HEROLDS BAY™
COUNTRY ESTATE

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

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1. BACKGROUND

Herold's Bay Country Estate is in a magnificent natural rural environment with mountain and coastal backdrop.
It is important therefore that all development is done within a meaningful design framework with the following determinants:

- Harmony with nature and the rural agricultural setting.
- Creation of a timeless sustainable architecture.
- Creation of a unique coastal lifestyle.
- Preservation of the intrinsic values of the estate.
- Retention of the diversity and flexibility of the development.

The following types of buildings are envisaged in the residential areas of the estate:

Country Estate Stands: No 1-102

- Houses on stands of average 880m² in size – minimum house size 250m²
- Country Estate Houses design to be Modern & Modern Farm Style

Group Housing Stands: Stand 103, 104 & 105.

- Group housing – minimum size 190m².
- Group Housing designs to be modern with flat & mono-pitched roofs to enhance views.

Commercial Stand

- A commercial centre comprising neighbourhood shops, offices, and a service station.

In the spirit of the development aims for Herold's Bay Estate it is important to keep building footprints as small as possible to preserve the quality of open space.

2. AESTHETIC STANDARDS AND APPROVALS

This guideline document serves as a guide for the development of Herold's Bay Country Estate.

The National Building Regulations, Municipal Bylaws (George Municipality Integrated Zoning Scheme Bylaw – September 2017) and requirements of the NHBRC are also applicable.
These guidelines are managed by the Design Review Committee (DRC) for Herold's Bay Country Estate and may be revised from time to time if necessary.
The Homeowners Association (HOA) will conduct site inspections of construction during the following stages:

- Ground floor level.
- Completion of roof structure.
- Practical completion.

3. THE DESIGN REVIEW COMMITTEE (DRC)

All home designs must be lodged with the DRC for approval and endorsement before submission to the municipality for building approval.

The DRC is represented by the following parties:

- A representative of the Developer of Herold's Bay Country Estate.
- A representative of the Homeowners Association (HOA)
- The architect is appointed by the HOA and Developer.

4. ARCHITECTS + ENGINEERS

Only qualified professional registered and local architects and engineers may design houses on Herold's Bay Country Estate. A panel of a local architectural firm will be appointed by the HOA and Developer to attend to the interests of property owners.

5. APPROVAL PROCEDURES - DRC

The design approval for all buildings is done in a phased approach for evaluation and approval:

Sketch plan Submission:

5.1 Stage 1

5.1.1 Sketch plans/ 3D Plan at a scale of 1:100.
5.1.2 Completed checklists (see 13).
5.1.3 A geotechnical report for the soil conditions on the property.
5.1.4 A non-refundable scrutiny fee of R7 000. Additional plan submissions will cost R1 500 each.

Working Drawings Submission:

5.2 Stage 2

5.2.1 Working drawings.
5.2.2 Completed working drawing checklist (see 13).
5.2.3 Civil/structural engineer's drawings and indemnity.

Submissions will be approved within 21 days. As soon as the DRC has approved and endorsed an application it may be submitted to George Municipality by the consulting architect for approval.
Plans approved by the DRC will be valid for 12 months.
On completion of construction a surveyor's height certificate must be submitted to verify the correct heights.

6. CONSTRUCTION TIME

Construction of a home must start within **12 months after** the property transfer from the Developer to the first owner and **enter into a Building Agreement** with an accredited contractor within this period. Failing these penalties will be levied and the Developer has the right to buy back the property at the original purchased price.
To ensure a minimum of disturbance to other residents the construction of a home should be completed within **18 months.**

7. ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

- Only one home may be built on a property.
- Stands may not be consolidated.
- Garages may not be separate from the dwelling, the design must be
- incorporated in the form of the dwelling. No development may take
- place on stands steeper than 1:4.
- Homes must be designed with an indoor to outdoor connection, connection to landscape and light.
- Homes must be sensitively designed to fit slopes.
- These design guidelines must be read in conjunction with the project Environmental Management Plan (EMP).
- The latest design guidelines are published on the Herold's Bay Country Estate website: https://www.Heroldsbaycountryestate.co.za
- The latest guidelines shall be applicable when making application to develop.

7.1 Design principles

Buildings and structures must fit the landscape.
The famous American architect Frank Lloyd Wright said that "a house must be of the hill and not on the hill".
Gardens must create a link between houses, streetscape and the greater landscape.
Herold's Bay Country Estate lies on the coastal plateau close to the ocean with magnificent views of the ocean and Outeniqua mountains. Immediate views are onto pastoral lands and lake. This is an opportunity to develop a modern
style that enjoys the views and responds positively to the micro-climate. Various distinctive design precincts will be developed.

Rectangular forms with clean lines, open floor plans, large horizontal windows or curtain glass, a connection between the indoor and outdoor, lack of ornamentation, steel glass and reinforced concrete among the most prominent building materials.

5 Rules of Modernism:
1. Building can be raised for ground floor circulation, to make rooms for cars and gardens.
2. Essentially an open floor plan, this principle related to a structural development and the removal of load bearing partitioning walls, allowing flexibility in the interior living spaces.
3. Free design of the facades, the structure is separated from the walls allowing for more flexibility for windows and openings.
4. Horizontal window ribbons extend along the façade, offering a more balanced lighting and greater feeling of space.
5. Modern homes may include roof gardens, which are flat roofs that allow for additional living space.

7.2 Style

A modern simplistic style with a positive link to the environment is created by Considering the following elements:

7.2.1 Flat and sloped roofs with overhangs that reflect the undulating landscape. Lower and flatter roofs emanating from the main structure create secondary roof forms to bring sunlight into the homes.
7.2.2 Homes should respect the landscape and not be built on oversized platforms.
7.2.3 Rectangular plan forms that are fragmental into smaller elements.
7.2.4 Use of large window openings for good views and the creation of depth in facades as well as distinctive screening.
7.2.5 The use of construction materials and textures with colours that complement the landscape and surroundings.
7.2.6 Second story floors should be smaller than ground floor areas to create a stepped effect sympathetic with the landscape.
7.2.7 Verandas and pergolas are permitted.
7.2.8 A compendium of standard details for construction will be developed for consistency i.e. eaves, handrails etc.

7.3 Climate and micro-climate

The climate of Herold's Bay Country Estate is specific and has an influence on Buildings and lifestyle.
It is important to harness sunshine and wind in the creation of comfort.

7.4 DEVELOPMENT COVENANTS

7.4.1 RESIDENTIAL ZONE 1: DWELLING HOUSES

Height and span width:

- There is a maximum height restriction of 6.5m to wall plate level and 8.5m to the roof ridge.
- Construction within a height of 8.5m measured from the natural ground level vertically at any point. Chimneys are exempted from this rule but may extend to only 1m above the ridge height. This height restriction allows for a ground and first floor. The correct height must be verified on completion of construction by a surveyor's height certificate.
- Lofts are not permitted.
- Internal span widths should be within 4.5 to 8m to provide scale. This is also a function of height.
- A granny flat not exceeding 60m^2 in size is permitted if it forms part of the main house structure and is not loose standing.

