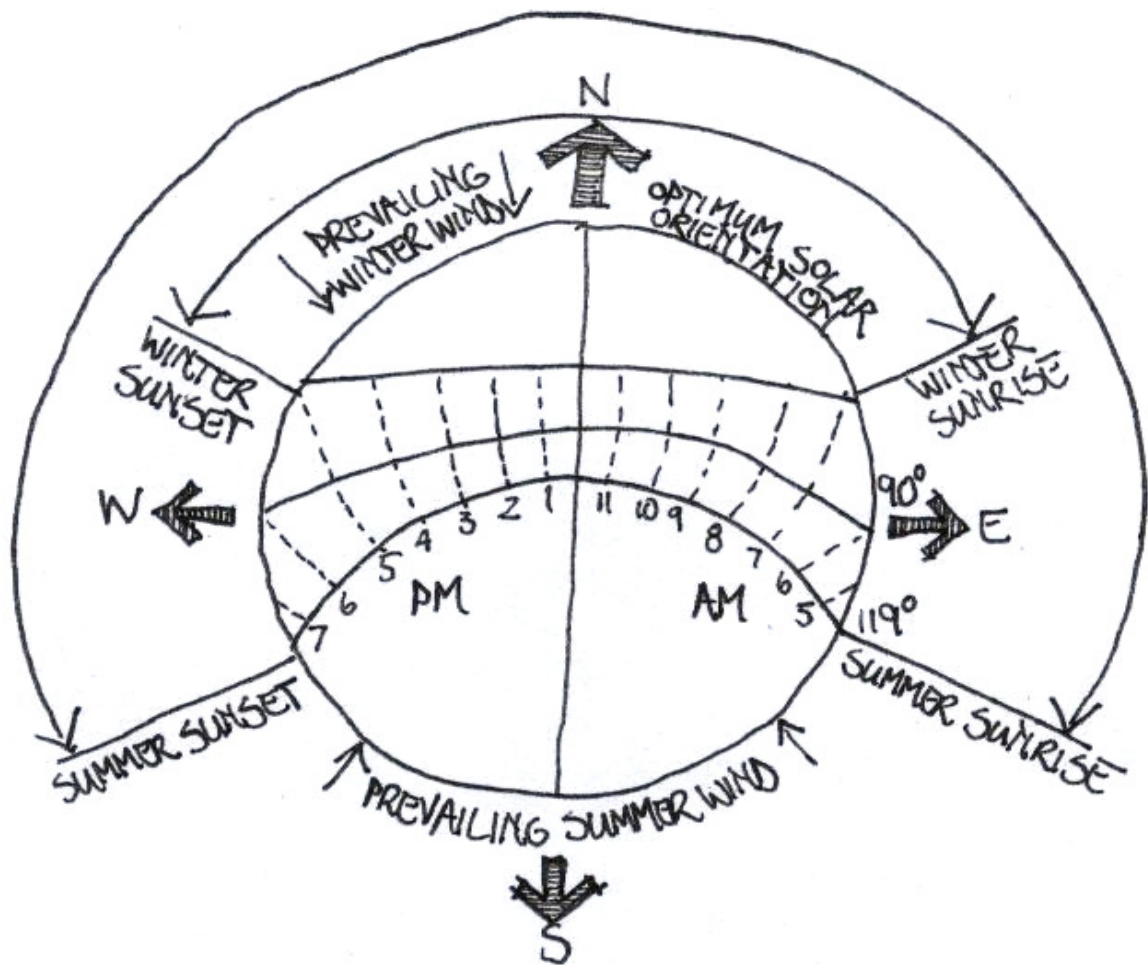


5.

