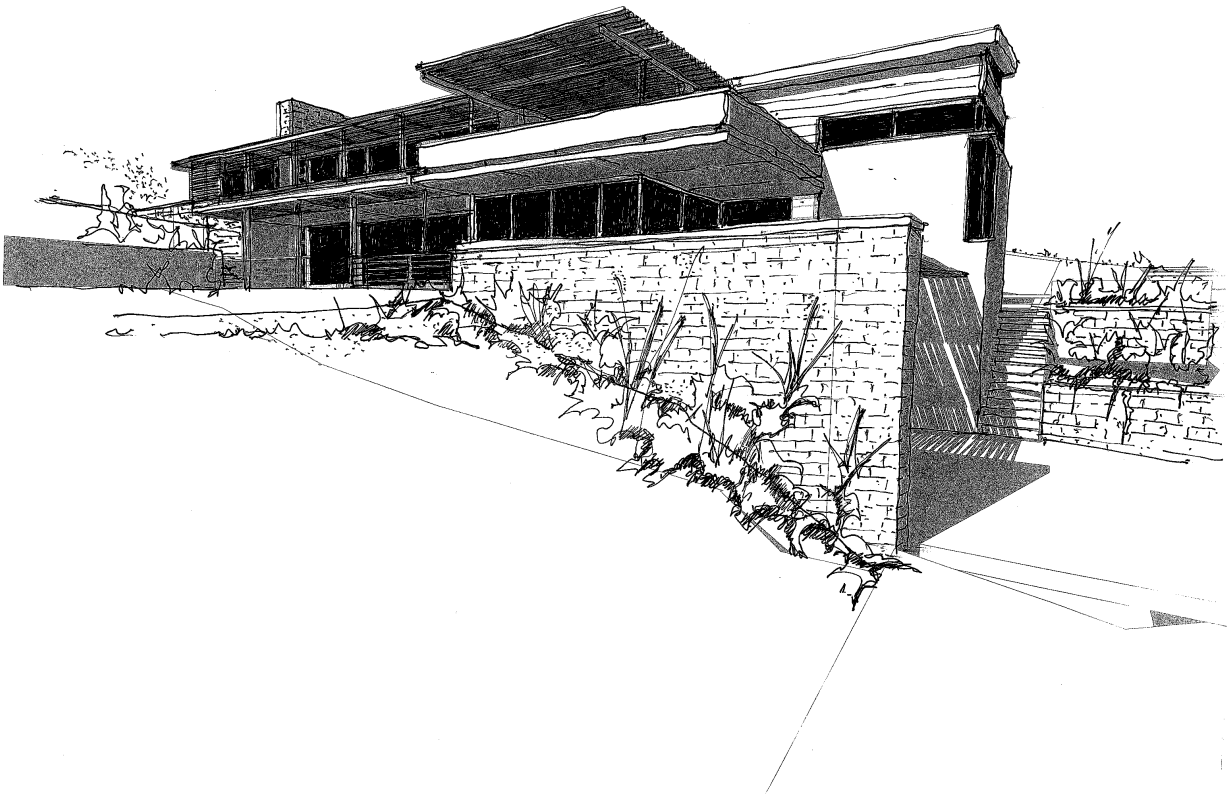


CHAPMAN'S
PEAK
— E S T A T E —

Chapman's Peak Estate

Design Manual, Architectural, Sustainability and Landscape Design Guidelines (A & L Guidelines)

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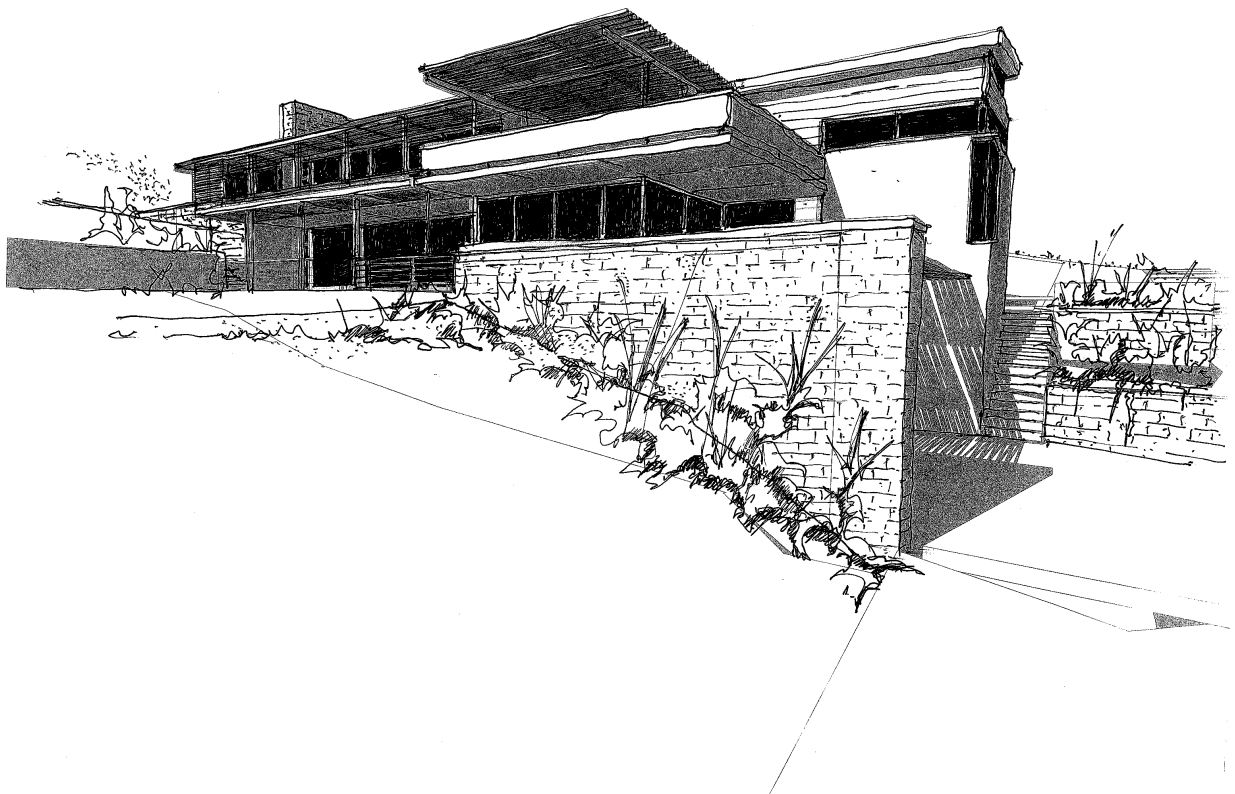


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CONTENTS

1.	INTRODUCTION	Page 3
2.	BUILDING ENVELOPE	Page 5
3.	BUILT FORM	Page 8
4.	ROOF FORMS	Page 11
5.	DOORS AND WINDOWS	Page 13
6.	EXTERNAL ELEMENTS	Page 14
7.	SERVICES	Page 17
8.	ALTERNATIVE POWER / SOLAR	Page 19
9.	FIRE PRECATIONS	Page 20
10.	PLAN APPROVAL PROCESS	Page 20

1. INTRODUCTION

The purpose of this design manual and architectural guidelines is to inform the owners of the building requirements for the estate both in the application of certain architectural guidelines and the procedure for gaining approval of building plans.