7.4.2 **BUILDING SETBACKS AND COVERAGE**

STAND	COVERAGE	BUILDING LINES		
		Street	Side	Rear
Greater than 500m², but not exceeding 1 000m²	325m² or 50%, whichever is greater	4m	2m	2m
Greater than 1 000m²	500m² or 40%, whichever is greater.	5m	3m	3m

7.4.3 **GROUP HOUSING**

- Maximum density 35 units/hectare
- Maximum height 6.5m to wall plate and 8.5m to roof ridge measured vertically from any point on the natural ground level below.
- 50m² of outdoor open space per unit to be provided
- Building lines:
  - Street 3m side and rear 1.5m (within site 0m).
  - **Parking 1.25 bays per housing unit, with 2 habitable rooms.**
  - **Parking 1.75 bays per unit, with 3 habitable rooms**
  - **0.25 bays per unit for visitors.**

7.4.4 **COMMERCIAL:**

Neighbourhood Convenience Centre, Offices and Service station – Business Zone IV and VI respectively:

- Height maximum: 8.5m measure vertically from any point on the natural ground level.
- Floor factor 1
- Coverage 75%
- Building lines:
  - Structure 8m from centre line of road
  - Rear + side 0m.
  - Offices: Street 6.5m Site and rear 3m
- Parking:
  - Supermarket 4 bays/100m² GLA
  - Service station 8 bays plus 4 bays/100m² GLA
  - Offices 4 bays/100m² GLA

7.4.5 Access

- Only one access is permitted per stand from the street with a maximum width of 6m.

7.4.6 Special stands

- The DRC reserves the right to interpret the architectural and landscape design guidelines with discretion.
- Where the DRC allows relaxation of the Design Guidelines it is in cases of specific conditions and is not considered a permanent relaxation.
- The George Municipality reserves the right to approve or reject building applications despite being approved by the DRC.

7.4.7 Privacy and views

- The DRC does not guarantee visual privacy.
- Care must be taken to ensure privacy in-between houses, specifically with the placement of openings and windows.

7.5 Roofs

7.5.1 Low-pitched roofs must have a pitch of 5-10 degrees, span widths to be considered.

7.5.2 Mono-pitched roofs (lean to) may not be flatter than 5 degrees.

7.5.3 Flat concrete roofs are main roof forms but fragmented in different levels, mono pitched roofs are encouraged on concrete flat roofs with the intention of enhancing sun light into the homes.

7.5.4 Pitched Roofs with gables are permitted on the Country Estate Stands, designs must enhance the modern farmhouse style subject to DRC approval.

7.5.5 Materials and colour

The following roof covering materials are permitted:

- Standing seam Zincalume or aluminium in Kliplock profile. Colour granite ultra-matt (Blue Scope Colour bond).
- Flat concrete roofs were used to fragment or link main roofs require a 50mm layer of 13mm crushed stone dressing. Pratliperl insulation screeds are to be used to finish concrete roofs.
- Glass roof lights in concrete roofs may not exceed 2m² and must not be visible externally.
- Roof overhangs should be between 200 and 600mm in length.
- Roof overhangs on verandas must be a maximum of 600mm over veranda supporting columns.

7.6 Fascia's, gutters and rainwater downpipes

7.6.1 The height of facias may not exceed 150mm and finished with dark varnish on treated timber or painted fibre cement. A small pre-painted metal cover strip for protection from the elements may also be used. No white painted fibre cement facias are permitted.
See fascia detail.

7.6.2 Gutters must be pre-painted extruded aluminium with a half round or square profile. The minimum size of a gutter must be used for the specific application.
The gutter colour must be the same as the roof sheeting. No white gutters are permitted.
Downpipes must match the colour of the walls.

7.7 Walls, materials and finishes

Generally, 230mm or 270mm (cavity) walls will be used for superstructures. The following may also be used:

7.7.1 DRC approved Dry pack natural stone sourced in the Southern Cape for a 1m high plinth or chimneys – see diagram.

7.7.2 Textured plaster to approval, including concrete finish feature walls.

7.7.3 Smooth plaster with textured paint finish – wall colours are to comply with the Herold's Bay Country Estate colour palette.
Colours with a low reflectance will be used for each cluster of houses. No more than two complimentary colours may be used on a house.

7.8 Chimneys

7.8.1 Chimneys must compliment the house style and be to scale with the rest of the building.

7.8.2 Materials allowed are stainless steel or brick cladding with natural stone

7.8.3 The cowl chimney projection must be of consistently approved type.

7.9 Doors, windows and shutters

The following materials are permitted:

7.9.1 Epoxy powder coated aluminium in approved colours to match house wall colour.

7.9.2 Aluminium shutters to match 7.9.1

7.9.3 Garage doors – single or double, golf cart doors are allowed.
Garage doors are permitted with not more than two adjacent to each other within a wall plane. No timber garage doors are permitted.
Garage doors must not dominate the street elevations of a house. Materials: horizontal sectional overhead type in aluminium/ fibre glass – colour to match house windows/doors.

7.9.4 Window and door proportions may be both vertical and horizontal. Only rectangular shaped windows are permitted.

7.10 Verandas, pergolas and balconies

Verandas, pergolas and balconies may be constructed out of rectangular galvanized steel, steel may also be cladded with timber or aluminium cladding Steel or masonry columns may be used to support pergolas on concrete
bases.
The minimum size of masonry columns is 345 x 345mm. Steel columns may be 70 x 150mm.
Private verandas may not be deeper than 4.5m.
No round or stylized columns may be used for verandas.
Balconies must be planned for maximum privacy and should be integrated into the house design. Size and extent to be approved by the DRC.
Balustrades may be fixed on top of decks or side mounted.

7.11 Plinths and columns

Plastered and dry pack natural stone are encouraged – see 7.7.1
A plinth may not be higher than a windowsill or 1m in height and stepped to match the slope of the ground.

7.12 Retaining walls and structures

Retaining walls must be designed in the context of the house design. Natural dry pack stone or gabions may be used and must be planted. No precast concrete retaining block structures are permitted.

7.13 Boundary walls and fences

Whilst it is encouraged that properties remain as open as possible for the free movement of any resident wildlife; the following is permitted:

7.13.1 Boundary/yard walls in plastered masonry must be a visual extension of the main forms of the house and must have the same finishes. Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines. Where plastered masonry boundary walls must be used in combination with timber or clear view fencing.
Where possible the street boundary should not be fenced or walled.

7.13.2 Side and rear boundaries: the side and rear boundaries may be enclosed with a metal fence (Clearview) with a maximum height of
1.5m – colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.

7.13.3 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (Clearview) may be used with a maximum height of 1.5m - Colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.

7.13.4 Kitchen yard walls may be 2.1m high. Measured from the yard floor.

7.13.5 Gates: in matching hardwood (Garapa) or aluminium.

7.13.6 Boundary or yard walls must be securely constructed to include a square drip moulding above to details. The tops of walls to be sealed.

7.13.7 No precast concrete walls are permitted.

7.13.8 The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

7.14 Swimming pools

7/14.1 Pool fences or enclosures to be erected to comply with National Building Regulations. Colour as 7.13.3

7.14.2 Pools may not be constructed closer than 3m from a boundary and may not be above ground (porta pools).

7.14.3 Pool filtration installations and heat pumps must be properly screened not to be visible or to create a noise.
Filter backwash must comply with environmental regulations.
Dark coloured pools are encouraged. Pools must reflect the shape of the house.

