAS AND SATELLITE DISHES

Indicate : 53.1 No external TV antennas or satellite dishes may be fixed against any projecting architectural feature (chimney, balcony etc.)

Exclusions : 53.2 No radio masts or related dishes may be erected.

Complies	Not complying	Not applicable	
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## 54. SIGNAGE

- 54.1 No security or advertising signage will be allowed.
- 54.2 The residence must be provided with a metal or plastic street number of maximum 200mm high, placed so that it is clearly visible from the street.
- 54.3 Mailboxes may only be placed on a wall or fence and next to the entrance driveway. No freestanding mailboxes.

## 55. INTERIOR DESIGN

- 55.1 The use of outdoor furniture and decorating elements that will be exposed to the view of neighbours must be considered sensitively.

## 56. LANDSCAPING

- 56.1 Refer to the Breedezicht Estate Landscaping Guidelines for comprehensive landscaping guidelines and plant lists.
- 56.2 The landscaping aim is to maintain and enhance the natural environment and biodiversity of the natural renosterveld and fynbos. The Owner is not required to submit a formal landscaping plan, on condition that the design of the garden is informal, featuring indigenous planting.
- 56.3 Gardens and irrigation systems are to be designed according to best practices for water conservation. This is achieved through favouring indigenous, drought-resistant plants, mulching, grouping plants with similar water requirements together and drip irrigation systems.
- 56.4 Any existing indigenous vegetation should be potted before construction commences, for later replanting on the stand, or handed to the Estate Manager for planting in the parks.
- 56.5 The owner is responsible for the landscaping and maintenance between the stand boundary and the street.
- 56.6 The use of Fyn Kweek (*Cynodon dactylon*) and Buffalo grass (*Stenotaphrum secundum*) is encouraged, being drought resistant and non-invasive.
- 56.7 No invader species may be planted.
- 56.8 Landscaping may not encroach the stand boundary onto the Conservation Area. An on site 5m barrier of natural planting is required to prevent invasion.
- 56.9 The planting of hedges as, as opposed to fencing or walls, is encouraged.
- 56.10 At least a 1m walking space from the curb shall be maintained.

56.11 No trees may be planted on the sidewalk.

56.12 No existing trees or shrubs may be removed from the sidewalk.

56.13 Exclusions : Large lawns, mock rock features, artificial animals, statues of any kind.

#### **57. BOREHOLES**

57.1 No boreholes will be allowed.

#### **58. ALARM SYSTEMS**

58.1 Audible alarms are not allowed.

## Annexure AI - Agreement

**To be duly completed, signed, each page initialed by the Property Owner and Architect.**

<b>1. Stand Number</b>	
<b>2. Property Owner</b>	
Name	
Company name	
Company registration No	
VAT number	
Physical address	
Postal address	
Contact person	
Telephone number	
Email address	
<b>3. Architect / Architectural technologist</b>	
Name	
Company name	
SACAP registration no	
Telephone number	
Email address	
<b>4. Structural engineer</b>	
Name	
Company name	
Telephone number	

Email address	
5. <b>Construction Supervisor</b>	Architect / engineer / property manager / owner / developer appointed to manage the construction process on behalf of the owner
Name	
Company name	
Telephone number	
Email address	

## Owner's Declaration:

As the registered Owner of the above stand in the Breedezicht Estate, I, the undersigned confirm that I have read and understand the rules and requirements specified in the Breedezicht Estate Architectural Guideline and undertake to abide by the rules.

I confirm that:

- Myself and any party related to the development of the above stand, submit to the authority of the BEHOA in all matters delegated to the Aesthetic Committee and the Managing Agent and to maintain good faith in this regard.
- I have appointed the Architect (as identified in the Architect's declaration) to design and document the new house / additions and alterations to the existing house, including getting the building plans approved by the Aesthetic Committee and the Hessequa Municipality.
- I acknowledge that any direct or indirect cost of complying with the Architectural and Construction Guidelines or order issued by BEHOA representatives in terms of these Guidelines will be for the joint or separate accounts of the Owner and the Architect, Building Contractor or related party.

I certify that the information stated in this document is correct.

Signature :

Name of Owner :

Date :

## Architect's Declaration:

As the appointed architect / architectural technologist of the above stand in the Breedezicht Estate I, the undersigned, confirm that I have read and understand the rules and requirements specified in the Breedezicht Estate Architectural Guidelines and undertake to abide by the rules.

The design and documentation herewith submitted complies with SANS 10400 : National Building Regulations.

I understand that:

- Building plan approval by the Aesthetic Committee does in no way serve to approve any building regulation, details, suitability of materials other than what is expressly stated in the Architectural Guidelines.
- Incomplete or inadequate submissions to the Committee will not be processed.
- The Committee may request that any part of the design that does not comply with the Rules be adapted or redesigned, at my own cost.
- The Hessequa Municipality will only process building plans if a BEHOA Letter of Approval is submitted with the building plans.
- Construction may only commence once the Hessequa Municipality has approved the building plans.
- Construction will be completed according to the approved building plans.

I undertake to keep the Owner informed as to the status of the submission and any amendments that the Committee may require on the design.

I certify that the information stated in this document is correct.

Signature :

Name of Architect :

SACAP registration number :

Name of architectural practice :

Date :