CLIMATIC FACTORS OF THE CAPE

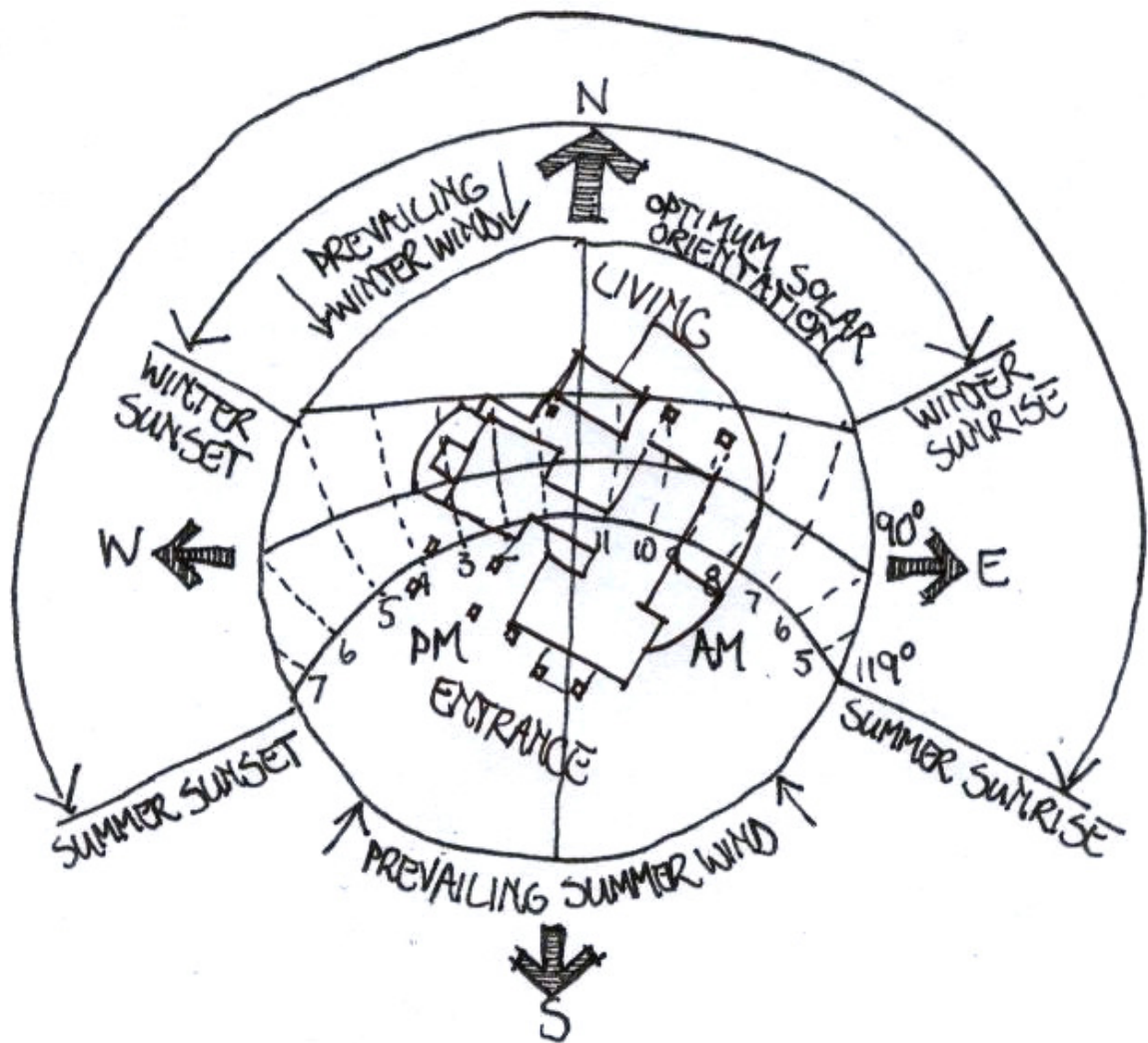
Typical of the Cape climate, most of the rain falls between June and September, whilst the summer months are generally dry. The prevailing winds are from the south east during the summer months and from the north west during the winter months.



6.