7.15 Timber decks

Due to steep slopes in parts of Herold's Bay Country Estate timber decks may be used as an extension of living areas of a house.
This alleviates the large-scale construction of retaining walls and fill. Buildings thus float in the landscape.
The maximum height of a timber deck above natural ground is 1.5m or as approved by the DRC and should be planted below.
Decks must cantilever at least 500mm past supporting columns, supporting columns may not be visible.
Treated timber is important for the construction of timber decks in accordance with regulations.
Decking to be in Garapa hardwood.

7.16 Materials, finishes and important details

For consistency of the planned architectural style the choice of appropriate materials, finishes and detail is important to ensure that this is not influenced by bad weathering as well as to avoid unnecessary maintenance.

The following are important in this regard:

- Connection between walls and the surrounding landscape – a 200 x 200 x 30mm concrete cobble or bevel edged charcoal paver on concrete haunching to be used.
- Proper distribution of stormwater sub-soil water on the site away from buildings.
- The addition of a polymer (like Sika lite) to all exterior cement plaster to prevent cracking, weathering and lack of paint adhesion. A fine textured acrylic paint to be used.
- Attention to the detail of semi-basement tanking and sub-soil drains.
- Adequate falls to reinforced concrete roofs with asphaltic membrane waterproofing applied by accredited application with a 10-year warrantee.
- Attention to the installation of non-rusting fixes and surface finishes. All exposed steelwork to be galvanized.
- Installation of good quality epoxy powder-coated aluminium windows and doors. Well-sealed and weatherproof.
- Integration of green energy installations such as hot water solar geysers and collectors and solar PV installations into the building design where applicable.
- The DRC has the right to update product - options in line with approved materials and techniques.
- Paint warranties are required.

7.17 Balustrades

The following are suggested in compliance with National Building Regulations (1050mm above floor level):

- Stainless steel and glass balustrades are permitted, SS with Garapa hardwood top rails to approved details.

7.18 Site parking and carports

- Apart from a garage space at least one space for an additional vehicle is required on site for parking within property boundaries.
- Carports must match and be incorporated into the house design.
- Roofing should match the house or flat concrete should be dressed in stone chips. No shade ports are permitted.
- All rules pertaining to roof details and materials apply to carports.
- No trailers or boats may be stored in the open on a property.

7.19 Outbuildings

- An outbuilding may not be larger than 20% of the gross area of the main house.
- A garage is classified as an outbuilding.
- Outbuildings may not be loose standing but linked or semi-linked to the main house.
- No garage or outbuilding may be a double story unless it is part of the main house, there must be a 2m set back.
- Outbuildings are defined as accommodation for domestic staff, playrooms, studio or workshop etc.
- Only bona fide outbuildings that function with the main house are permitted by the George Municipality.

7.20 Security

- Burglar gates and screens must be fixed within window or door openings.
- Vertical or horizontal bars must align with the shape of the windows/doors.
- Safety lighting must not illuminate beyond the stand boundary and must be of the type that is movement activated.
- Burglar screens must be of low visual effect.
- Alarms instead of burglar screens are encouraged in the estate which is protected by a monitored (cameras) peripheral fence.

8. SITE SERVICES

8.1 Service pipes

Sewage and waste pipes must be housed in ducts within walls and not surface mounted on the external walls of a house.
Only stub stacks may be exposed to a height of 500mm above floor level.

8.2 Satellite dishes and aerials

May not be visible from the exterior.

8.3 Telephone fibre and electrical cables

Must be underground.

8.4 Air-conditioning

Units must be screened from sight on the ground floor or on flat roofs. Wall or window units are not permitted.

8.5 Solar hot water or photovoltaic panels

Only flush mounted panels are permitted on roofs with permission of the DRC. Colour must match roofs – no syphon solar hot water tanks that are exposed are permitted and only remote systems are allowed.
The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and approval. This installation must fit in with the architecture. No solar roof tiles are permitted.

8.6 Refuse, drying yards and storage of LP gas cylinders

These must be screened behind walls.

8.7 Electrical and irrigation cupboards

Must be flush mounted and painted the same colour as wall. To preferably be in yards.

8.8 Rainwater tanks

Water saving appliances are encouraged.
Rainwater tanks must either be screened in yards or in special brick/stone clad structures and must not be visible - to DRC approval.
5000ℓ store capacity- Estate stands
2500ℓ store capacity – high density Group housing stands

8.9 External and site lighting

All exterior lighting must be shaded above the horizontal level. No flood lights are permitted. Energy efficient lighting will be used.

8.10 Paving

Clay or concrete pavers are permitted in parking areas on site. See DRC approved palette.

8.11 House numbers

Maximum size 120mm high and 100mm wide. See DRC approved artwork.

8.12 Maintenance of the exterior of homes and gardens

Regular maintenance of external finishes and gardens is mandatory to ensure a consistent standard to uphold the value of the investment made in the estate. Refer to HOA guidelines.

9. GARDEN AND LANDSCAPE DESIGN

A concept garden layout is required with submission of working drawings when completed for each house at a scale of 1:100. This must indicate the following:

9.1 Adjacent private and public areas.
9.2 All formed slopes, retaining walls and structures.
9.3 Paving, swimming pools, fences, walls and other structural elements.
9.4 Details of the handling of stormwater runoff or retention.
9.5 Different levels of house and garden clearly indicated with original ground contouring shown.
9.6 Any request for the extension of a private garden on adjacent public land indicates detail. Permission must be obtained from the DRC and HOA on the basis that maintenance is the responsibility of the owner.
9.7 Extent of lawns and planting as well as a list of plant species to be used.
9.8 Topsoil – this is a valuable commodity and must be spared at all costs. Where topsoil is stripped during construction it must be carefully stored for reuse and not be mixed with sub-soil.

10. SUGGESTED PLANT MATERIAL TO BE USED AT HEROLDS BAY COUNTRY ESTATE:

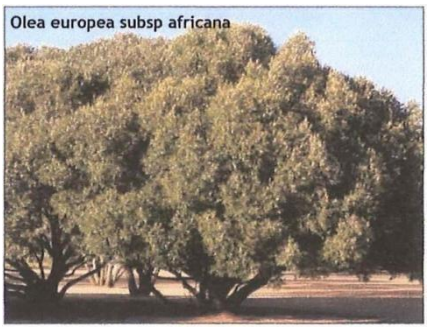
Celtis africana

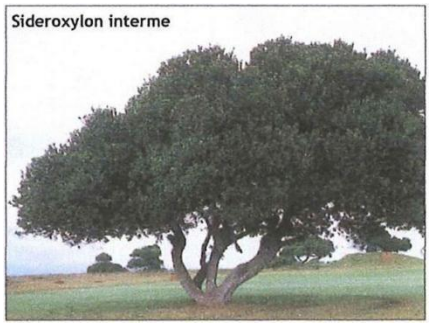
TREES: Large deciduous – shade trees that allow for winter sun.