The site lies on the slopes of Chapmans Peak and adjoins the Table Mountain National Park. It offers views of the mountains to the North, the Noordhoek beach and the Atlantic Ocean to the South. It is imperative that the owners embrace the vision for Chapmans Peak Estate and support the design guidelines to create an environment where the whole is greater than the sum of the parts to the benefit of all.

It is intended that the project, when completed, will have the appearance of a fully built form, fully integrated with both its natural and newly landscaped environment.

1.1 Climatic Conditions

Typical of the Cape climate, most of the rain falls between June and September, whilst the summer months are generally dry. The prevailing winds are from the south during the summer months and from the north during the winter months. Wind and sun requirements are complementary in that buildings should form a barrier on the south boundary while enjoying the optimum solar orientation to the north.

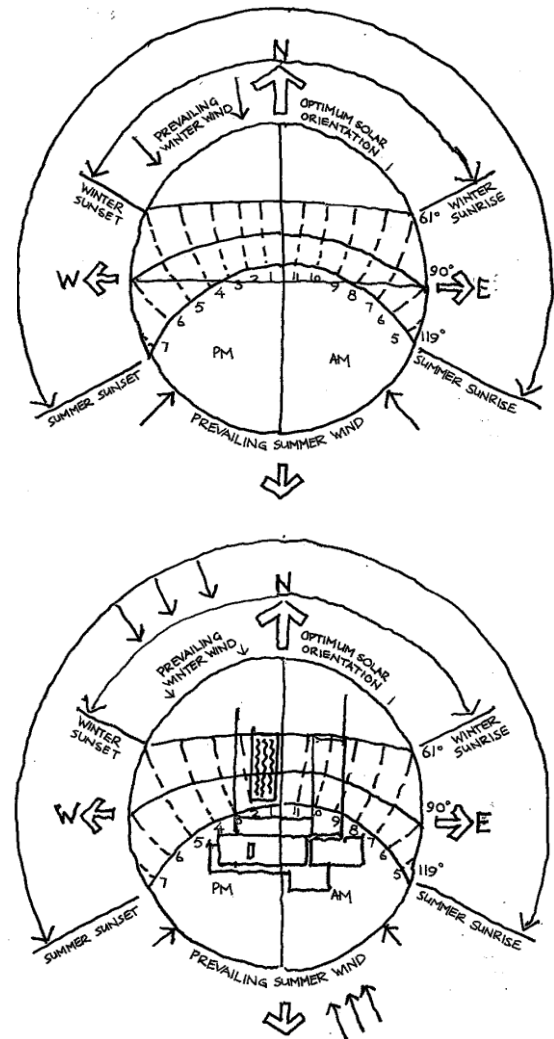
1.2 Optimum House Orientation

The optimum orientation for houses is with living rooms to the north, and with garden and outdoor living areas to the north-west or north-east, depending on views and on personal preference. In addition, with this orientation, the back of the house forms a barrier to the summer winds.

1.3 Development Concept

The development at Chapmans Peak Estate is to have a holistic approach, where the architecture and landscaping result in a development sympathetic to the natural mountain setting.

To this end dwellings should be designed and positioned in such a way that they form an integral part of the natural landscape. This will be achieved through the use of natural materials such as stone timber and slate and the use of earth tones as well as the terracing of storeys and limitations preventing monolithic forms through considered articulation of plan and elevation. These guidelines are aimed at ensuring a visually harmonious settlement that fits discretely into the environment whilst still allowing the maximised potential of the sites. The intentions of the guidelines are to minimise the impact of views by built form, to encourage high quality architecture and to commit to retaining and enhancing the current beauty of the natural environment through a harmonious



co-ordination of architecture and landscaping with minimal environmental impact. Excessive areas of hard landscaping and large lawned areas are to be avoided. Indigenous planting and natural timber decking is encouraged. The intention is not to be overly prescriptive in terms of “style” but rather allow for individual interpretations thus avoiding “revivalist” or “traditional” styles of architecture. Indeed, the introduction of styles such as Tuscan, Georgian, Cape Dutch or any other revivalist or period style will not be permitted.

The architecture and landscaping of the Estate should result in a development which is sympathetic to the mountains topography, creating building footprints and roof forms which relate to the natural contours of the site. Composite roof forms consisting of major roof forms separated by flat roof sections and augmented by verandas and pergolas will minimise the visual impact of individual buildings against the slope of the mountain.

1.4 Plan Approval

- 1.4.1 All plans are to be prepared by persons registered with The South African Council for Architects and subsequently approved by Kevin Gadd of Kevin Gadd Architects CC and Tanya De Villiers of CNDV Landscape Architects in their capacity as members of the ARC representing the Association. All plans are to be in accordance with the A & L Guidelines, any deviations from A & L Guidelines that are requested will be reviewed by the full architectural review committee and their recommendations will be final.
- 1.4.2 All plans must comply with The Local Authority requirements, as well as National Building Regulations.
- 1.4.3 Owners must acquaint themselves with the A & L Guidelines prior to proceeding with design proposals.
- 1.4.4 The review ARC in association Kevin Gadd Architects CC reserves the right to make minor adjustments and amendments to the A & L Guidelines as it deems necessary from time to time and subject to the approval of the local authority.
- 1.4.5 As provided for in the Association Constitution the consent of the ARC comprising of a registered architect, a professional landscape architect and may include a registered land surveyor or a registered town planner will be responsible for the control and protection of the long term values of the properties within the estate by governing the aesthetics of each property.

- 1.4.6 Subsequent to the erection of the initial buildings and structures, any changes, alterations or additions to the buildings (whether drawings are required by the City or not) must be in terms of the A & L Guidelines and be approved by the ARC.

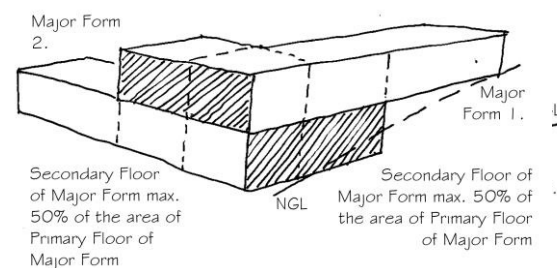
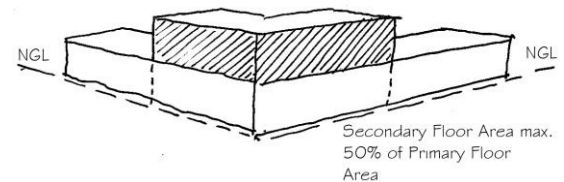
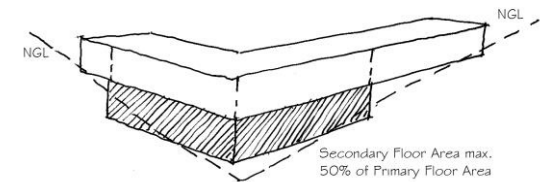
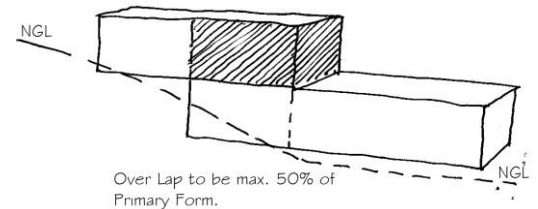
1.5 Building Process

- 1.5.1 The owner must obtain from the association a list of all requirements pertaining to the building process
- 1.5.2 The association will be entitled to regulate the activities of all building and other contractors.
- 1.5.3 No building shall commence until all the relevant requirements have been met.