OPTIMUM HOUSE ORIENTATION

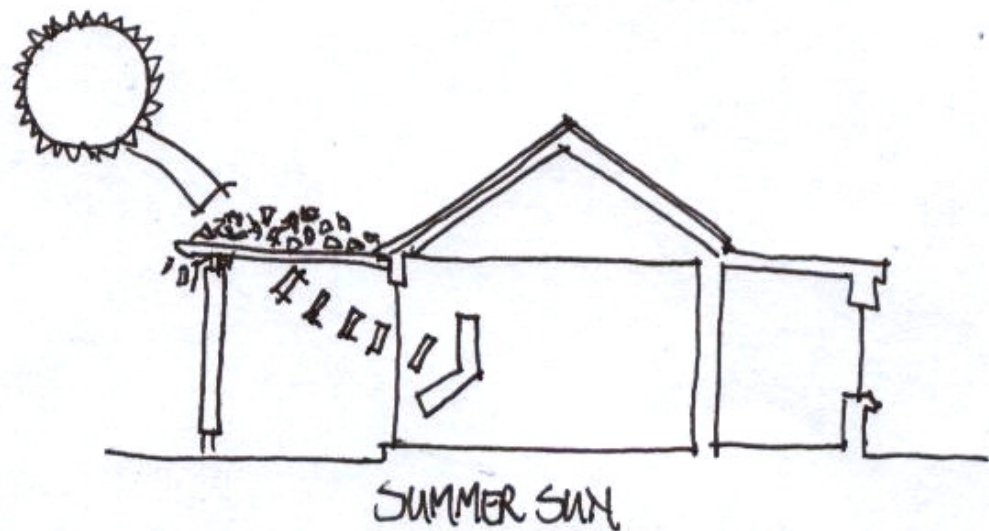
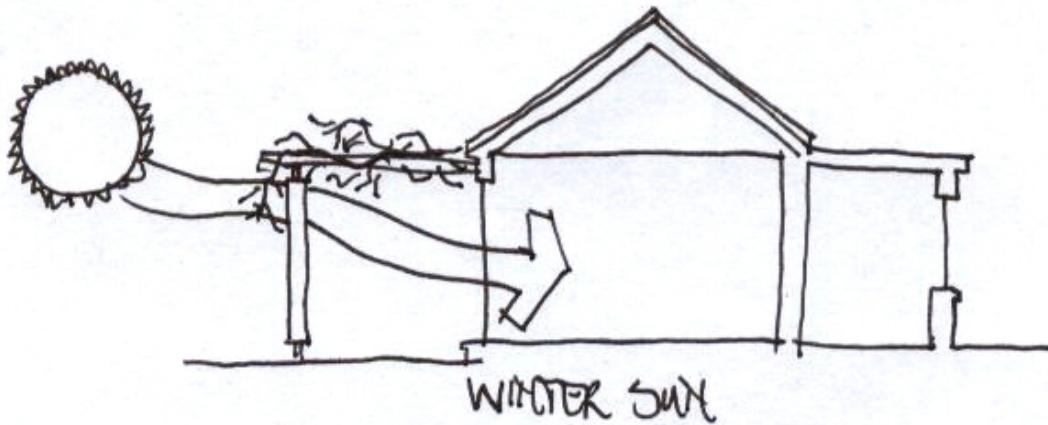
The orientation for houses is with the living rooms to the north, and with garden and outdoor living area's to the north west or north east, depending on views and on personal preference. In addition, with this orientation, the back of the house forms a barrier to the summer winds. This in relation to living spaces, but openings on the south east side can also help with cooling in summer months.



7.

TRADITIONAL SUN CONTROL

Pergolas should be constructed to protect terraces, large windows or sliding doors from the sun. Climbing deciduous vines are encouraged, giving the desired protection for high summer, but when they lose their leaves, permitting low sun penetration for warmth in winter. These pergolas can also be covered, as they should in their design, have the necessary structure to be covered.



8.

1. HOUSE FORMS

All houses may consist only of one level. In other words only a groundfloor. No double story houses will be allowed.

