



PAARL VALLEIJ

LIFESTYLE ESTATE & FARM

PAARL VALLEIJ LIFESTYLE ESTATE HOMEOWNERS' ASSOCIATION

**ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES
("THE GUIDE")**

Revision – 12 February 2024

[Subject to approval by the Drakenstein Municipality]

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PAARL VALLEIJ LIFESTYLE ESTATE HOMEOWNERS' ASSOCIATION: ARCHITECTURAL DESIGN GUIDELINES

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PAARL VALLEIJ LIFESTYLE ESTATE HOMEOWNERS' ASSOCIATION: ARCHITECTURAL DESIGN GUIDELINES

1 INTRODUCTION

- 1.1 This design control document manages the development of the architectural and environmental identity of the Estate. It has been prepared by the Developer and its professional team in consultation. The Developer, Design Review Committee, Building Control Office and Controlling Architects will ensure that the guidelines are complied with during the design and construction phases.
- 1.2 The design control document has been carefully developed so as to establish a distinct collective architectural identity throughout the Estate without unnecessarily inhibiting the individual owner's creativity and style.
- 1.3 The site controls, common forms and specific elements that form the aesthetic signature and architectural DNA of the Estate and the control of these elements are set out in this document.
- 1.4 The intention of this document is to ensure that the full potential of the Estate will be realised as it is being developed and that each of the individual homes make their contribution to this built environment which will, in turn, maintain and grow the investment that the individual Homeowners have made in their property. The Homeowners are free to choose their own Architects subject to the condition that these guidelines and specific controls form the basis of any house design or alteration.
- 1.5 **Controlling Architects:**
- 1.5.1 Estate Architects (Pty) Ltd
- 1.5.2 Tel: (082) 551 6543
- 1.5.3 Contact Person: Stephen Whitehead
- 1.5.4 Email: stephen@estatearchitects.co.za

1.6 **Controlling Landscape Architects:**

As appointed by the HOA from time to time

1.7 **Paarl Valleij Lifestyle Estate HOA Office:**

1.7.1 Address: _____

1.7.2 Tel: (021) _____

1.7.3 Email: HOA@parlvalleij.co.za

2 INTERPRETATION

In this document, unless inconsistent or otherwise indicated by the context

2.1 **“Estate”** means the development known as *“Paarl Valleij Lifestyle Estate”*, being the full title residential units to be constructed on Erf 42556 Paarl, situated in the Drakenstein Municipality, Administrative District Paarl, Western Cape Province and measuring approximately 53,0051HA in extent;

2.2 **“the Deed of Sale”** means the written deed of sale in respect of a Property, concluded between the Developer or a Homeowner (as the seller) and a new purchaser who will become a Homeowner on registration of transfer of the relevant Property;

2.3 **“Developer”** means the term as it is defined in the HOA Constitution;

2.4 **“the/this Guide”** means this "design control document" which contains the written rules (which are enforceable);

2.5 **“the HOA”** means the Paarl Valleij Lifestyle Estate Homeowners' Association created, or to be created, in terms of Section 29 of the Drakenstein By-law on Municipal Land Use Planning, 2015 in respect of the Estate;

2.6 **“the HOA Constitution”** means the constitution of the HOA from time to time and it includes without limitation all annexures thereto and rules promulgated thereunder from time to time, and which requires, inter alia, the Homeowners to comply with the Guide

and any additional environment controls in the construction of buildings and/or houses on the Property;

2.7 “**Homeowner**” means the registered owner of a Property who acquired such Property in terms of the Deed of Sale; and

2.8 “**Property**” means a Property forming part of the Estate.

3 GENERAL PRINCIPLES AND PLAN SUBMISSION

3.1 The Guide can be downloaded from the Website. It is the responsibility of the Architect appointed by the Homeowner to ensure that the current Guide is used, and the Developer and the HOA reserve the right to update the Guide from time to time, in accordance with the provisions of the HOA Constitution.

3.2 In order to optimise the manner in which the buildings on the Estate use their individual locations and respond to contextual constraints it is a requirement that the Architect employed by the Homeowner visit the site, familiarise himself with the site constraints and opportunities *inter alia* (among others but not limited to) access, existing infrastructure, topography, soil conditions, cadastral extent and limitations, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors. A sketch illustrating the analysis of the site and the predominant building responses to the specific site conditions must accompany any building plan submission to fully illustrate this process. This sketch may be rough but should provide sufficient information to clearly illustrate how the building submission responds to the specific site and may be accompanied by photographs, charts or any other relevant information which informed the design.

3.3 Each submission shall either have a full coloured and shaded rendering or a three-dimensional perspective illustrating the proposed work.

3.4 All building plans submitted for approval must be accompanied by a landscape plan compliant with the requirements of the Guide.

3.5 A committee constituted by the HOA (“**Design Review Committee**”) will meet with regular intervals to consider the plan submissions which will be tabled and presented to them by the Controlling Architect. In order for a submission to be tabled at a meeting the full submission, including all architectural and landscape drawings (PDF’s), completed

submission forms, any supporting documents and proof of payment of submission fees must have been received electronically by 12h00 2 (two) working days before the meeting is scheduled to take place. The meeting schedule can be obtained from the Controlling Architects or the HOA's Building Control Office.