2. BUILDING ENVELOPE

2.1 Coverage and Floor Area

- 2.1.1 The total floor space allowable on the erven shall not exceed 1500m². Refer to definition of total space in the City's Municipal Planning By-Law, 2015 as amended from time to time.
- 2.1.2 The total coverage for all buildings on the erven shall not exceed 40% of the site area. Refer to definition of coverage in the City's Municipal Planning By-Law, 2015 as amended from time to time.
- 2.1.3 Second floor coverage is to be limited to 50% of the ground floor footprint in order to allow for stepped rather than monolithic structures. On sites where slopes are steep, both the lower and upper ground floors could be defined as "ground floor". In order to ensure that these "stepped" buildings do not become monolithic structures, the overlap of lower and upper floors should not exceed 50% coverage of the larger or more dominant level.
- 2.1.4 With reference to 2.1.3 above and due to steepness and direction of fall of a site, should there be more than one major form separated by a minor form the above formula could alternatively apply to each major form separately and proportionate to the area of each major form. The area of the connecting element or minor form will form part of the total area per floor of either of the major elements.
- Should there be additional building area at a lower level e.g. further down the slope, this area must form part of the total allowable coverage.
- 2.1.5 A minimum dwelling size of 350m² (excluding garaging) will be required.
- 2.1.6 A second dwelling shall be permitted on all erven subject to the following conditions –
- 2.1.6.1 The total floor space of a second dwelling may not exceed the total floor space of the main dwelling unit without the approval of the City. The floor space of ancillary buildings is excluded from this provision.



- 2.1.6.2 A second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house as per these guidelines.
- 2.1.6.3 A second dwelling that is a separate structure to a main dwelling house shall not exceed a height of 6m measured from existing ground level to the wall plate and 8m to the top of the roof.
- 2.1.6.4 A second dwelling contained within the same building as a main dwelling house; both units may have a ground floor, or one unit may be on the ground floor and the other unit above.
- 2.1.6.5 The existence of a second dwelling shall not in itself be sufficient reason for the City to grant an application in terms of the City's Municipal Planning By-Law, 2015 to subdivide the land unit containing the dwelling units.
- 2.1.6.6 The construction of a second dwelling is subject to the certification by all relevant municipal service department Directors, or their delegates, that capacity is available on the service network in this specific area.

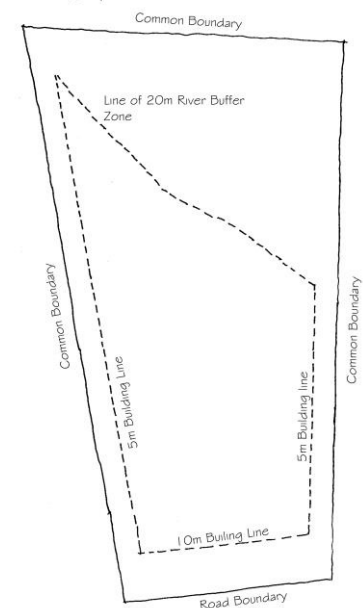
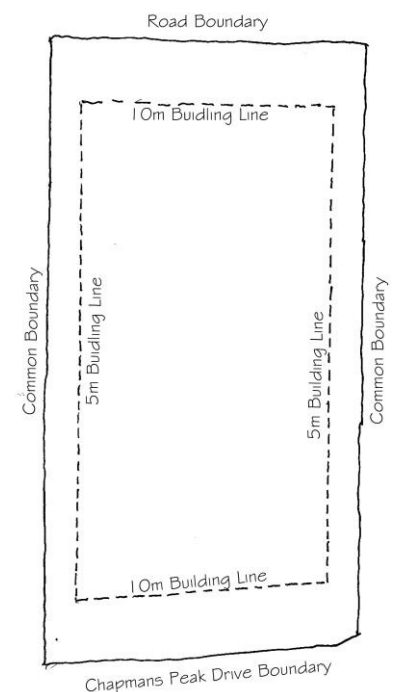
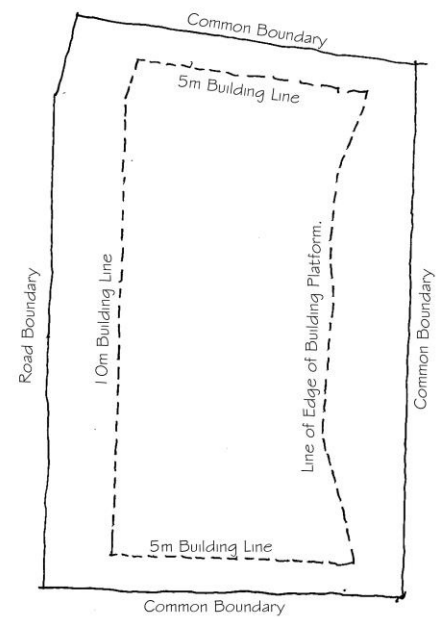
2.2 Building Lines and Set backs

The sites have a building line setback of 10m from street boundaries and 5m from common boundaries.

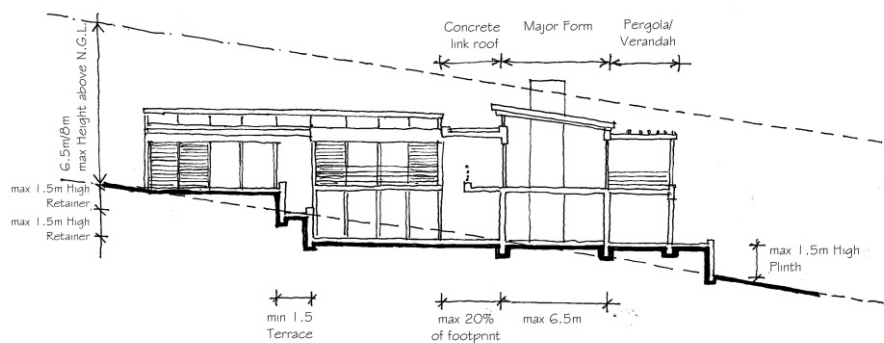
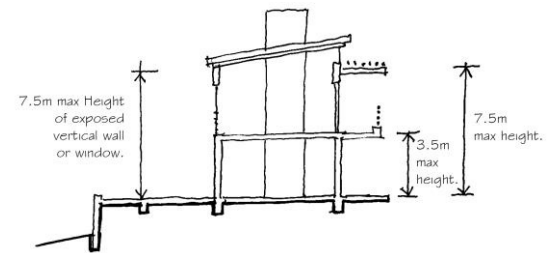
- 2.2.1 The following elements must be within the building lines:
- Courtyard, screen walls
 - Braai
 - Pergolas
 - Garages and outbuildings
 - House
- 2.2.2 On erven 708 – 712, along the streams, no hard development (buildings, hard structures, paving, walls or fencing) may be placed within the 20m buffer zone from the stream.
- 2.2.3 Hillside seeps must be allowed between the houses on erven 719 – 727.