Celtis Africana	Witstinkhout	Fast growing good bird trees.
Searsia chirendensis	Bostaaibos	Good spring and autumn colour.
Erythrina Caffra (large) Erythrina lysistemon (medium)	Koraalboom	These are large and medium-large trees respectively. Beautiful winter flowers of bright orange and red, attracting nectar feeding birds. The roots are robust – do not plant near paving.

TREES: Large evergreen – plant away from homes

Olea Europa subsp. africana	Olienhout	Large evergreen trees will block out winter sun from houses. Slow to moderate growth rate – good bird trees. Can cope with drier conditions. Rounded tree.
Ekebergia capensis	Essenhout, Cape ash.	Very large tree plant in area that allows for such a beautiful specimen tree. Prefers some moisture. Knysna Touraco (Loerie) loves this fruit. Moderate growth rate tall tree.
Sideroxylon inerme	Melkhout, Milkwood.	Moderate to large tree. Very slow growing, rounded shape. Not suitable close to the house as their flowers have an unpleasant smell. Very tough tree, an endangered sp. deserves a place on common ground. Tolerates sea winds very well.
Vepris lanceolata	Wit ysterhout, White iron wood.	Elegant tall tree with shiny bright leaves, forming crown of moderate spread. Fast growing. Prefers well-drained soil. Birds love it. Tolerates wind well.
Vachellia karroo	Soetdoring	Endemic to the area, beautiful light-spreading crown. Lovely yellow flowers in summer. Fast grower. Does drop thorns (not much).
Nuxia floribunda	Vlier	Pretty rounded crown. Shiny leaves with pale cream flowers in winter. Prefers some moisture. Fast grower.
Appodytes demidiata	Rooi peer	Upright tree leaves small and shiny on reddish leafstalks. Pale cream flowers in summer – grows moderately fast on most soil types.
Ilex mitis	Without	Very neat upright tree with dense mid-green leaves, compact growth pattern. Makes a good screening tree. It would need to be watered regularly. Moderate growth rate.
Cassine sp.	Saffraan	Neat roundish toothed leaves on a tall slender tree. Some family members are shorter than others. Size of tree depends on soil, water and wind conditions.
Pterocelastrus tricuspidatus	Kershout	Shining, light green rounded leaves on reddish stalks. Seeds are conspicuous, horned capsules – a very handsome tree which mostly grows near the coast. The closer to the coast, the smaller the tree. Further away and in a more sheltered position, it is larger. It can

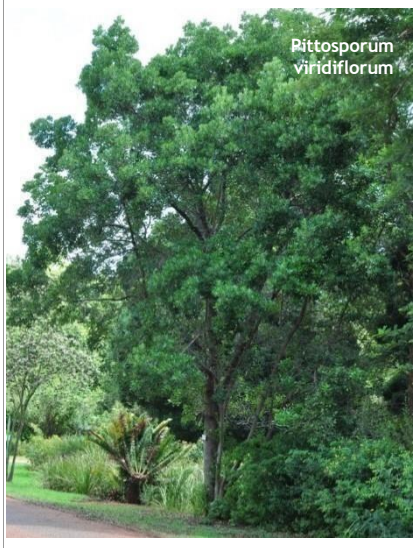




		thus become a large evergreen treat the edge of the forest. A very versatile and handsome tree. It is however seldom available at nurseries as it is does not propagate easily.
Syzigium cordatum	Waterbessie	Has a neat green leaf, creating a compact rounded crown. Flowers cream, followed by red to purple berries, loved by birds. Moderate crown with very little nuisance value. It likes being watered and fertilized for best results. Handles wind very well.

TREES: Small to medium mostly evergreen

Pittosporum viridiflorum	Kassuur	Tough, neat tree with light green rounded crown and a good branching pattern. Bears sweet smelling cream flowers in abundance. Becomes a delightful tree when given garden care. Makes a good street tree. Moderate to fast growing.
Tarconanthus camphoratus	Wild camphor bush	Thrives on drier rocky or sandy sites and tolerates very harsh conditions. It has lovely, twisted stems with long narrow leaves of grey on the upside and a downy white on the reverse. Cream flowers are borne in abundance followed by brown seed heads which then split open to release fluffy white seed balls which make excellent nesting material for birds.
Buddleia saligna	Witolienhout, false olive	Neat, fast growing upright tree. It branches from the bottom of the stem can thus be clipped into a hedge. Leaves are very narrow, grey above, paler below. Prefers a well-drained slope, but not too dry. Has lovely cream flowers in winter, turning brown later. Handy tree for quick screening.
Rapanea melanophloeos	Cape beech, Boekenhout	A pioneer tree. Medium to fast growth depending on conditions. Neat upright shape. Leaves and talks show interesting hues of purplish mid greens. A very distinct live tree. Makes a very good group planting, creating an immediate effect.
Euclea racemose	Sea guarri	Small, neat green leaves on a small, neat tree. Difficult to come by.
Diospyros sp.	Blue bush, Star apple.	Neat trees as the above, with fruit and leaves differing slightly.
Diospyros whyteana	Bladdernut	This is a specie growing on the forest fringe. The leaves are small, shiny and pointed. They are covered by russet hair on them undersides.



		The winged seeds are very attractive. Once established the growth rate can be fast to moderate. This tree can be trimmed either into a lollipop or a shrub. In its natural state it will be spreading but always compact and neat. It thrives under large trees or in the open. It is ideal for screening purposes on the southern and eastern sides of the house.
Osyris compressum	Colpoon	Large shrub, pale grey-green leaves. Clips well as its re-sprouts readily. Birds love the berries. Solid strong grower with a bold statement.
Brachyleana discolor	Coastal silver oak	Rounded crown with large, toothed leaves. The topside being grey green and the underside a very white showing beautifully when blown in the wind. Very fast growing and exceedingly tough.
Indigofera cylindrico/divaricate/jucunda		Delightful small spreading garden tree with fine leaves bearing racemes of pink/white flowers. Will grow in moist, clay conditions. Does not like dry conditions. Planting under it is perfect for other shade loving plants.
Pavetta rotundifolia and P. lanceolate Revoluta	Bruidsbos	The two species are the only ones occasionally propagated from this very charming family of plants. They range from small to large shrubs, also small trees, depending on their growing conditions. They both have spectacular white flowers. Borne in abundance on the backdrop of shiny deep green leaves. Pavetta revoluta makes a very good specimen in a large planter.
Canthium mundianum	Klip els	Grows on the forest edges in clumps making a strong statement of symmetrically carried branches on upright stems with pale grey bark. Itis deciduous and has small leaves turning a soft yellow. Berries loved by birds. A very worthwhile tree which does not mind a dryish spot.
Kiggelaria africana	Wild peach.	Pioneer tree which propagates itself freely. Fast growing, evergreen, columnar in shape. It is best known as a host tree to caterpillars, who change into wonderful, rare butterflies.