- 3.6 The outcome of any submission tabled to the Design Review Committee will be communicated by the Controlling Architect to the Architect who made the submission within 5 (five) working days of the meeting having taken place.
- 3.7 On approval of a submission by the Design Review Committee, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant. Approval by the HOA is valid for a period of 12 (twelve) months from the date of endorsement noted on the approved drawings. Should construction work not commence on site within 12 (twelve) months of the Design Review Committee approval, such approval shall lapse and it is a requirement that a new submission is to be made to the Design Review Committee for approval, irrespective of any previous committee or local authority approvals.
- 3.8 The Design Review Committee's approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the Estate.
- 3.9 The Architect making the application is responsible for ensuring that any submissions which may deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the Controlling Architect and the duly appointed Design Review Committee feel that the waiver will promote good architecture and the interests of the overall built environment on the Estate, they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the Guide or the Estate rules in any way.
- 3.10 The Controlling Architects and the Building Control Office may inspect the buildings for compliance with the approved drawings as the work progresses but it remains the responsibility of the owner or his agents to ensure compliance of the built work with the approved drawings. On completion the Controlling Architect or the Building Control Office will inspect the completed building to ensure external compliance of the building with the approved drawings prior to issue of an Occupation Certificate by the Estate.

- 3.11 Each drawing submitted shall have the following disclaimer added to the title block: *“It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Estate’s Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver application requesting such extra approval. Only once such waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.”*

4 PLANNING CONTROLS

4.1 DENSITY, HEIGHT AND COVERAGE OF BUILDINGS

4.1.1 DENSITY:

Only one dwelling unit per erf is permitted except where noted otherwise by the Developer during the Development Period or by the HOA after the Development Period and no further subdivision of any of the residential stands by purchasers shall be allowed without the consent of the Developer during the Development Period or the consent of the HOA after the Development Period.

4.1.2 HEIGHT:

Generally, the buildings are limited to a height of 8.0 m.

All buildings are measured from natural ground level to apex of the roof. The Controlling Architect will determine this according to the existing site survey plan or existing approved drawing which is to be provided by the applicant. Each plan submission is to include the survey drawing of the site as well as the proposed levels or contours of the finished project and the levels of any concrete slabs and surface beds.

4.1.3 COVERAGE:

- 4.1.3.1 The initial building shall not be smaller than 100m² and this figure will include any garage or covered patio or open-sided hard covered area.

4.1.3.2 All hard roofed patios, verandas, and similar areas are to be included in all coverage calculations.

4.2 BUILDING LINES

4.2.1 STREET BOUNDARY:

4.2.1.1 General:

4.2.1.1.1 Single storey set back min 3.5m from the erf boundary.

4.2.1.1.2 Double storey set back min 5.0m from the erf boundary

4.2.1.1.3 Garages set back min 5.0m from erf boundary.

4.2.1.1.4 Pergolas set back min 1.0m from erf boundary.

4.2.1.2 Where a property is bounded by two or more streets the street facing boundary will be deemed to be that edge across which vehicular access is taken. The same building lines as for side and rear will apply to boundaries other than the deemed street boundary.

4.2.2 GARAGES AND COVERED PARKING:

4.2.2.1 Garages are to be set back per clause 4.2.1.1, waiver of this requirement will be considered where the garage entrance is turned through 90 degrees to the street and windows and shutters are introduced onto the street facing façade. Innovative methods of managing the scaling effect of the garages on the streetscape may be evaluated on individual merit.

4.2.3 SIDE SPACE:

4.2.3.1 General

4.2.3.1.1 Single storey 1.5m (minimum) in estate generally.

4.2.3.1.2 Double storey 2.5m (minimum) in estate generally.

4.2.3.2 Only in unique circumstances may a relaxation of building lines be considered by the HOA and the Controlling Architects. Any such relaxation will still be subject to final Local Authority approval.

4.3 DRIVEWAYS

4.3.1 The driveway access to the road may not exceed 6.0m in width where it crosses the erf boundary. Where multiple accesses are used the total width of the driveway at the boundary shall not exceed 6.0m. Driveways are to be extended from the erf boundary to the adjoining kerb.

4.3.2 Driveway materials are to be clay brick pavers (colour – De Hoop red), exposed aggregate surface beds with a brown aggregate or a combination of these two.

4.3.3 Trees on the sidewalk may not be removed and Homeowners and their Architects are to design to accommodate these. The existing positions must be shown on submission.

4.3.4 SLEEVES

4.3.4.1 Crossing sleeves- each Homeowner is to provide 2x 100mm PVC sleeves, solely for the use of the HOA, complete with draw wires, in the sidewalk below their driveway. The sleeves are to be situated alongside one another at 1000mm back off the road kerb, 500mm deep and are to extend a minimum of 600mm past the edge of the driveway.