The total height from finished floor level to the ridge of the roof, shall not exceed 6 000mm, and the floor to ceiling height shall not be more than 2 750mm from finished floor to finished ceiling. House forms shall be simple in character. Building frontages facing the street, shall be parallel to the street.

2. ROOFS

Major roofs shall be double pitched. Pitches shall be symmetrical about their ridges and have a slope of 33degrees. Secondary lean-to roofs are permitted but shall abut vertical walls to primary roofs.

Flat roofs over garages will not be permitted. Flat roofs shall have a slope of 5degrees and be set behind simple parapets which are extensions of main walls. The parapets shall conceal all exposed roof edges and downpipes, which is to be fixed to the open end over the covered area.

Dormer windows will not be allowed.

The main roof covering shall be s-rib Chromadek, but roofs which are concealed behind parapets and at a 5degree angle, can be galvanized IBR sheet metal.

The roof colour shall be Grey Chromadek, and the fascia's and barge boards will be dark grey in colour.

3. WALLS

External walls shall be 280mm cavity construction with at least one coat smooth plaster.

Sand-stone shall not be used as cladding, but only as external tiles, as not to be overbearing.

Plastered walls will be painted by using a combination of the following three colours.

One, two , three.

Simple plinths not exceeding 600mm in height will be used. The colour of which shall be 2 shades darker than the selected wall colours.

4. WINDOWS

Windows will have a vertical proportion of not less than 1,2:1. A proportion of 1,6:1 (Golden Mean) is recommended.

Window configuration shall be limited to:
top hung, with 2 sashes only, of which only top section will open.

Windows shall be constructed from dark grey coloured aluminium.
Windows shall be finished in this dark grey colour.

External burglar bars are not permitted. If burglar bars are required, the type designed by the controlling architect are the only ones permitted.

5. DOORS

Door openings shall have vertical proportions.

Sliding or folding doors are permitted, provided the sections are in vertical proportions.

No “trellidor” type expanding doors will be permitted in external doorways.

Solid external doors shall be paneled timber with horizontal boarding.

Doors and frames shall be finished in wood with varnish protection.

Garage doors may not exceed 2 440mm in width. Double garages shall have two doors separated by a masonry pier. Standard height will be 2 100mm, but if higher doors are needed, they must both be the same height.

No ornate garage doors will be allowed. Garage doors will be finished in wood with varnish protection.

6. VERANDAHS AND PERGOLAS

Pergolas are a feature of De La Roche, and will be used over verandahs and some entrance features.

Supports to pergolas shall be plastered masonry piers with a simple coping.
Pergola members will be finished in a mahogany varnish finish.
Balustrading to verandahs, needed when a veranda is more than 450mm above ground level, will be galvanized steel finished in a dark grey paint. This balustrading will be according to the Architects design.

10.

Wooden decks will also be allowed and this can have a minimal effect on the site because of the fact that there will be minimum excavation or filling.

Permanent covering over pergolas will only be allowed as solid sheeting (metal or fibre cement). No transparent type of roofing will be allowed over the pergolas. Retractable canvas awnings will also be allowed, the colour of which shall be off-white.

The enclosing of pergolas will not be allowed.

7. CARPORTS

Carports are permitted provided:

7.1 supports are brick columns, which match those for the pergolas;

7.2 the roof covering is concealed behind an upstand bargeboard- painted dark grey, in the same colour as the fascia's;

7.3 rainwater discharges into a box gutter behind the upstand bargeboard.

8. DRIVEWAYS, MOTORCOURTS AND PATHWAYS

Parking for a minimum of 2 cars shall be provided on each erf. Carriageway crossings shall not exceed 6 000mm.

Surface finish to driveways, motor courts and pathways visible from the street shall be a charcoal coloured cobble paver, of either 100 x 100mm or 200 x 200mm. Red brick pavers may be used as a border, but only in this regard.