2.3 Height of Buildings

- 2.3.1 The height restrictions are intended to protect views across the site and to generate stepping and fragmenting of the building, reducing its visual impact.
- 2.3.2 For erven numbers 705 – 721 and 727 – 731 no portion of any building may be higher than 8 meters above the point of the natural ground level vertically below it. Chimneys are exempt from this restriction, provided that it complies with the City's Municipal Planning By-Law, 2015.



- 2.3.3 For even numbers 722 – 726, along Chapmans Peak Drive, no portion of any building may be higher than 6,5 meters above the point of the natural ground level vertically below it. Chimneys are exempt from this restriction provided that it complies with the City's Municipal Planning By-Law, 2015.
- 2.3.4 The natural ground levels will be as surveyed by David Hellig and Abrahamse Land Surveyors and issued by the developer on registration of transfer of the relevant erf. The survey will reflect contours at 500mm levels related to mean sea level (MSL).
- 2.3.5 No exposed vertical face of a wall or window may exceed 7.5 meters, other than gable ends, measured from the finished ground level vertically below it.
- 2.3.6 Courtyard and screen walls not on the boundary are limited to a maximum height of 2.1 meters.
- 2.3.7 It is encouraged to construct or clad plinths to buildings with natural stone and on sloping sites the maximum height that a plinth may not exceed is 1500mm.
- 2.3.8 A single storey lean to or veranda roof is to have a maximum height 3.5 meters above the finished ground level vertically below it. A double storey lean to or veranda roof is to have a maximum height of 7.5 metres above the finished ground level vertically below it.

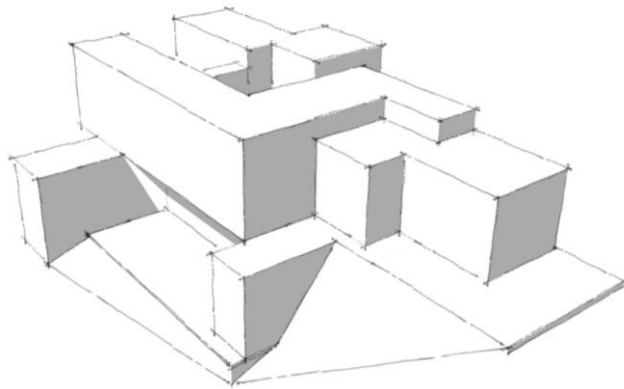


3. BUILT FORM

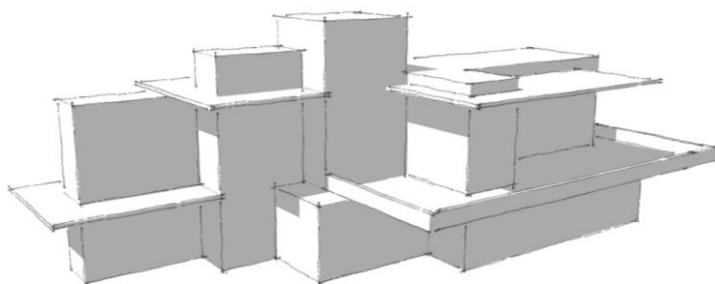
House forms should be composite rectangular or composite planar as opposed to monolithic. The Architecture should be seen as an additive one where a series of major plan form elements are connected by minor form elements. Differentiating vertical and horizontal planes through the use of materials, colour and texture will further enhance its elevational articulation. Additive elements such as verandas, balconies and pergolas are to be used to further articulate the form of the building increasing the play of shading and relief and contributing to the minimising of planes visual impact and the elimination of large unarticulated planes.

3.1 Plan forms

- 3.1.1 A singular rectangular built form or composite rectangular forms within erven may be offset against the boundary but not offset relative to one another.
- 3.1.2 Plan forms are to be composed of a single or series of rectangular major plan forms which are connected to each other and are articulated with minor plan elements.



Composite Rectangular



Composite Planar

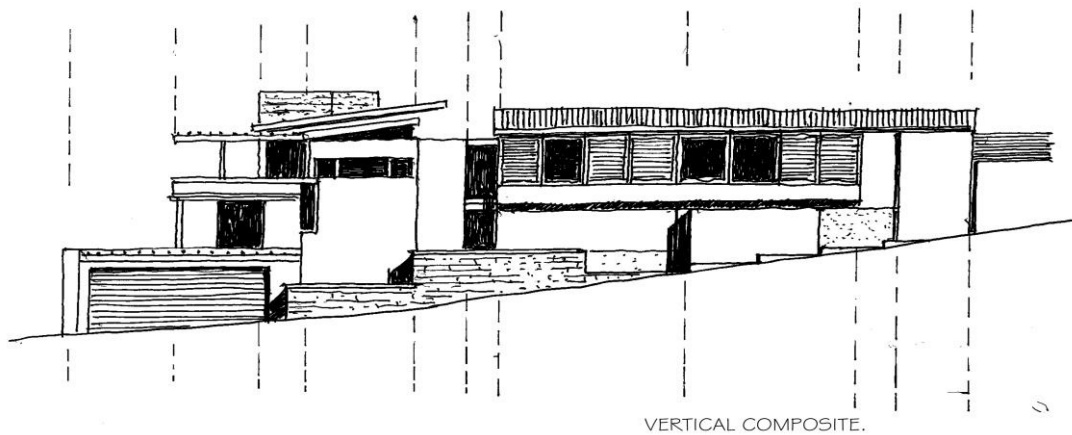
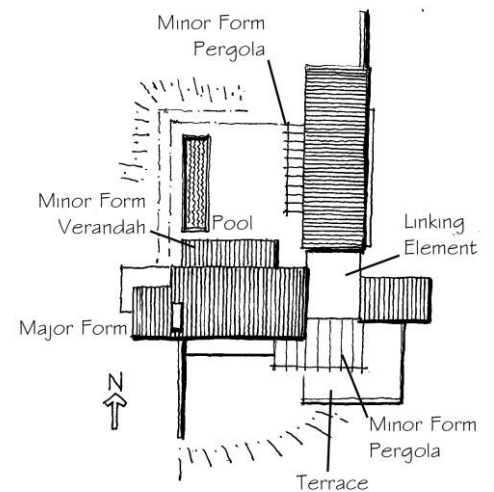
3.1.2.1 Major Plan forms

- These must have pitched roofs and are limited to a maximum width of 6.5 meters and a maximum length of 18 meters.
- Major plan elements should respond to the topography of the site and level changes are encouraged on steeply sloping sites.