4.3.4.2 Data sleeves- each Homeowner is to provide 2x 50mm PVC sleeves, complete with draw wires, from a point 1000mm from the data manhole in the sidewalk (HOA will arrange pointing out) to run 1000mm back off the street kerb and then making a single slow bend onto the property at the driveway, and a single slow bend upward to terminate in a box in the garage at 1.5mm above the FFL. This box to be fitted with a further extension and draw wire to the ceiling level.

4.3.4.3 All sleeves are to be clearly indicated and detailed on the submission drawings. Where any sleeves are indicated other than as per above the DRC and HOA are to be advised of the alternative positions in writing.

4.4 BOUNDARY WALLS

4.4.1 STREET FACADE (WALLS)

4.4.1.1 The facade should ideally be left open and the use of (natural and indigenous) landscaping onto the facade is encouraged.

4.4.1.2 Low masonry walls with a simple defined base and coping and a maximum height not exceeding 900mm will be permitted along these boundaries. These may be topped with a wrought steel panel, meeting the minimum decorative requirement, consisting only of horizontal and vertical elements, typically to match any handrails and balustrades (see clause 4.4.1.4 for requirement for columns). Full details of the proposed panels must be submitted with the plans for approval.

4.4.1.3 The combined height of any wall and wrought steel panel shall not exceed 1800mm above the natural ground level.

4.4.1.4 Masonry columns are required to break walls and wrought steel panels and are to be repetitive (min 330mm thick) in a vertical rhythm at min 3m centres with an expressed or decorative coping unless specifically waived by the Design Review Committee.

4.4.1.5 No gates may be higher than the adjoining wall and full detail of any gates is required with the submission.

4.4.2 SIDE AND REAR BOUNDARIES (WALLS AND FENCES)

4.4.2.1 Wall types permitted under clause 4.4.1 will be permitted to the side and rear boundaries.

4.4.2.2 Solid walls between the erven shall never exceed 2100mm in height and the length of wall exceeding 900mm in height may not exceed a total length of 25% of the total combined length of the erf perimeter.

4.4.2.3 No masonry boundary wall between the house and street or green spaces, exceeding 900mm in height will be permitted ahead of a line extending the

plane of the façade of the house to the side boundaries except where the aesthetic committee considers these to be integral to the design of the house.

4.4.2.4 An enclosed drying yard is required. Walls enclosing the drying yard must be 2100mm high solid walls and any gates are to be either solid or so positioned that they screen the interior of the yard from view.

4.4.2.5 Side & rear boundaries may also be enclosed using Black powder coated fencing and posts to match the developer installed fences provided that they are linked to the building with a masonry wall projected from the boundary to the side façade of the house.

4.4.2.6 Where slope of the natural ground requires it the boundary walls shall be stepped to ensure compliance with the height restrictions relative to the original natural ground level.

4.4.3 SCREEN WALLS

4.4.3.1 Where a screen wall or panel is required to a boundary in lieu of a fence this will be approved where the wall does not exceed 6m in length or 1.5m in height and is suitably ended or defined by columns .

4.4.3.2 In certain cases, screen walls, higher than 1.5m, between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls has to be approved by the Design Review Committee.

4.4.3.3 In isolated cases where there are multiple boundaries to the POS it may be necessary or desirable to allow yard or screen walls to the boundary or to erf corners, such cases will be evaluated on their individual merits and must be accompanied by a fully motivated waiver.

4.4.4 FULL DETAILS OF BOUNDARY WALLS

- 4.4.4.1 Full elevations and sections for all boundary walling indicating existing and finished ground levels as well as all applicable wall heights, details and wrought steel panels forming a part of the wall required with submission.

4.4.5 RETAINING WALLS

- 4.4.5.1 It is intended that FGL to the boundaries be retained as close to the existing levels as possible. No boundary wall may be used to retain more than 300mm of soil above the NGL. Any retaining wall shall be designed by an engineer and may not raise the soil in increments of more than 500mm before another 500mm setback is created.

5 DEVELOPMENT CONTROLS FORM, ELEMENTS AND MATERIALS

5.1 ROOFS

- 5.1.1 Profiled secret fix steel sheeting in Colorbond Ultra Matt sheet in either Granite Matt or Iron Matt colour.
- 5.1.2 All main roof pitches are to be either 30° or 45°.
- 5.1.3 Bargeboards or overhangs not permitted on gables to pitched roof ends.
- 5.1.4 Secondary roofs of steel sheet to match main roof may vary between 3° and 10° and must be surrounded by masonry parapets on three sides.
- 5.1.5 Eaves overhangs are not permitted and fascias must be flush with the walls.
- 5.1.6 Flat concrete roof portions will be allowed as links between pitched roof elements. The extent of flat roofs is limited 25% of the total area of the roof measured on plan. All flat roofs are to be constructed of concrete and to have a finishing layer of grey stone chip laid over any waterproofing.
- 5.1.7 Chimneys are generally to be of masonry work in a finish as permitted for walls. Chimneys of metal, finished to match the colour of the roof are permitted where these project through the roof in such a position that their visual effect is limited

and that they do not project either higher than any adjoining ridge or a maximum of 1m above the point where they exit the roof.