9. BOUNDARY WALLS AND FENCES

Street Frontage:

Boundary walls on the street frontage shall run parallel to the street and shall have a minimum height of 900mm. Where greater height is required for purposes of providing privacy to living rooms, bedrooms and pools or screening kitchen yards, then the height may be increased to

1 800mm, provided the length of such high walling does not exceed 40% of the frontage, or 60% in the case of a corner erf.

Pillars or piers shall occur as close as possible to 3 000mm intervals.

If so desired, the use of palisade fencing between these columns, instead of wall sections will also be allowed.

11.

The walls shall be capped with a simple coping and may incorporate plinths not exceeding 600mm in height.

The walls shall be painted in “colour”, with the copings, columns and plinths painted in “colour”. Palisade fencing shall be painted charcoal in colour.

10. SWIMMING POOLS

- Swimming pools and appropriate positioning of the pool and filter plant require the approval of the D.L.R.H.O.A
- Pools to be constructed in accordance with NBR and to be approved by Local Authority before construction may commence.

Not permitted

- Portable pools or otherwise will not be permitted.
- Pools above natural ground level

11. LETTERING & SIGNS

- No illuminated signs will be permitted. All signs other than house names to be submitted to the D.L.R.H.O.A for approval.
- Signage/lettering size is to not exceed 200mm.

12. GENERAL

- Awnings, TV aerials, external blinds, and other items, which do not form part of the basic structure, should be clearly shown.
- TV aerials, satellite dishes etc may not be attached to a chimney or mast.
- Solar heating panel should be incorporated into the basic structure and not exceed the roof profile.
- Washing lines shall be fully screened from the street elevation
- Plumbing pipes to be concealed as far as possible.
- Refuse bins to be kept within concealed areas.
- All burglar bars and security screens/gates (sliding, expanding or otherwise) should be fitted internally behind the glazing.
- Domestic animals – see regulations of D.L.R.H.O.A
- Tennis courts are not permitted.
- No temporary structures of any nature are permitted, including Wendy houses.
- All external structures for the safe keep of gas bottles, to be in accordance with Fire Safety Regulations.
- Each erf will require a storm water connection point into which all water must be channeled.
- Construction is to be completed 2 (two) years from date of registration of the original purchaser.

12.

13. ESTATE/TOWN PLANNING REGULATIONS

BUILDING LINES

Street boundary/front

- Single frontage: 4.0meters
- Dual frontage: 4.0 meters on one side and 4.0 meters on the other

Side boundary

- 2.0 meters

Rear boundary

- 2.0 meters

Garages are not permitted to form part of the side boundary

The maximum coverage allowed is 40%.

ZONING

All internal erf's are zoned for residential use. No business use will be considered.

14. ACCESS

No access to and from any individual erf shall be allowed from any external boundary of the Estate except those entry and exit points provided by the developer.

15. ENVIROMENTAL ISSUES DURING CONSTRUCTION

- The aim of the development is to ensure that the surrounding environment is taken into account in an appropriate manner during construction.
- The owner shall ensure that all contractor, employees, etc are au fait with the environmental requirements.
- The owner of each erf will be responsible for any development/construction including any resulting damage to own erf and common property.
- Any building material etc shall be stored within the site boundaries with proper protection against wind and water erosion and guard against the site becoming a dust zone.
- All construction activities and the placing of cabins, toilets, supplies etc must be inside the site boundary.
- Any vehicles and mechanical equipment and machinery must be maintained in good conditions to prevent contamination of soil, roads etc. with fuels stored in sealed containers
- Protected trees and vegetation to be clearly identified and suitably protected
- No sand, cement, paint etc. shall be allowed to be washed into the storm water system and roads etc.
- Refuse is to be removed from site daily.
- Refuse bins are to be provided by the contractor
- Blasting, drilling hammering or any building activities are restricted to working hours (7:30 am to 5pm on weekdays).
- The use of ready mix cement is preferable. The mixing of cement must be mixed on boards and not on the ground surface.
- No burning or burial of any form of refuse.
- No fires allowed on site and designated smoking areas are to be identified and used.
- Dust control measures are to be in place.
- All site visitors, contractors and their employees are to wear hard hats at all times.
- All contractors and their employees are to be transported to the individual sites by vehicle and no pedestrian traffic is allowed.