3.1.2.2 Minor Plan elements

These will consist of the following:

- Verandas and lean-to's
- Chimneys
- Concrete roofs
- Pergolas



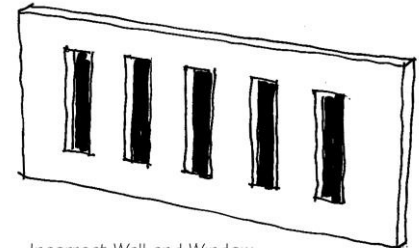
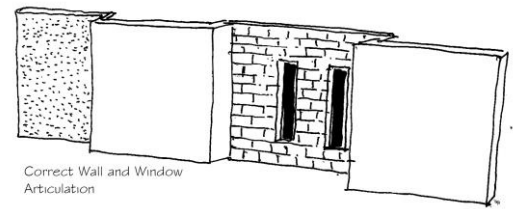
3.2 Walls

- ### 3.2.1
- Walls may be constructed of natural stone or clay brickwork (280mm cavity) plastered. Concrete bricks (230m cavity), plastered, timber boarding, natural or painted as per colours specified, or bagged masonry, painted.

3.2.2 External exposed walls not covered by pergolas or verandas should be articulated to reduce the visual impact of large expanses of wall. This can be achieved through the use of changes in material and the addition of elements providing relief either inwardly or outwardly stepping the elevation introducing shadows to break any excessive visual scale.

3.2.3 It is a requirement that at least 10% of the external elevation surface area be constructed using natural stone or clad with natural stone. This will provide a unifying element to the development as a whole. This may take the form of a plinth, chimneys or part of an articulated wall or combinations of these.

3.2.4 Decorative plaster mouldings, quoining or rustication will not be permitted. Simple mouldings around windows and doors and simple copings to screen and boundary walls will be permitted.



3.3 Wall Colours

3.3.1 Wall colours may be selected from the recommended list or similar approved.

3.3.2 A colour swatch must be provided if similar colours are proposed.

3.3.3 Plascon Inspired:

- Y6-E1-4 Speak to Me
- Y7-D1-3 Willow Leak Bay
- G1-E1-3 Green Fog
- Y3-D1-3 Whaky Khaki
- Y5-E1-4 London Haze
- Y3-E1-3 Dirty Khaki

Midas Earth Cote: -

- 2FGB Grasshopper
- 4IDP Curry
- 1GGB Nature
- 1IEG Cave Grey
- 1GAC Grunge Green

3.3.4 It is recommended to use combinations of colour to reinforce the articulation of surfaces and forms to reduce the scale of buildings.

3.4 Shutters

3.4.1 Non-functioning shutters will not be permitted.

3.4.2 Shutters can be natural timber, timber painted to match colours of house or aluminium to match the colour of house.

4. ROOF FORMS

The roof forms and colour play a significant role in establishing a cohesive Architectural language and a sense of unity within the development. Roof shapes should be composite and express the shape of major and minor plan elements and assist in reducing the visual impact. Low horizontally articulated roofs are considered appropriate.

4.1 Major Plan Forms

4.1.1 Major plan forms may be roofed with either:

- Mono pitched roofs between 10 degrees and 20 degrees.
- Double pitched roofs with a pitch between 10 degrees and 45 degrees with either hipped or gable ends.
- The use of North / South light roof windows is acceptable and encouraged.

4.1.2 Where balconies and terraces are covered by a major plan form roof the gable end is to be either fully built in or fully open with the soffit of the ceiling following the pitch of the roof.

4.1.3 Gable ends can be constructed using the following materials:

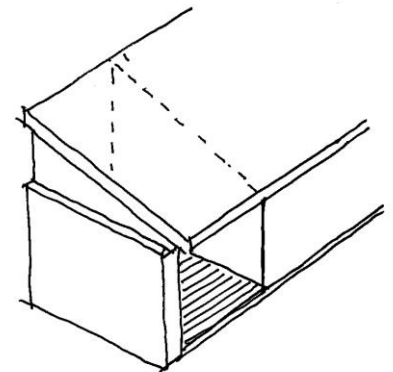
- Glass
- Timber boarding
- Masonry to match the walls of the house

4.2 Minor Plan forms

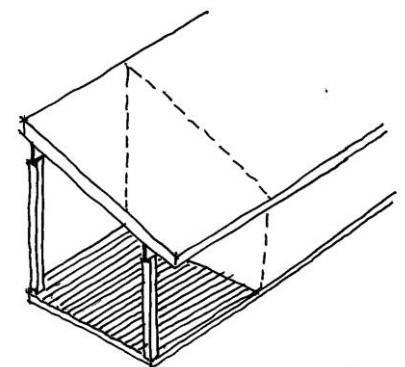
4.2.1 Lean to and Veranda roofs are to have a pitch of between 5 degrees and 10 degrees. Verandas may be constructed using masonry, timber or steel or a combination of these and colours and materials are to watch the house. No Victorian cast iron posts, "Brookie lace" or other decorative detail will be permitted.

4.2.2 Flat concrete roofs with parapets may be used as linking elements between major plan forms. They are to be finished with brown stone chip and no reflective finishes such as aluminium paint are to be used. Concrete flat roof connecting elements must be attached at least two ends. The area of flat concrete roofs will be limited to 20% of the total footprint of the house. Parapets to flat concrete roofs are to be a minimum of 250mm high.

4.2.3 Pergolas will be encouraged to provide shading on elevations and as devices to enhance fine grain to elevations. They may be constructed of timber, steel or aluminium or a combination. Colours and materials are to match those of the house. A minimum size of pergola rafter is to be 150 x 50 mm.



CLOSED GABLE AT VERANDAH



OPEN GABLE AT VERANDAH

4.3 Garage Roofs

- 4.3.1 Garages and outbuildings are to be roofed to match the roofs of the house.
- 4.3.2 Garages may be free standing or form part of the main building's roof.

4.4 Roof Materials and Colours

- 4.4.1 Chromadeck prepainted corrugated steel – colour “Dark Dolphin” or similar approved.
- 4.4.2 Corrugated aluminium roof sheeting – colour “Charcoal Grey” or similar approved.
- 4.4.3 Natural slate tiles – colour “Silver Blue” or similar approved.
- 4.4.4 Everite roof slates – colour “Charcoal Grey” or similar approved.
- 4.4.5 Due to the slope of the ground, portions of building under finished ground level may be planted roof garden or paved if forming part of a terrace.

4.5 Roof Windows

- 4.5.1 Velux or similar approved roof windows used in the plane of the roof will be permitted.
- 4.5.2 Maximum size 780 x 1400 mm.
- 4.5.3 Dormer windows must be orientated so as to not affect the privacy of the neighbouring properties.
- 4.5.4 Only “French” dormer windows will be allowed in the roofs of major plan form elements.
- 4.5.5 Dormer windows will be a minimum of 750mm high and at least 3 x the height in length.
- 4.5.6 No double pitched roofed dormer windows will be allowed.
- 4.5.7 Roof materials over dormer windows will match that of the roof of the major plan form.
- 4.5.8 Dormer window colours and finishes to match windows of the house.