- 5.1.8 Exposed steel chimney flues may not exit through or be fixed externally to walls.
- 5.1.9 Any PV Panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be coloured to match the roof finish. Installation and extent must be shown on the submission drawings. No reticulation or cabling may be routed in such a way that it is visible externally.

All rainwater goods which are exposed to be painted to match wall or roof.

5.2 WALLS

5.2.1 The following wall finishes are permitted:

- 5.2.1.1 Smooth plaster and paint. (Colour to be Arniston White)
- 5.2.1.2 Stone clad walls using Malmesbury shale in limited feature areas.
- 5.2.1.3 Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved palette are permitted.
- 5.2.1.4 Fairface or similar textured areas may be permitted where these are limited in extent and painted to match balance of the house. Full extent and intended detail of such finishes to be included on submission drawings for approval.
(rule)
- 5.2.1.5 Plaster bands, expressed lintols and cill details are encouraged.
- 5.2.1.6 Designers are encouraged to use the wall finishes in combinations

5.2.2 The following accent finishes are permissible:

- 5.2.2.1 Stone clad walls using Malmesbury shale in limited feature areas.
- 5.2.3 A single field colour and one accent colour and maximum of one other external finishes may be chosen from the approved palette. Note that the location and extent

of any accent colour must be clearly marked on the submission drawings for approval.

5.2.4 The approved colour palettes are available from: BCO@PaarlValleij.co.za.

5.3 WINDOWS, SHUTTERS AND EXTERNAL DOORS

5.3.1 Only the following materials are permitted:

5.3.1.1 Aluminium - powder / epoxy coated or uPVC in dark grey, light grey or white.

5.3.2 Window and shopfront proportions shall be either square or such that height exceeds width when measured from edge of plaster opening to edge of plaster opening.

5.3.3 Corner windows are permitted subject to compliance with proportion controls and overhangs. The horizontal dimension of any corner window shall be the sum of the two adjacent sides.

5.3.4 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms.

5.3.5 Large doors and windows, or elements wider than high, will be permitted where screened or recessed a minimum of 900mm behind the outer line of a pergola, verandah or other accepted shading device.

5.3.6 Front doors shall be simple and to match the windows and door in material and finishes. Frameless glass doors will be permitted subject to being recessed 900mm behind a shading element.

5.3.7 Garage doors may be either of a single (2440mm) or double (4880mm) door width and may be either sectional overhead or tilt up type with a simple horizontal or vertical pattern. Additional detail in the form of glazing is encouraged but full detail must be submitted for approval where this is proposed.

5.3.8 Shutters are required to a minimum of one street facing door or window.

5.3.9 Shutter colours are to match the external window and door colour. Any alternative colours are to be specifically submitted to the Design Review Committee for approval.

5.3.10 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission. Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.

5.4 AWNINGS

5.4.1 Fixed or fitted fabric awnings may only be fitted within the building envelope or behind fascia beams or below pergolas, they may not project beyond this extent. These awnings must be of a single colour in line with the Val de Vie colour palette. The awning material must be of a uniformly matt finish with the appearance of canvas. No windows, cut outs, ventilation slots, tassels, crenellated edges or similar functional or decorative modifications will be allowed to the awning. Any awning conforming to the rule may be fitted without approval, any awning where there is doubt as to compliance or application, must be submitted for approval.

5.5 HANDRAILS AND BALUSTRADES

5.5.1 External balustrades may be of a steel type and be composed of horizontal and vertical steel. Balustrades to have simple masonry piers at corners and changes of direction. All balustrades to be black, white or a dark grey unless prior approval is obtained from the HOA for use of an alternate colour. Design drawings of adequate scale required with submission (min 1:50)

5.5.2 External balustrades may be of frameless glass.

5.6 COLUMNS AND PILLARS

5.6.1 Masonry columns are to be simple square section columns, simple plastered capitals and bases will be permitted.

5.6.2 Columns of timber or rolled steel sections will be permitted where these are finished to match window colour.

5.7 PLASTER PANELS AND BANDING

- 5.7.1 The use of varied plaster panels and banding to create relief and articulate the facades is encouraged. The use of texture is strongly encouraged.
- 5.7.2 The use of figurative mouldings or curvilinear moulding elements is expressly prohibited.

5.8 PERGOLAS

- 5.8.1 Pergolas are encouraged to create relief and shadow on building facades.
- 5.8.2 Rafters for pergolas may be of rolled steel section, timber or aluminium.
- 5.8.3 All pergola members to have elegant tapered or shaped ends where not fixed to a wall. Any pergolas or rafters not of timber are to match the external door and window colour.

5.9 EXTERNAL LIGHTING

- 5.9.1 In order to preserve the rural character of the Estate as far as possible all external light units to the street facing and visible facades shall be recessed brick lights at max 300mm above finished ground level. Full specification or illustration of all external lighting and positions to be included on both plans and elevations.
- 5.9.2 Given the intent of the lighting control architects are encouraged to limit or omit external lighting as far as possible and to look to preventing “light spill” from patios and homes onto adjoining areas.
- 5.9.3 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbours and all efforts to reduce light spill and light pollution are strongly encouraged.
- 5.9.4 In addition to the above two low wattage downlighters may be fitted in any slab or ceiling above the front door or one modern styled, low wattage, carriage light may be fixed alongside the entrance door, provided that this carriage light is fixed no higher 1800 above ground level and set back sufficiently far from the roadway.