16. MAINTENANCE OF ROAD VERGES & UNDEVELOPED ERFS

Before the commencement of any construction, each registered erf owner is to pay a deposit of R5000-00 to the D.L.R.H.O.A for the control and cleaning of road edges, cleaning of erven, and for the clearing and removing of builder's rubble to ensure a clean and healthy environment. On occupation and final cleaning of the site, unused funds will be refunded to the erf owner. The maintenance of the road verge adjacent to each erf will be the responsibility of the owner.

Where owners fail to adhere to the above 2 points, within 7 days of written notice by the D.L.R.H.O.A, the D.L.R.H.O.A will attend to the problem at the owner's expense.

17. SECURITY

All owners will comply with the security systems implemented by the D.L.R.H.O.A. Construction activities are to cease at 5pm on weekdays (see environmental issues) and all contractors and construction workers are to be off site by 5:30pm.

18. LANDSCAPING

- Appropriate landscaping is critical to the continuation of the estate type nature of the development, as well as an enhancement of the natural qualities of the eco-estate. The landscape parameters are to include the shaping of environmental space for recreation, conservation and rehabilitation of the indigenous vegetation.
- Specific plant selection will be determined once a vegetation survey of the site has been completed. Plants that are commercially available and occur within the immediate vicinity should be given preference.
- Individual owners need to acknowledge their responsibility to the landscaping requirements of the development to ensure a benefit as a whole. Indigenous plant species within private gardens should be given preference to assist with integration between the naturally occurring vegetation and the development. A managed landscape plan will also improve the habitat for wildlife and endemic species.
- Maintenance and planting of common property within the estate, including road verges is the responsibility of the D.L.R.H.O.A.
- All landscaping should consider the principles of the National Environmental act (Act 107) and ensure the removal of declared alien invaders, if present. No planting of the declared invader plants is permitted.
- Landscaping should assist with the integration of built environment and natural environment
- The landscape design and subsequent plant selection should consider the climatic conditions, soil profiles and general site conditions.
- Preference must be given to planting with a lower water demand with a view to a sustainable landscape.
- Water features are to be in keeping with the architecture and approved by the D.L.R.H.O.A.

19. ENERGY SAVING

In addition to the design manual and in with energy saving as a concern, the following needs to be allowed for, and considered in every design.

- The separation of waste, for the advantage of the use of recyclable waste.
- Natural heating and cooling as discussed earlier in this document. Of importance is to use it in such a way so that pergolas etc form part of, and enhance the design.
- We encourage the use of solar-heating for hot water. These panels must be placed on the flat roof sections, and not be visible or a visual obstruction to the aesthetics of any house.
- As alternative, a load-relay must be installed for electric geysers as well as for all underfloor-heating.
- A smaller undercounter geyser is advised for the kitchen.
- Gas waterheaters will also be allowed and will work well where gas is to be utilized for other appliances.
- All hotwaterpipes from the geysers to taps to be insulated to cut down on unnecessary loss of heat.
- The use of gas-stoves and ovens will also cut down on the overall demand for electricity. As noted, gas bottles must be placed out of view and according to National fire safety regulations.
- Where possible, we encourage the storage of rainwater for re-use on a property, especially for irrigation purposes. These storage tanks will have to be placed in a yard or behind a screen wall and not be visible.
- Swimming pools should be covered with a solid covering, when not in use, to minimize the loss of water and also as a safety precaution.
- By keeping grassed area's to a minimum and have the natural vegetation as the major part of every garden, the demand for the use of water in a garden will be greatly decreased.
- Contractors must also ensure that, as far as possible, raw materials used are from the immediate area, when available.
- FSC certified construction timber should be considered.
- Paint with a low VOC can also be used.

The idea is to create a development that will have the least negative impact on the environment, and have a positive use of natural resources and energy, while making a contribution to the area by saving due to the use of green factors.