4.6 South / North light monitors

- 4.6.1 It is encouraged to make use of these roof lights particularly in South facing and South sloping properties.

4.7 Eaves

- 4.7.1 Over-hangings are encouraged to protect large areas of glass from sunlight and to allow for the play of shadows on walls.
- 4.7.2 Clipped eaves may also be used on major forms particularly where a veranda or pergola abuts the major form.

4.8 Gutters

- 4.8.1 Rainwater goods to be pre-coated aluminium.
- 4.8.2 Colours are to blend with their background surfaces.

5. DOORS AND WINDOWS

It is intended that there be large areas of glass to take advantage of the views available from all orientations. It is encouraged to have walls interposed with glass areas of transparency to erode the form of a monolithic building. Large areas of glazing are ideally set behind shading devices such as balconies, veranda roofs and pergolas and the shape and proportions of glazed areas, doors and windows are to be rectangular (except for gable ends). No arches are permitted. Large areas of glass should be juxtaposed with solid wall planes as opposed to repetitive window puncture walls.

5.1 Window Types

- 5.1.1 The following window types will be allowed:
 - 5.1.1.1 Side hung casements
 - Top or bottom hung casements
 - Vertical sliding
 - Horizontal sliding
 - 5.1.1.2 No profiles to be less than 45m x 65m.
 - 5.1.1.3 No winblock type windows allowed.
 - 5.1.1.4 No reflective glass allowed.

5.2 Clerestorey Windows

- 5.2.1 The use of Clerestorey windows will be permitted and indeed encouraged.

5.3 Window materials and finishes

- 5.3.1 Windows should be made from either:
 - 5.3.1.1 Timber – clear natural or painted to compliment the colour of the house

5.3.1.2 Aluminium – powder coated to compliment the colour of the house

5.4 Glass Standards

5.4.1 Glass standards to conform to the national building regulations and particular attention should be given to SANS 10400 XA. Which deals with the thermal and insulative qualities required of the glazing to structures.

5.5 Burglar Bars

5.5.1 No external burglar bars will be permitted.

5.5.2 No external type “trellidor” will be permitted.

5.6 Door Materials and Finishes

5.6.1 The following door finishes will be permitted:

5.6.1.1 Timber – clear natural or painted to compliment the colour of the house

5.6.1.2 Aluminium – powder coated to complement the colour of the house.

5.7 Garage Doors

5.7.1 Garage doors should be horizontal slat type doors in either natural or painted timber or powder coated aluminium in colours to match the door and windows.

5.7.2 No garage doors are to face the street boundary.

6. EXTERNAL ELEMENTS

6.1 Retaining Structures

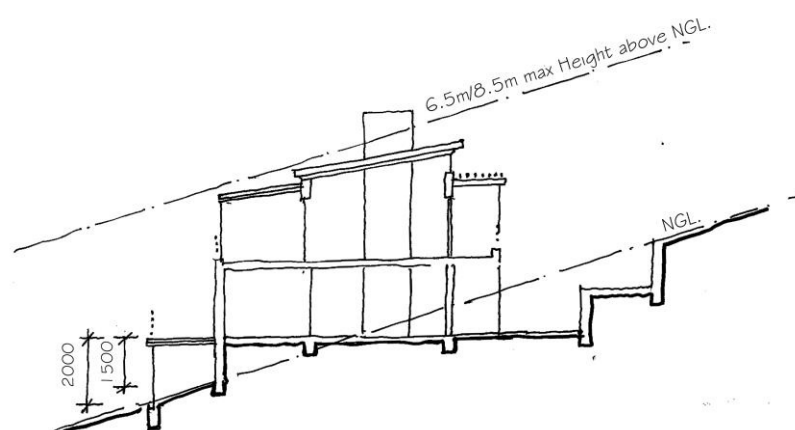
6.1.1 It is imperative that the existing topography be carefully considered when siting of buildings, terraces, courtyards and gardens are planned. Houses should be stepped or terraced across the site and low retaining structures are to be used which are sympathetic to the natural contours of each site.

6.1.2 Height of Retaining Structures

6.1.2.1 No single retaining structure may exceed 1.5 meters in height. This excludes any retaining work along the Estate boundary of Chapmans Peak Drive.

6.1.2.2 Retaining structures which exceed this height must be terraced with minimum of 1.5 meters between terraces.

6.1.2.3 Timber decks which are cantilevered or supported on timber or steel columns may extend beyond the retaining wall. The supporting columns however must be no taller than 2 meters from the ground level below to the point of connection with the deck. The area below the deck needs to be suitably landscaped to reduce the perceived height of the deck.



6.1.3 Finishes of Retaining Structures

- 6.1.3.1 Plastered and painted masonry to match the colours of the house.
- 6.1.3.2 Dressed stone or dry packed stone walls
- 6.1.3.3 Timber or sleeper retaining walls and timber pole retaining structures may be used and planted using recommended plant species.
- 6.1.3.4 Banked or logged earth may be used at changes of level but may not exceed 1.5 meters in height. The gradient shall be between 1:1 and 1:2.
- 6.1.3.5 Gabion cages filled with natural stone, sandstone or hornfels, with galvanised or grey mesh.
- 6.1.3.6 No "Terraforce or "Loffelstein" type retaining structures will be permitted.
- 6.1.3.7 The natural ground level of adjacent sites, if affected, must be reinstated. Where a sloping site dictates the reinstating of the ground level of an adjacent site by means of a retaining structure. A retaining wall may be used up to a maximum of 1.5 meters in height. The boundary fence may be constructed on top of this.

6.2 Balconies and Roof Terraces

- 6.2.1 The privacy surrounding properties should be considered and as a general rule no balconies should overlook the living spaces of adjacent dwellings.

- 6.2.1.1 The floor finish of balconies should have muted natural tones.

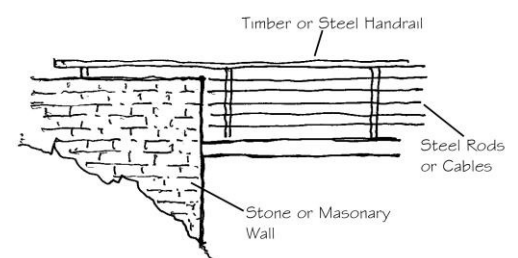
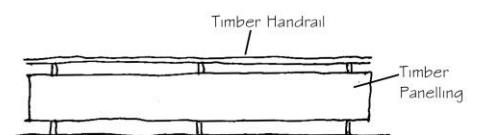
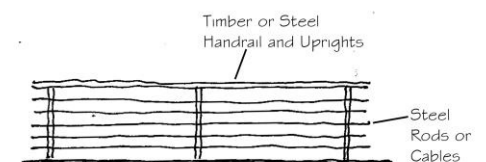
- 6.2.1.2 Balcony roofs must be in character with that of the main house and may be either an extension of the major plan form roof or roofed as for Verandas and Lean to's or with pergolas in timber or steel as previously described in Chapter 3.

6.2.2 Balustrades

- 6.2.2.1 Balustrades may be constructed from Timber, steel or a combination of the two materials.

- 6.2.2.2 Designs are to be simple and without ornate details.