- 5.9.5 The use of floodlights, wall washes, neon strip lighting, up/down lighters and other feature lighting is expressly prohibited.

6 GENERAL DESIGN GUIDELINES AND RESTRICTIONS

- 6.1 All plans must be prepared by a person suitably registered with SACAP selected from a list of practitioners who have been pre-approved by the HOA to carry out work on the estate. Registration on such list shall be reviewed no less than biannually. All submissions are to be submitted on the registered persons title block and carry their registration number and signature. These submissions are to be forwarded to the HOA for checking by the controlling architects and approval by the HOA. Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction. (rule)

6.2 ALTERATIONS AND ADDITIONS

- 6.2.1 Drawings must be submitted and approved before any alterations and additions may be carried out. This includes both deviation from an approved building plan as well as any work which may be contemplated after occupation.
- 6.2.2 Any alterations and additions will only be approved by the HOA if it is in line with the Municipality's town planning scheme in respect of the Development.
- 6.2.3 Drawings of alterations or additions must be submitted as for the normal process but a separate alterations and additions submission form must be completed. The new work is to be coloured and clouded on the submission and clearly listed on the submission form. A fee of 50% of the full submission fee will be payable on alterations and additions submissions.
- 6.2.4 Where an additional area of 30 sqm or more of erf is developed, more than 10m of boundary wall is added or, in the committee's opinion, the proposed work has a significant impact on the existing landscaping design a separate landscaping drawing will be required for approval before the application can be considered.

- 6.2.5 The decision of the HOA in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications.
- 6.2.6 The privacy and views of surrounding properties should be considered when designs are being prepared. As a general principal designers should try to avoid windows or balconies on the upper storey overlooking the living space of the adjacent dwelling.
- 6.2.7 No garden sheds, awnings, Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are permitted and these may not be placed in the side space (building lines).
- 6.2.8 No shade netting is ever permitted as a building element.
- 6.2.9 Photovoltaic installations are permitted where mounted in the plane of the roof, photo voltaic panels may be:
- 6.2.9.1 glass on glass (bi-facial) systems with shallow frames in natural anodised finish will be permitted where the frame depth does not exceed 30mm with a 10mm lip onto the upper surface. (rule)
- 6.2.9.2 glass on vinyl or black backed systems with frames in black or dark grey finish. (rule)
- 6.2.10 Other solar collectors and systems are to be mounted in the plane of the roof and the framing is to be black or coloured to match the roof. (rule)
- 6.2.11 Full details and specification of any installation are required for approval before work is commenced. (rule)
- 6.2.12 Plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or any adjoining green (public) area. Specific provision is to be made for an enclosed drying yard which is to be marked on the drawing.
- 6.2.13 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.

- 6.2.14 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and / or adequately enclosed or screened off from view from adjoining streets. The position of all these units is to be specifically marked on the submission and all screens to be fully detailed on submission.
- 6.2.15 Approved drawings are required from the HOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the HOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the HOA may engage others to remove the unapproved work and recover the costs of this work from the Homeowner.
- 6.2.16 Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.
- 6.2.17 For water conservation measures all dwellings must only contain low flow showerheads and dual flush toilets.

7 LANDSCAPE DESIGN GUIDELINES

Homeowners and Members of the HOA will be required to adhere to the general landscape guidelines as stipulated in this section. The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on nature, farming activities, open space and style that will be unique to the Estate and all gardens must be water wise gardens for water conservation purposes. It will also create sensitivity and harmony between the various development facets and the surrounding natural areas. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a new, dynamic and elegant character to the Estate.

In order to control the general landscape development on Private Property to be a continuation of the landscape design of public spaces as will be established by the Developer, the following set of guidelines will apply to every property.

7.1 PRESERVATION OF EXISTING TREES:

- 7.1.1 The development will preserve as many as possible of the existing trees, even though they may be exotic species. This will minimize visual impacts and preserve the value and character of the Estate.
- 7.1.2 Homeowners are to accurately survey, identify species and status thereof and record all existing trees on plan.

7.2 TREE CLEARING ON INDIVIDUAL STANDS

- 7.2.1 The principle will be that a maximum area consisting of the house footprint area plus an additional area of maximum 2.5m wide beyond the foot print, may be cleared for construction of the house.
- 7.2.2 Apart from trees that need to be cleared for purposes of the boundary walls, trees within the building line area must be preserved.
- 7.2.3 Sidewalk trees within driveways are to be retained. Patios and pool areas can only be cleared within an area equal to the minimum dimensions of the structure plus maximum 1m on either side (2m in the case of a swimming pool).
- 7.2.4 Any trees removed without prior written approval from the HOA will subject the Homeowner to a fine as laid down in the Estate Rules.