Virgilia sp.	Keurboom	Pioneer trees, best grown in clumps, die quite quickly or fall over in the wind. They act as good nurse trees for other slow growing species such as Milkwood. Their fine leaves and pea-like flowers are delightful.
Gonioma kamassi		A very useful tree to create scale in the landscape. It has a non-invasive root system and can therefore be planted close to the house where a large high wall needs softening. It is evergreen with sweet smelling small white flowers. The shape is upright. It grows well in moist soil types and prefers a cool aspect.
Halleria lucida	Tree fuschsia	A very fast growing, shiny leave, smallish tree. It carries its tubular orange flowers directly onto the stems of the tree. The nectar loving birds are very partial to this tree. It prefers a cooler aspect than a warmer one. This tree needs regular pruning as it has a twiggy appearance. Makes a good companion plant to the Kamassie.
SHRUBS: Large – up to 2m tall		
Searsia crenata	Duinekraai-Bessie	Very neat, rounded, tough, small-leaved, spreading shrub. Indispensable for screening on windswept coastal positions. Waterwise.
Acokanthera oppositifolia	Common poison bush	A very pretty, useful specimen for challenging environments. It grows very upright with interestingly arranged leaves. They are maroon Ish/green in colour. The flowers are white and sweet smelling. This plant forms a natural thicket along with Boekenhout and Diospyros. It also makes a good hedge. Waterwise. The entire plant is however poisonous and should not beaten.
Psychotria capensis		A lovely large semi-shade loving plant which has large shiny green leaves with masses of yellow flowers, followed by berries which are eaten by birds. May be pruned into a rounded small tree or left as a shrub. The more sun it receives the smaller the leaves but the more flowers – and vice versa. An excellent screening plant for a southern/eastern aspect.

Gonioma kamassi

Halleria lucida

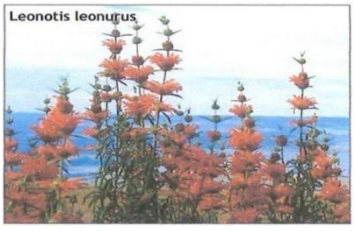
Rhus crenata

Acokanthera oppositifolia

Psycotria capensis

Grewia occidentalis	Kruisbessie	Endemic to the Southern Cape. It tends to be lanky, growing in forest margins, climbing into trees. On the coast it grows amongst Searsia crenata and other species. Creating a very pretty plant palette spotted with its pale mauve flowers. It does not seem to like hard pruning; taking a very long time to recover. Plant where it can sprawl. Waterwise.	
Cassinopsis illicifolia		Shiny leaved, large, rounded shrub. It bears beautiful large berries. It also has a neat pair of thorns – this makes it very effective as a secure hedge. Waterwise.	
Portulacaria afra	Spekboom	It is a succulent type of plant with round leaf as well as beautiful pink flowers all summer long. Can be clipped as a hedge or left as a sprawling shrub or grown as a container plant. They can be grown from a cutting with ease. Waterwise.	

SHRUBS: Medium size, up to 1m		
Coleonema sp.		Has fine leaves and small pink/white flowers in spring. It needs full sun and well-drained soil. Waterwise.
Metalasia sp.		As above but with a slight grey Greenleaf and white flowers.
Polygala sp.	September bos	Growth forms can differ a lot. All bear mauve pea-like flowers. Easily grown and self-seeds.
Acmedenia sp. Agathosma sp.	Buchu	Small aromatic shrubs. Prefer warm, sunny situations. Waterwise.
Barleria sp.		Drought tolerant, very versatile group of medium sized shrubs to extensively scrambling plants. Excellent to stabilize and cover embankments.
Euryops sp.	Yellow daisy	Very tough group of shrubs. Flowering in profusion. Prefers full sun. Need to be cut back strongly after flowering.
Leonotus sp.	Klip/wilde dagga	Fast growing, large shrubs. Bearing a profusion of orange flowers in autumn. Loved by nectar-feeding birds.
Monilifera chrysanthemoides	Bietou	A pioneer shrub with masses of yellow flowers. Plant with trees as “nurse” plant. Remove as plant becomes senescent.
Discorista, Hemizygea, Orthosithon, Freylinea		This shrub group is very suitable as garden subjects. They all bear charming flowers of blue to mauve and white. They do well with additional feeding and watering. After flowering, cut them back as much as required. They will all look good left to grow naturally or clipped into rounded shrubs or hedges.
Pentas lanceolate and Phygelius capensis		These are both charming subshrubs, bearing a profusion of flowers in summer. Good soil and watering required.

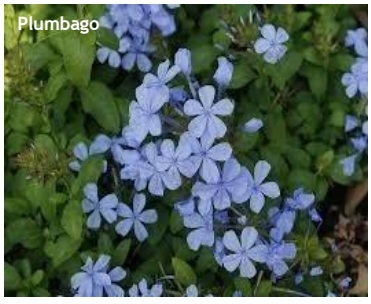


Salvia Africana, other Salvia sp,Artemesia sp., Stoebe sp., Rhagoda sp., Eriocephalus sp.	Duine salvia	This group of shrubs makes very tough interesting additions to the garden with their grey green leaves.
	Soutbos Kapokbos	

Plumbago and Tecoma capensis		Really reliable stalwarts, growing into dense bushy plants, covered respectively in blue/white and yellow/red/ orange flowers. They need to be fed for best flowering but once established can be left. Prune only to contain them as needed.
Fynbos	This group would include Proteas, Leucodendrons (Conebush), Leucospermum (Pincusion), Aspalathus, Gnidia, Phylica, Erica etc. Also, most of the previously mentioned shrubs.	The Proteas, Pincushions and Conebushes are very rewarding when grown correctly. Obtain your nurseries' advice. Erica sp. is stunning but require very specific growing conditions. Ask for advice.
Hypoestes sp.		Autumn flowering, shade loving plants. Very good as mass planting under trees.

GROUND COVERS: Clump forming

Aristea sp.		Strap-like leaves, blue flowers for semi-shade.
Dietes sp.		Strap-like leaves, white/yellow flowers. Full sun to shade, very tough. Will grow under trees.
Agapanthus sp.	Kandelaar	Blue/white flowers, very tough, prefers sun to moderate shade. Different varieties will produce flowers all summer long.
Zantedescia aethiopica	Arum lily	Prefers moist soils. Delightful plant, having large leaves and white flowers. Eaten by porcupine.
Kniphofia sp.	Red hot poker	Tough plants. Beautiful flowers, rich in nectar. Some species require more moisture than others. All benefit from feeding.
Rumohra adiantiformis	Seven-week fern	Handsome foliage. Shade loving. Tough.
Clivia sp.		Requires dry shade. Different species as well as variety are well worth growing. They make good pot plants.



GROUND COVERS: Creeping/sprawling. Perennials of varying sizes.

Osteospermom sp.		Sun
Pelargonium sp.		Sun
Gazania sp.		Sun
Plectranthus		Shade
Asystasia		Semi-shade
Felicea sp.		Sun
Vygies	All types	Sun
Helichrysum sp.		Sun. Grey foliage
Hermania sp.		Sun
Aptenia		Shade
Coleus neochilus		Sun
Carpobrotus sp.		Sun
Sutera sp.		Sun/semi-shade

The above are all easy to grow, provide colour and help with covering the earth whilst waiting for shrubs to fill out.
Ground covers can be treated as annuals or perennial plants. Divide and replant at least every two years.