- 6.2.2.3 Where the balustrade is an extension of the wall of the building below it can also be constructed with materials used in the construction of the house i.e. painted plastered masonry or natural stone and a studied balance of this type of upstand together with lighter steel and timber rails would be permitted. This would further contribute to the reduction of the perceived scale of elevations in the secondary or minor form elements.



- 6.2.2.4 Where the ends balconies are overlooking adjacent properties, a balcony screen should be used and can be constructed of either natural stone, painted masonry or timber lattice.

6.3 Boundary Walls and Fences

- 6.3.1 The intention of the development is to minimise the use of boundary walls and fences thereby creating a more open and rural setting as opposed to a traditional urban one.

- 6.3.2 No electric fencing will be permitted within the estate.

- 6.3.3 All perimeter boundary enclosures must be permeable to allow small indigenous animals to move freely within the Estate reinforcing its rural setting.

- 6.3.4 Fences on street boundaries to be set back \pm 5m from the access road edges creating a landscaped zone between the road edge and the fence.

- 6.3.5 Entrances to properties may be defined with masonry columns and / or gates. The columns should match the style and materials of the house.

- 6.3.6 The following materials will be allowed as boundary fencing up to a height of 1500mm

- 6.3.6.1 Charcoal painted light palisade fencing. The fencing around the site, and also around the erven, must be visually permeable, such as steel palisade or weld-mesh painted charcoal grey or black, or a grey-green fynbos colour (not other greens), without any masonry columns or base walling.

- 6.3.6.2 Bonnox or square / rectangular weld mesh fencing in charcoal finish

- 6.3.6.3 Fencing should be planted with approved plant species to minimise its visual impact.

- 6.3.6.4 No vibracrete walls or timber fencing will be allowed.

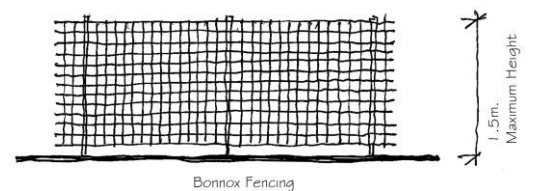
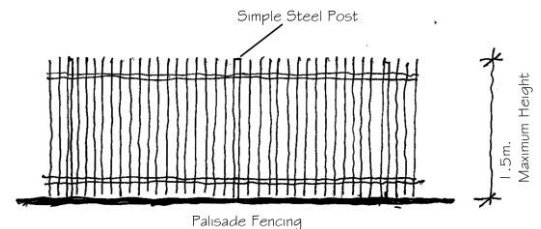
- 6.3.6.5 Timber screening panels integral with the house are permitted to create privacy between neighbouring properties at courtyards and balconies.

6.4 Swimming Pools and Outbuildings

- 6.4.1 Swimming pool enclosures are to comply with national building regulations and with section 6.3 above.

- 6.4.2 Swimming pools must be pumped into the common sewerage system. They may not be drained into the landscape.

- 6.4.3 Pool filtration systems, pumps and heat exchanges must be screened with either a masonry painted wall or stone wall to match details of the main house.



6.4.4 Pool decks in natural timber or other muted finish will be subject to the same maximum retaining wall height provisions as outlined in section 6.1

6.4.5 Swimming pools must be finished in dark recessive colours. White and bright blue pools are not allowed.

6.5 Parking, Driveways and Carports

6.5.1 Every erf must provide parking for at least 4 visitor bays in addition to garaging for a minimum of 2 cars for the house

6.5.2 Driveways are to be a maximum of 4m wide from the carriageway crossing for a minimum of 10m from the street boundary onto the site.

6.5.3 Driveways are to be finished in one of the following materials –

- Exposed aggregate sandstone pavers to match those of the estate.
- In situ exposed aggregate sandstone coloured concrete to match the colour of the estate roads.
- Revelstone cobble paving stones “Kent” or “Jura” in charcoal or granite colour.

6.5.4 Pergola type carports may be constructed in addition to garaging to match pergola designs used on the main house as described in section 4.2

6.6 Outbuildings

6.6.1 All gazebos, potting sheds, greenhouses, outside Studios etc should be constructed in accordance with the architectural guidelines and need to be submitted to the ARC for approval.

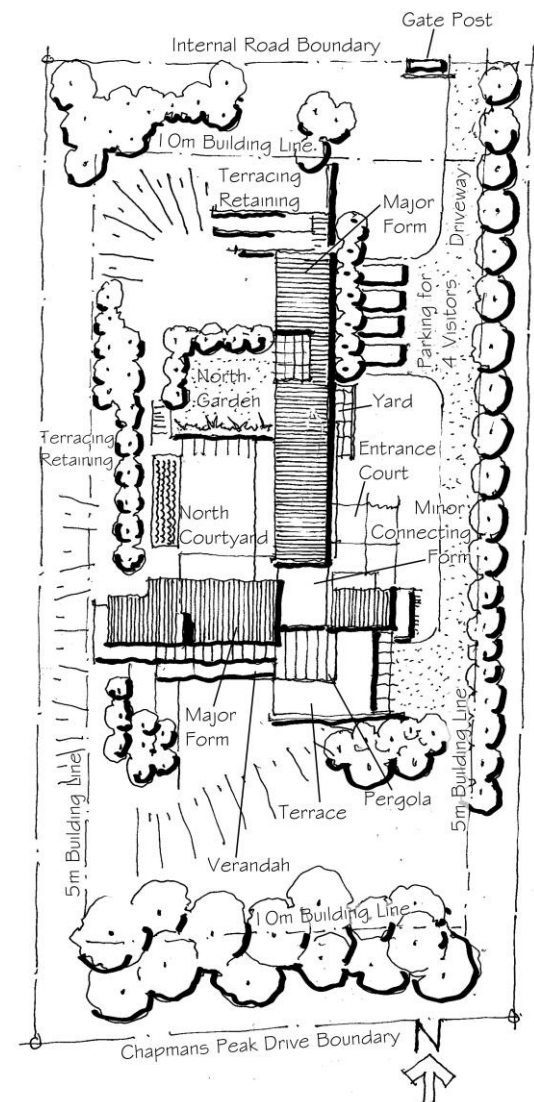
7. SERVICES

7.1 Rainwater

7.1.1 At least one 5000 litre water tank shall be installed at each dwelling to receive water from the roof for the use in garden irrigation. These tanks are to be either sunk in the ground or contained within a courtyard or screening with walls. Only black water tanks will be permitted.

7.1.2 Storm water runoff is to be carefully controlled to avoid soil erosion and storm water reticulation is to be indicated on the building plans submitted. Any channels required are to be constructed using materials in keeping with the landscape guidelines. Precast concrete channels will not be permitted.