7.3 PLANT SPECIES

- 7.3.1 The character of the Estate constitutes not only in the existing environmental attributes but also by the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfil a crucial role in the harmonious integration of the "existing" and the "new", typical of the Estate. For this purpose, the use of plant species on private Property will be controlled as follows:
- 7.3.2 The establishment of a plant community as per the plant palette is encouraged throughout the Estate. The Plant Palette may be revised from time to time at the discretion of the HOA.

- 7.3.3 No invader species as promulgated by law in terms of CARA may be introduced other than those intended for use as windbreaks and avenues on farming properties which shall only be allowed upon issue of the approved documentation from the Department of Agriculture, Forestry & Fisheries referred to as 'Application for Demarcation of Category 2 species in terms of Regulation 15B (2)(a) of the Conservation of Agriculture Resources Act, 1983 (Act 43 of 1983).
- 7.3.4 The planting of Palm tree species or any other large leafed plant species with a tropical character will not be permitted on the Estate.
- 7.3.5 In response to the historical context of the environment as well as the envisaged vernacular/theme, certain exotic tree species will be permitted as indicated on the plant palette. Similarly, exotic but non-invasive shrub and groundcover species will be permitted in Private Property gardens.
- 7.3.6 Plant species on private Property are to enhance and integrate the character of the adjoining street and or open space landscape.
- 7.3.7 Plant selection must comply with any conditions of a Fire Management Plan and zone selection criteria at all times.

7.4 LANDSCAPE DESIGN:

- 7.4.1 The integration of the landscape design of open spaces and street reserves with that of private Property is encouraged. The following measures are to be applied in the landscape design of each property:
- 7.4.2 Homeowners are encouraged to enhance and to keep within the framework of species and the landscape character of the public landscape adjoining a property.
- 7.4.3 The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and private Property are to be harmoniously integrated.
- 7.4.4 The streetscapes in the Estate shall conform to the Landscape Master Plan as drawn up by the Project Landscape Architect. However, should a Homeowner wish to establish any detailed planting on a sidewalk immediately adjacent to their property and other than that which may have been provided by the Developer, the Homeowner may submit detailed plans to the HOA for consideration and written

approval whereafter the planting may be installed to the terms of the approval. The HOA is, however, under no obligation to accept any such proposals and will not be responsible for any costs incurred in preparing such an application. The Homeowner will be responsible for the establishment and maintenance of such an installation to an acceptable standard which will not detract from the general standards of the maintenance of the parks and surrounding areas and as laid down by the Estate Manager. Such an installation will be irrigated by the Homeowner utilising his own water.

7.4.5 Under no circumstances will Homeowners be permitted to alter the street tree regime as installed by the Developer. Homeowners are required to accurately plot street trees on any architectural submission plans, indicating how the tree/s are integrated into the standard driveway layout. No detailed landscaping of sidewalks will be permitted in the instance where properties or sections of properties abut the parks or open spaces which have been landscaped by the Developer. Homeowners may not prune/cut back any trees on the Public Open Spaces of the Estate and will approach the Estate Manager if any pruning is required. The pruning of trees will be at the discretion of the Estate Manager.

7.4.6 Homeowners will not be permitted to sink boreholes on their properties. Similarly, no wells will be permitted.

7.4.7 It is intended that the initial landscape installation in the Estate by the Developer will focus on the Main Entrance, the Central Boulevard, the Recreation Area and the internal parks which link to the recreation area as well as areas to be rehabilitated. All streetscapes will be treated less intensively by the Developer on the basis that the landscaping in these areas may be extended and intensified by the Homeowners, subject to conditions as set out herein, as part of the landscape establishment and enhancement of their private gardens.

7.4.8 No hard landscape/structures other than approved paving will be permitted on the sidewalks. No pedestrian traffic may be impeded on the sidewalks due to landscaping thereof. Similarly, the Estate Irrigation System may not be tampered with or altered other than as approved by the Estate Manager. Such alterations will be executed by the Estate Maintenance Contractor at the expense of the Homeowner. In order to achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular and theming and to extend the

planting framework, Homeowners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant palette which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

7.5 COMMUNAL OPEN SPACE INTEGRATION:

7.5.1 Appropriate landscape design on private Property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

7.5.2 The landscape design to areas abutting walkways, private open space and HOA facilities must comply with the principles of the landscape design approach and planting must comply with the Estate's plant palette.

7.6 STREETScape INTEGRATION:

7.6.1 Appropriate landscape design on private Property facing any street will result in the desired integration between the public streetscape and private spaces. It will be controlled as follows:

7.6.2 A 3m wide transition zone along the boundary line facing the street will be the area of landscape control.

7.6.3 The landscape design in this zone must comply with the principles of the landscape design intent.

7.6.4 Planting must comply with the Estate's plant palette.

7.6.5 A minimum of 30% of the stand width along the boundary line facing the street, must be lawn.

7.7 DRIVEWAYS AND PAVING:

7.7.1 Every Homeowner will be responsible for the construction of a driveway from the street kerb to the garages strictly in compliance with the building guidelines.