CREEPERS

Black Eyed Susan		Light scrambling creeper growing in trees on edge of roads.
Cussonia thyrsiflora	Kaapse kus kiepersol	
Clematis brachyata		
Rhoicissus sp.	Wild grape	
Senecio sp.		
Podranea sp.	Zimbabwe creeper	

All the above are large, stout creepers except for the Black-Eyed Susan.

BULBOUS PLANTS

These are delightful plants. They are tough and very rewarding generally with beautiful leaves and flowers. Planted in mass they are stunning. Propagate them by seed or division. They do not like being moved, taking time to re-establish and flower.

Watsonia sp.		Full sun. White/pink/orange
Dierama sp.		Full sun. Mauve
Crinum sp.		Sun/shade. White/pink
Scadoxus sp.	Paintbrush	Shade. White/red
Haemanthus sp.	Paintbrush	Shade. Red
Cyrtanthus sp.	Vuurlelie	Sun.
Veltheimia sp.		Shade. Deciduous. Dusty pink
Freesias sp.		Sun. Multicoloured. Deciduous
Oxalis sp.	Suuring	Sun. Deciduous. White/pink/bright yellow

STRUCTURAL PLANTS

Research these plants individually to best allocate them in your garden.
Euphorbia sp.

Strelitzia sp.	Kraanvoëlblom
Encephalartos sp.	Cycad
Cussonia sp.	Kiepersol
Aloe sp.	

Aloe ferox	Bitteraalwyn	Dry, hot conditions. Water from time to time.
Aloe thraskii	Strandaalwyn	Prefers water from time to time.
Aloe arborescens	Boomalwyn	Prefers water from time to time. Prefers some shade.

Other Aloe species would also be suitable. Ensure sun and good drainage. Soils may need to be specifically prepared.

Restio	Dekriet	These are clump forming grass-like plants. Their sizes and requirements differ. The two best species for a small to medium garden are Chondropetalum tectorum (Vishoek) and Restio multiflorous.
Succulant plants	Vetplante	As per borne owners choice, taking care to use non-evasive plants. These plants are mostly very waterwise requiring minimal maintenance.

HEROLDS BAY COUNTRY ESTATE - ARCHITECTURAL + LANDSCAPE DESIGN GUIDELINES

11. CODE OF CONDUCT: CONTRACTORS

To ensure the preservation of the environment the following must be complied with:

- A code of conduct agreement must be signed by all building contractors before the commencement of construction at Herold's Bay Country Estate.
  Property owners and their agents must ensure that these procedures are complied with.
- All building contractors must be registered with Herold's Bay Country Estate prior to the commencement of construction.
- Main contractors are responsible for subcontractors.

11.1 Contractors All-Risk Insurance policy

Prior to the commencement of construction approved building contractors must provide proof of all-risk insurance cover to the satisfaction of a property owner or his agent.

11.2 Contractors deposit

An amount of R15 000 is payable prior to the commencement of construction to fund repairs to infrastructure or the environment due to construction damage. If this amount is exceeded the balance will be for the account of the property owner.

11.3 Deliveries

All site deliveries are made via the contractor's entrance to Herold's Bay Country Estate.
No vehicles heavier than 6 ton will be permitted access with the following loads:
11.3.1 Sand and stone – maximum $6m^3$
11.3.2 Bricks – maximum 3050
11.3.3 Cement – maximum 120 pockets
Deliveries must be arranged during construction hours i.e. 7:30 to 17:30 Mondays to Fridays.

11.4 Site beacons

Site beacon pegs may not be removed.
Reinstatement will be for the account of the property owner.

11.5 Water and electrical meters

These must be protected during construction. The property owner is responsible for the cost of reinstatement.

11.6 Construction site demarcation

Construction must be contained within the building footprint. Natural vegetation may only be removed with the permission of the HOA.
Topsoil that has been stripped for construction must be carefully stockpiled on the site for reuse in landscaping. Minimal stripping of topsoil is permitted.

11.7 Site office

A weatherproof container-type site office/store in good condition may be placed on site for removal after construction.

11.8 Site toilet

A chemical toilet maintained in good sanitary condition to be used during construction on site.

11.9 Site hoarding

Dark green shade cloth in good condition and timber framework hoarding to be erected on a construction site prior to construction starting.
Height 2.1m.
No construction materials may be stored outside the hoarding.

11.10 Refuse and construction rubble

All refuse and rubble must be removed on a weekly basis. On completion of a project topsoil that was stockpiled is to be spread over the site.
No dumping of refuse or rubble will be permitted on the estate.

11.11 Protection against flooding and slumping

Proper care must be taken to prevent this on construction sites.
No cement or chemical wastewater may be released on a site.

11.12 Site staff

Only contractors' staff are permitted on site.

11.13 Fires

No fires may be made on any construction site.

11.14 Sewage and water connections

Pipes must be kept clean to prevent blockages.

11.15 Speed restrictions

A maximum speed limit for all vehicles of 30km per hour is enforced on the estate.

11.16 Breach of contract

With any breach of contract, the following will be applied:

11.16.1 A request to the contractor to comply with regulations within 4 days.
11.16.2 Repair or remedial work to be conducted and the use of the construction deposit.
11.16.3 A decision by the estate management must be accepted by the property owner.

11.17 Building contractors

To ensure quality construction only approved building contractors are permitted to work on the estate.

12. ENVIRONMENTAL MANAGEMENT

Due to the visual and biological sensitivity of the site it is important to comply with and respect the conditions of the Environmental Management Plan for the estate.

CHECKLIST

13. DESIGN REVIEW COMMITTEE: GUIDELINES FOR BUILDING APPROVAL

To be submitted with building applications

1. SITE	YES	NO
1.1 0.5m Contours + benchmark		
1.2 Geotechnical report		
1.3 Maximum 8.5m building height, wall plate 6.5m		
1.4 First floor < 60% ground floor area		
1.5 Large roofs to be fragmented		
1.6 Building lines		
1.6.1 500 – 1000m²		
❖ Street 4m		
❖ Side 2m		
❖ Rear 2m		
1.6.2 > 1000m²		
❖ Street 5m		
❖ Side 3m		
❖ Rear 3m		
1.6.3 Screen walls max 20% of length of a boundary		
1.6.4 Building within building setbacks		
1.6.5 Site plan		
❖ Building setbacks		
❖ Servitudes		
❖ Extent of buildings		
❖ Floor levels including a datum height		
2. LAND USE AND COVERAGE		
2.1 One house per stand		
2.2 Coverage according to size		
2.3 Outbuildings form part of main dwelling		
2.4 No Lofts		
2.5 Maximum coverage		
2.6 Storage of boats and caravans/carports		
3. LANDSCAPE PLAN		
3.1 Clearing of site		
3.2 Tree removal		
3.2.1 Exotic plants		
3.2.2 Other		
3.3 Landscape		
3.3.1 Pergolas		
3.3.2 Screen walls		
3.3.3 Site shapes:		
❖ Use of water		
❖ Focus points		
❖ Use of natural rocks		
3.4 Fencing		
3.4.1 Fencing		
3.4.2 Walls		
3.5 Paving – match street paving		
3.6 Berms – for shelter and privacy and act as windbreaks		

	YES	NO
3.7 Lawn – keep to minimum		
3.7.1 Buffalo		
3.7.2 Kweek		
3.7.3 Kikuyu – not permissible		
3.8 Planting		
3.8.1 Indigenous plants as far as possible		
3.8.2 Exotics near entrance of houses, veranda pots and pergolas		
3.8.3 Fynbos – low growing, tough, needle-like plants		
3.8.4 No palms. No true character in Southern Cape		
3.8.5 Plant suitability		
3.9 Landscape layout		
3.9.1 Is plan clear and to correct scale		
3.9.2 Are all items clearly identified and described		
❖ Paving		
❖ Steppingstones		
❖ Plant material		
❖ Features		
3.9.3 Fencing		
3.9.4 Design sustainability		
❖ Indigenous		
❖ Exotic		
❖ Privacy between houses		
❖ Have views been considered		
❖ Balance and scale of landscape and buildings		
4. BUILDING FORM		
4.1 Maximum 2 stories in height above NGL		
4.2 Maximum height restriction – 8.5m		
4.3 Garage		
4.4 Levels		
❖ No columns, piers or similar		
❖ Respond to contours –step with slope		
4.5 Rectangular or square forms		
4.6 Privacy of adjoining properties' views		
5. COLOUR		
5.1 Colour board to be submitted for approval		
5.2 Sample colour application on building required for approval		
6. CONSTRUCTION AND MATERIALS		
6.1 Roofs		
6.1.1 Main and lean-to roofs 5 degrees		
6.1.2 Flat roofs - stone chip		
6.1.3 Variation of roofs required		
6.1.4 Closing of roof ends required to detail		
6.2 External walls		
6.2.1 Site walls and fences		
Materials allowed –Plaster, local stone		
6.2.2 Max 60° of total site boundary subject to DRC approval		
6.2.3 Wall to compliment house		

			YES	NO
	6.3 Fenestration doors & shutters			
		6.3.1 Windows & doors:		
		❖ Aluminium –powder coated		
		6.3.2 Window proportions - vertical expression.		
		6.3.3 No Win blocks allowed		
		6.3.4 Horizontal Garage door type – fibre glass/aluminium		
		6.3.5 No external burglar bars allowed		
		6.3.6 Boarded or louvred or timber shutters preferred		
		Aluminium allowed – to approved colour to match windows		
	6.4 Chimneys – see details			
	6.5 Pergolas:			
		6.5.1 Timber/steel		
		No corrugated or sheet metal on pergola's allowed.		
	6.6 Soil & waste pipes to be concealed in ducts – not visible			
	6.7 Gutters & down pipes to be unobtrusive. Downpipe colour to match walls.			
	6.8 Visible skylights not allowed			
	6.9 Visible solar panels to DRC approval			
	6.10	Balustrade – approval required		
	6.11	Colour scheme to approved schemes.		
	6.14	Laundry, gas & refuse areas to be enclosed		
	6.15	No visual TV aerials or dishes		
	6.16	No awnings, unless retractable canvas approved by DRC		
7.	**DRIVEWAY**			
	Paving type to match adjacent roads.			
8.	**STORM WATER**			
	Layout to accompany plans			
9.	**POOLS & FENCES**			
	Pool fence design to be submitted. To comply with National Building Regulations			
10.	**ROOF MATERIALS**			
	10.1	Standing seam Zincalume or aluminium in Kliplock profile		
	10.2	Concrete with stone dressing on flat roofs		
11.	**SITE WALLS & FENCES**			
	11.1	No prefabricated walling system		
	11.2	Must follow contours		
12.	**WATER SAVING DEVICES (MUNICIPAL REQUIREMENT)**			
	12.1	Low flow shower heads		
	12.2	Dual flush toilet cisterns		
13.	**SOLAR HOT WATER INSTALLATIONS (MUNICIPAL REQUIREMENT)**			
	13.1	Solar collector on roof – see also 6.9		

14.	**SOLAR PHOTO VOLTAIC ELECTRICITY**		
14.1	Extent of PV panels – see also 6.9		
14.2	Position		

14. REVISIONS

To be submitted with building applications

17.08.2021
- Page 6 –
  7.4.2 : Estate housing changed to Group housing. Single story removed.
  Page 2 – 7.16: Added.
  Page 9 – 7.16: Materials, finishes and important details.

02.09.2021
- Page 3 -
  1. Background: types + descriptions of buildings.
  2. Aesthetic standard and approvals.
  3. The design review committee (DRC).
  4. Architects and Engineers.
- Page 4 -
  4. Construction time.
  7. Architectural and Landscape Design Guidelines.
  7.1 Design principles.
- Page 5 - 7.1: Style.
- Page 6 – 7.5.4: Roofs.
- Page 7 –
  7.7.1: Stone.
  7.9.3: Garage doors.
  7.9.4: Windows.
  7.10: Verandas, pergolas and balconies.
- Page 8 –
  7.11: Plinths and columns.
  7.13.5: Vates.
  7.13.6: Walls.
  17.15: Timber decks.
- Page 9 –
  7.16 : Sub-soil water. Paint.
  7.17 : Balustrades.
  7.18 : Roofing and roof details.
- Page 10 –
  7.20: Security (burglar screens).
  8.5: Photovoltaic panel installation.
  8.8 Rainwater tanks.
- Page 11 –
  8.10 : Paving.
  8.11 : House numbers.
  8.12 : Maintenance of homes and gardens.
  9.8: Addition
  9.9: Addition
- Page 13 - Removal: Acacia xanthophloea (Koorsboom)
- Page 19 – Contractor's deposit

14. REVISIONS (CONTINUED)

- Page 20 –
  11.3: Deliveries
  11.5: Water and electrical meters
  11.6: Construction site demarcation
- Page 21 –
  11.17: Building contractors
- Page 22 –
  1.1: 0,5m contours + benchmark

16.02.2022

- Page 1 –
  Herold's Bay Country Estate logo updated
  Revision date
- Page 2 and 3 -
  Index altered according to document contents
- Page 6 -
  6: Construction time (4 years)
- Pages 6 to 7 -
  7.4 to 7.4.7: numbers altered
- Page 7 -
  7.4.4: Main heading (Commercial) and sub-heading change
  Business Zone (IV and VI respectively)
  Height maximum (8.5m)
- Page 8 -
  7.7: Heading change (Walls, materials and finishes)
- Page 11 –
  8: Heading change (Site services)
  8.3 Heading change (Telephone fibre and electrical cables)

31.03.2022

- Page 1 –
  Revision date
- Page 7-
  7.4.3 Group housing – maximum height description
  7.4.4 Commercial – maximum height description

26.04.2022

- Page 1 –
  Revision date
- Page 7-
  7.5.4 Description of gable types in fourth bullet point.