7.8 LANDSCAPE AND EXTERNAL LIGHTING

- 7.8.1 The intention of the external lighting scheme is to retain the rural character of the site and all external lighting shall respect this intent.
- 7.8.2 All external lighting fixed to or forming a part of the building is to be shown on the building plans.
- 7.8.3 Task lighting or downlighting in the garden will be permitted to a limited extent and must be shown on the layouts for approval.
- 7.8.4 No up lighting, feature lighting, floodlighting, mounting of automated or security lights or decorative lighting of the house is permitted.

7.9 PLANT PALETTE:

- 7.9.1 In order to achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular theming and to extend the planting framework, Homeowners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant list which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

TREES:

Acacia galpinii	Acacia sieberiana
Acacia xanthecephloea	Brachylaena neriifolia
Brabejum stellatifolium	Buddleja salvifolia
Curtisia dentata	Calodendrum capense
Cassine peragua	Celtis africana
Combretum erythrophyllum	Cunonia capensis
Dais cotinifolia	Erythrina lysistemon
Ekebergia capensis	Erythrina caffra
Ficus natalensis	Halleria lucida
Ficus sur (capensis)	Ficus ingens
Harpephyllum caffrum	Kiggelaria africana
Liquidamber	Nuxia floribunda
Olea europaea subspecies africana	Platanus acerifolia
Podocarpus elongatus	Podocarpus latifolius
Podocarpus falcatus	Populus simonii
Quercus ilex	Quercus nigra
Quercus palustris	Quercus suber
Salix mucronata	Sparmannia africana
Syzygium cordatum	Trichilia emetica

Syzygium guineense	Prunus africana
Olive trees (commercial olive cultivars)	

SHRUBS, CREEPERS, GROWDCOVERS AND PERENNIALS:

Agapanthus nana – blue	Agapanthus praecox
Agathosma ciliaris	Agathosma serphyllacea
Aloe arborescens	Aloe tenuior
Anisodontea scabrosa	Aptenia cordifolia
Aristea major	Arctotis hirsuta
Arctotis sp.	Arctotis witkoppen
Asystasia gangetica	Athanasia crithmifolia
Barleria obtusa	Barleria purple prince
Carissa macrocarpa “green carpet”	Chasmanthe aethiopica
Chondropetalum tectorum	Chrysanthemoides incana
Chrysanthemoides monilifera	Cineraria saxifrage
Cistus sp.	Clerodendron ugandense
Coleonema sp.	Coleonema album
Convolvulus cneorum	Cotyledon orbiculata
Crassula ovata	Dietes grandiflora
Dierama pendulum	Elegia capensis
Eriocephalus africanus	Erica spp.
Euryops virgineus	Euryops pectinatus
Felicia amelloides	Felecia sp. (Filifolia)
Gazania	Gazania uniflora
Gazania krebsiana	Geranium incanum
Gnidia squarrosa	Helichrysum argyrophyllum
Helichrysum cymosum	Helichrysum teretifolium
Heliotrope royal marine	Hibiscus sp.
Hypoestes aristata	Jasminum angulare
Jasminum multipartitum (shrub)	Lavendula dentate
Leonotis leonorus	Kniphofia praecox
Leonotis leonurus (white)	Osteospermum ecklonis
Pelargonium cuculatum	Pelargonium capitatum
Pelargonium peltatum	Plectranthus ecklonii
Plectranthus fruticosus	Plectranth mona lavender
Plectranthus strigosus	Plumbago auriculata
Plumbago auriculata – blue	Plumbago ariculata – white
Podalyria calyptrate	Polygala fruticosa
Polygala myrtifolia	Polygala petite sugar baby
Protea spp.	Raphiolepis indica
Rhamnus prinoides	Rhus crenata
Rosa sp.	Salvia leucantha
Scabiosa Africana	Senecio macroglossum
Strelitzia juncea	Strelitzia reginae
Sutera sp.	Sylvia africana-lutea
Tecomaria capensis (Yellow and Orange)	Tulbaghia violacea
Watsonia pillansii	Zantedeschia aethiopica
Various vine species (Vine cultivars)	

BULBS:

Agapanthus spp.	Amaryllis belladonna
Aristea major	Aristea minor
Bulbine frutescens	Chasmanthe aethiopica
Chasmanthe floribunda – yellow	Clivea miniata
Dierama pendulum	Sparaxis bulbifera – white
Watsonia marginata	Watsonia pyramidata