04.05.2022

- Page 9 –
  7.13.1, 7.13.2 + 17.13.3 – additions and changes
  7.13.7 Additional number added

06.09.2022

- Page 12 –
  8.9 – Addition (energy efficient lighting)
  Trees: Celtis cinencis removed from list
- Page 13 –
  Rhus chirendensis replaced with Searsia chirendensis
  Ilex miles alteration: Ilex mitis
- Page 16 –
  Rhus crenata replaced with Searsia crenata
  Psycotria capensis alteration: Psychotria capensis
- Page 19 –
  Creapers altered to Creepers

14. REVISIONS (continued):

23.08.2022

- Page 5 -

6 – Construction of a home must start within **18 calendar months** *(revised from 4 years)*

- Page 6 -

7.4.1 – Addition: • A granny flat not exceeding 60m² in size is permitted if it forms part of the main house structure and is not loose standing *(fifth bullet point)*

- Page 9 -

7.13.8 – The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

27.11.2023 (Revisions by Mere Group)

- Page 5

  Remove- A garage may be separate from a house but must be single story.
  Add-Garages may not be separate from the dwelling, the design must be incorporated in the form of the dwelling.
  Remove – Homes must be in harmony with the environment but must not dominate.
  Add- Homes must be designed with an indoor to outdoor connection, connection to landscape and light.

- Page 6

  Add - Rectangular forms with clean lines, open floor plans, large horizontal windows or curtain glass, a connection between the indoor and outdoor, lack of ornamentation, steel glass and reinforced concrete among the most prominent building materials.

  5 Rules of Modernism:

1. Building can be raised for ground floor circulation, to make rooms for cars and gardens.
2. Essentially an open floor plan, this principle related to structural development and the removal of load bearing partitioning walls, allowing flexibility in the interior living spaces.
3. Free design of the facades, the structure is separated from the walls allowing for more flexibility for windows and openings.
4. Horizontal window ribbons extend along the façade, offering a more balanced lighting and greater feeling of space.
5. Modern homes should include roof gardens, which are flat roofs that allow for additional living space.

- Page 7

Remove – veranda
Add- simplistic
7.2.1 Remove – metal, long
Add – to bring sunlight into the homes.
7.2.7 Remove The extensive use of verandas and pergolas
Add – verandas and pergolas are permitted.
7.4.1 Remove – lofts may be planned as living spaces.
Add – lofts are not permitted
Remove – Internal span widths 7m
Add – Internal span widths 8m
Group Housing Building Lines changed from 5 & 3m to 3m and 1.5m

- Page 8

7.5.2 Remove- emanating from the main roof
7.5.3 Add – in different levels, mono-pitched roofs are encouraged on concrete flat roofs, with the intention to enhance sun light into the homes.
7.5.4 Add – that enhances the modern style
Remove – 600 to 1000mm Add 200 to 600mm
Max Overhang – Changed from 1000mm to 600mm

- Page 9

7.10. Add - Steel may also be closed with aluminium or timber cladding.
Remove – Balconies must be closed with pergolas.

- Page 10.

7.12. Remove – Generally retaining walls must be discouraged. No retaining wall may exceed 1m. Add – retaining walls must be designed in context with the house design.
7.13.1 Remove 20% Add – 40%
Add – where plastered masonry boundary walls are used, it must be used in combination with timber or clear view fencing.
Add – Where possible the street boundary should not be fenced.
7.13.2 – Change 1.2m to 1.5m
7.13.5 – Remove Galv Steel, Add – aluminium.
7.15 Add- supporting columns may not be visible.

- Page 11

7.17 Add- Stainless steel and glass balustrades is permitted
Remove – Galvanized painted steel
7.18 Carports must match and be incorporated
7.19 Remove – May be loose standing
Add – Must be linked
Remove – By means of a veranda or pergola structure.

11.07.2024 (Revisions by Mere Group)

- Page 4

1. Removed 120m² and replaced by 190m²

- Page 6

7.1 Removed Modern homes 'should' and added Modern Homes "**may**" include roof gardens.

- Page 7

7.2.4 Removed: Walls should compromise not more than 40% of the area of the external envelope.

- Page 8

7.5.5 Gables – certain gable types are permitted that enhance the modern **Farm house style** subject to DRC approval.

- Page 9

7.9.3 Added: Material: horizontal sectional overhead type in aluminium**/ fiberglass/ timber wood**

- Page 10

7.13.1 Removed: Walls should not comprise more than 40% of the area of the external walls, and added; **Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines.**

- Page 13

8.8 Added: 5000l store capacity- **Estate stands**
2500l store capacity- High density Group housing stands

30.07.2024 (Revisions by Mere Group)

- Page 4

Add: Country Estate Stands: No 1-102

- Country Estate Houses design to be Modern & Modern Farm Style

Add: Group Housing Stands: Stand 103, 104 & 105.

- Group Housing designs to be modern with flat & mono-pitched roofs to enhance views.

Add: Commercial Stand

- Page 9

Add: 7.5.4: Pitched Roofs with gables are permitted on the Country Estate Stands, designs must enhance the modern farmhouse style subject to DRC approval.

Add: 7.5.5
Remove: Gables – certain gable types are permitted that enhance the modern Farm house style subject to DRC approval.

Add: 7.9.3: Golf cart doors are allowed.

- Page 9

Remove 9.8: EQP – a system will be applied where construction approval will be granted based on amongst the standard requirements where points are required to be earned based on a number and type of tree is to be planted on a property by the owner.

30.06.2025 (Revisions by Mere Group)

- Page 6

CONSTRUCTION TIME

Construction of a home must start within ***18 calendar months*** change **to 12 months after** the property transfer from the Developer to the first owner, **enter into a Building Agreement** with the developer/accredited builder. Failing these penalties will be levied and the Developer has the right to buy back the property at the original purchased price.
To ensure a minimum of disturbance to other residents the construction of a home should be completed within **12 months** change to **18 months**.

23.07.2025 (Revisions by Mere Group)

- Page 5

5.APPROVAL PROCEDURES - DRC

Add; The design approval for all buildings is done in a phased approach,

Remove: *during the submission of building plans:*

Add: Sketch plan Submission:

Add: Working Drawings Submission:

- Page 8

7.8. Chimneys

7.8.1 Remove: *chimney details see detail*
Add: and be to scale with the rest of the building
Add: 7.8.2 Materials allowed are stainless steel or brick cladding with natural stone.
Add: 7.8.3 The cowl chimney must be of consistently approved type.

- Page 10

7.16 Materials, finishes and important details

- Connection between walls and the surrounding landscape – a 200 x 200 x 30mm concrete cobble
Add: or bevel edged charcoal paver to be used.

7.18 Site parking and carports
Remove: *Separate and joined carports are permitted*

- Page 11

7.19 Outbuildings

- No garage or outbuilding may be a double story unless it is part of the main house,
Add: there must be a 2m set back.

01.08.2025 (Revisions by Mere Group, date 08/01/2025)

Whole Document: Numbering values were corrected.

- Page 5

5.3 Stage 2

Plans approved by the DRC will be valid for 3 months.
Remove: 3 Add: 12

- Page 7

7.5 **Roof Slopes**

7.5.1 Low-pitched roofs must have a pitch of 5
Add 5 – 10 degrees, span widths to be considered.

7.4.3 GROUP HOUSING

- Building lines:
  - Street 3m side and rear 1.5m (within site 0m).
  - **Parking 1.25 bays per housing unit, Add: with 2 habitable rooms.**
  - **Parking 1.75 bays per unit, with 3 habitable rooms**
  - **0.25 bays per unit for visitors.**

- Page 8

7.7 Textured plaster to approval,
Add: including concrete finish feature walls.