PLANT PALETTE FOR NATURAL INDIGENOUS ZONES

Athanasia trifurcata	Leysera gnaphalodes
Anthospermum aethiopicum	Maytenus acuminata
Brabejum stellatifolium	Maytenus oleoides
Brachylaena neriifolia	Melianthus major
Celtis africana Burm	Mentha longifolia
Cliffortia ruscifolia	Metrosideros angustifolia
Cliffortia strobilifera	Morella (= Myrica)
Cotyledon orbiculata	Myrsine africana
Cunonia capensis	Oftia africana
Curtisia dentata	Olea europaea L. subsp. africana
Cyperus textilis Thunb	Osteospermum (= Chrysanthemoides) moniliferum
Diospyros glabra	Passerina corymbosa Eckl
Dodonaea viscosa Jacq. var. angustifolia	Pennisetum macrourum
Ehrharta calycina	Phragmites australis
Ehrharta villosa	Podocarpus elongatus
Elytropappus rhinocerotis	Podocarpus latifolius
Erica caffra	Prionium serratum
Euclea tomentosa .	Psoralea pinnata
Euphorbia mauritanica	Rapanea melanophloeos
Euryops pectinatus	Restio (= Calopsis) paniculatus
Felicia filifolia	Restio (= Ischyrolepis) subverticillatus
Freylinia lanceolata	Salix mucronata Thunb
Gymnosporia buxifolia (=Maytenus heterophylla)	Salvia africana-lutea
Halleria elliptica Thunb.	Salvia chamelaeagnea
Halleria lucida	Salvia lanceolata
Heeria argentea (Thunb.)	Searsia (= Rhus) angustifolia

Helichrysum crispum	Searsia (= Rhus) glauca
Helichrysum pandurifolium Schrank	Searsia (= Rhus) lucida
Ilex mitis	Searsia (=Rhus) undulata
Hymenolepsis crithmifolia	Searsia rehmanniana
Jasminum glaucum	Selago corymbosa
Juncus kraussii Hochst	Stoebe plumosa
Kiggelaria africana	Themeda triandra
Leonotis leonurus	Tylecodon paniculatus
Leonotis ocyimifolius	Trichocephalus
Lessertia (=Sutherlandia) frutescens	Vachellia (=Acacia) karroo
Leucadendron salicifolium	Cynodon dactylon
Leucadendron salignum	Virgilia oroboides
Willdenowia incurvata	Widdringtonia nodiflora

7.10 LANDSCAPING INSTALLATION

- 7.10.1 To ensure that all landscaping work done on the estate is of a quality that meets the high standards as envisaged by the HOA Constitution as supplemented by the Landscape Design Guidelines, the following conditions pertaining to landscaping are applicable to all garden and farming installations.
- 7.10.2 The proposed landscaping/irrigation installation companies must be approved by the HOA before the commencement of landscaping designs. This is to ensure that both landscaping and irrigation specifications comply with the installation requirements.
- 7.10.3 Planting, Details and Irrigation plans must be prepared for submission for prior approval by the HOA. This is inclusive of any additions or upgrades to residential gardens and Properties in the Farming Precinct.
- 7.10.4 All landscape Designers/Contractors will be required to register with the HOA. All Landscape Designers/Contractors who wish to conduct business at the Estate shall be current registered and paid up members of S.A.L.I. and as such, shall abide by the provisions of the S.A.L.I. Constitution. All landscape installations shall be installed in accordance with S.A.L.I. specifications and criteria (as may be amended from time to time). Similarly, all irrigation designers will be paid up and

current members of L.I.A. and all designs and installations will be done using S.A.B.S. standards and materials.

- 7.10.5 A detailed CV and Previous Works Portfolio must be submitted to the HOA (Building Office) for approval prior to any work being done. It should be noted that acceptance of contractors/designers is not guaranteed by the HOA.
- 7.10.6 All installations are to be signed off by the responsible consultant prior to occupation being taken. Installations must comply with the approved designs for landscaping, farming and irrigation. 'As Built' Plans are to be submitted together with all signed off documents by the responsible consultant.
- 7.10.7 'Do it Yourself' landscape designs and installations will not be permitted. It is a pertinent condition of plan approval that all conditions of the Guidelines are met.
- 7.10.8 Contractors entering the Estate will be subject to Security Clearance and Rules.
- 7.10.9 Planting plans to a scale of 1:100 which are submitted for approval must be in detail specifying plant species, densities, sizes, positions of plants etc.
- 7.10.10 Structural plans must indicate all structures in the landscape, sections and specify materials (hard landscaping). All retaining structures must also be indicated.
- 7.10.11 A detailed irrigation plan to a scale of 1:100 must be submitted typically indicating automation/or otherwise, nozzles, spray lines, main lines, valves and material specifications. It must be borne in mind that irrigation water (potable) must be used sparingly and to this end calculations of intended irrigation water usage tabulations must form part of the submission documentation.

8 DISCLAIMERS

- 8.1 This Guide is considered supplementary to the National Building Regulations and cannot take precedence. Should any provisions of this Guide be regarded as contrary to the National Building Regulations, then the National building Regulations shall prevail.
- 8.2 This Guide is considered supplementary to the Local Authority requirements and the conditions contained in the land use approvals and cannot take precedence. Should any provisions of this document be regarded as contrary to the Local Authority requirements

or the conditions contained in the land use approvals, then the Local Authority requirements and the conditions contained in the land use approvals shall prevail, except for the aesthetic or Landscape Architectural approval, which remains at the discretion of the Aesthetics Committee.

- 8.3 This Guide is to be considered supplementary to the HOA Constitution and cannot take precedence. Should any provisions to this document be regarded as contrary to the HOA Constitution, then the HOA Constitution shall prevail.

9 BUILDING PROCEDURES AND FEES

Attention of HOMEOWNERS and ARCHITECTS is also drawn to the *Paarl Valleij Building Procedures* and *Annexures* as published on the Estate's official website.