7.1.3 Storm water will be dispersed in grassed or reeded channels / swales.



7.2 Plumbing

- 7.2.1 All drainage pipes except for low level stub stacks are to be concealed within the walls or structure.
- 7.2.2 All plumbing fittings, sanitary ware and brassware used in the house are to be water wise. All toilets must be dual flush and / or must be fitted with interruptable flush mechanism.
- 7.2.3 No automatic top-up systems fed from potable water source may be used to supply swimming pools and ponds.
- 7.2.4 The use of grey water systems is encouraged.
- 7.2.5 All shower heads must be fitted with water saving devices, i.e. low flow shower heads, tap aerators and / or flow restrictors must be installed on all taps.
- 7.2.6 Houses to be effectively insulated so as to reduce the need for air-conditioning as much as possible. All air-conditioning ducting and condenser units are to be concealed behind screening so as not to be visible from the rest of the estate.

7.3 Satellite Dishes and Aerials

- 7.3.1 Satellite dishes and aerials to be positioned so as to be as inconspicuous as possible

7.4 External Lighting

- 7.4.1 Light pollution from this very visible site must be strictly controlled
- 7.4.2 External lighting must be kept to a minimum to reduce energy wastage and should be switched off during the day.
- 7.4.3 Bulkhead down lighting on property entrances only is recommended.
- 7.4.4 External lighting should be kept to a minimum, should be low level and the use of eyelids or shields is required. Street lighting is to be low energy and must be shielded downwards to minimise light impacts at night and reduce light spillage to neighbouring nature areas.
- 7.4.5 Spot lighting or bright security lighting will not be permitted.
- 7.4.6 External lighting is subject to the approval of the associations ARC.
- 7.4.7 Low energy lighting must be installed on the property and replacement bulbs must be low energy.
- 7.4.8 All lighting to be in warm white. Colour or neon lighting will not be permitted.

7.5 Laundry and Refuse Areas

- 7.5.1 All drying yards and refuse storage areas to be concealed within courtyards or behind screening walls

7.6 Signage, Lettering and Numbering

- 7.6.1 No illuminated signage is permitted
- 7.6.2 Lettering or numbering to be a maximum of 150mm high and charcoal or black in colour.
- 7.6.3 Type face to match that of the Estate

8. ALTERNATIVE POWER / SOLAR

8.1 Solar Heating / Sustainable Energy

- 8.1.1 The installation of solar panels for water heating is a requirement.
- 8.1.2 Solar panels need to be as far as possible inconspicuously installed and integrated into the roof design. No combined geyser and panels will be permitted on roofs. Framed solar panels are not permitted.
- 8.1.3 All installed geysers must be covered with geyser blankets.
- 8.1.4 All electric geyser thermostats to be set at the most optimal temperature.
- 8.1.5 The use of photo voltaic solar panels for the production of some or all of the homes power requirements is encouraged.
- 8.1.6 PV panels must be fitted to the pitched roof at the same pitch as the roof. They may be tilted above flat roof connecting elements only if they are not visible from the perimeter of the property. Solar panels to be integrated into the roof design. Any solar panels installed at ground level must be screened and not visible from the remainder of the estate. Layouts of panels must be submitted to and approved by the ARC.
- 8.1.7 All inverters and batteries should be housed in sufficiently ventilated areas as required and it is the owner's responsibility to obtain all necessary certificates of compliance issued by a registered and recognised contractor.
- 8.1.8 All applications to be off grid and applications for relevant tariffs as available from The City of Cape Town electrical department will be the responsibility of the owner. All correspondence is to be copied to the Directors.
- 8.1.9 Low energy lighting and appliances are to be used wherever possible.

8.2 Generators

Generators are not permitted. The single exception would be to allow for a generator or generators as the HOA sees fit to provide back-up power for common services and facilities.

9. FIRE PRECAUTIONS

- 9.1 Due to the forest vegetation on the site there is a higher than normal fire risk. Each owner should familiarize themselves with the positions of hydrants and hose-reels on the site and with any rules and procedures laid down by the Association.
- 9.2 All owners are encouraged to install sprinkler irrigation systems on the area surrounding the house and possibly on the roof. Any PVC pipe work for these systems should be buried a minimum of 400mm deep.
- 9.3 The flues of fireplaces are to be fitted with mesh spark arrestors. Braai places shall be built with flues also fitted with mesh spark arrestors
- 9.4 The following protective action is encouraged:
 - 9.4.1 Seal roof vents, eaves and floor vents with wire gauze screening.
 - 9.4.2 Clear leaves from gutters regularly.
 - 9.4.3 Secure any loose roof tiles.
 - 9.4.4 Avoid storing fuels and paints in out-buildings.
 - 9.4.5 Remove combustible materials such as wood piles that are in close proximity.
 - 9.4.6 There should be no creosote fencing on perimeters facing the edge.
- 9.5 Large gas cylinders close to buildings should be positioned such that release valves are directed away from the building and other fuel sources.
- 9.6 Household garden taps to properties on the perimeter of the development should have a 19mm diameter tap.
- 9.7 No open fire pits will be permitted.

10. PLAN APPROVAL PROCESS

All structures must comply with these guidelines. This manual is supplementary to the National Building Regulations (**SANS 10400**) and the requirements of the Local Authority. Implementation

of any construction work must be in accordance with the Environmental Management Plan (EMP). No amendments from the terms and conditions of the manual will be allowed. An ARC will be appointed to scrutinize the plans on behalf of the Association. Only registered Architects (Pr.Arch) may submit plans.

10.1 **Information required plans**

The following information must be provided on plans submitted for scrutiny at both first and second stage:

- 10.1.1 Erf diagram.
- 10.1.2 Contour plan with contours at 500mm related to Mean Sea Level.
- 10.1.3 Permissible coverage and actual coverage as a percentage in terms of square meterage.
- 10.1.4 North point.
- 10.1.5 Site / landscape plan, indicating driveway, any underground services, decks, pools and water features, pergolas and gazebos, paved areas, materials for paving, paths, terraces, retaining structures, hard and soft landscaping, including plant species, tree sizes and densities of plants.

It is recommended that a Landscape Architect or suitable Landscape designer is used for the landscape plan. Scale 1:200 or 1 : 100 is required.

(See section 11 for hard and soft landscape requirements).
- 10.1.6 Floor plans at all levels. Scale 1:100
- 10.1.7 Sections and elevations clearly describing height related to mean sea level. Scale 1:50 or 1:100 (minimum).
- 10.1.8 Building lines.
- 10.1.9 Drainage plan and storm water.
- 10.1.10 Boundary walls / fencing / gates.
- 10.1.11 Location and design of retaining structures.
- 10.1.12 Schedule of external finishes.
- 10.1.13 Position and design of external lights.

10.2 **First Stage**

Two copies of the sketch design must be submitted to the ARC for approval. A scrutiny fee will be payable when the plans are submitted. One copy will be retained by the ARC. The relevant architect will be advised of the outcome of the scrutiny.

10.3 **Second Stage**

After the sketch design is approved, 2 copies of the working and municipal submission drawings must be submitted to the ARC for approval. A scrutiny fee will be payable when the plans are submitted. If the plans conform to the design guidelines and recommendations of the controlling architects, they will be stamped and signed by the ARC where after they must be submitted to the Local Authority for approval. One copy will be retained by the ARC. The owner must advise the controlling architects when municipal approval is granted and if any amendments to the plans have been made.

10.4 **Plan Submission**

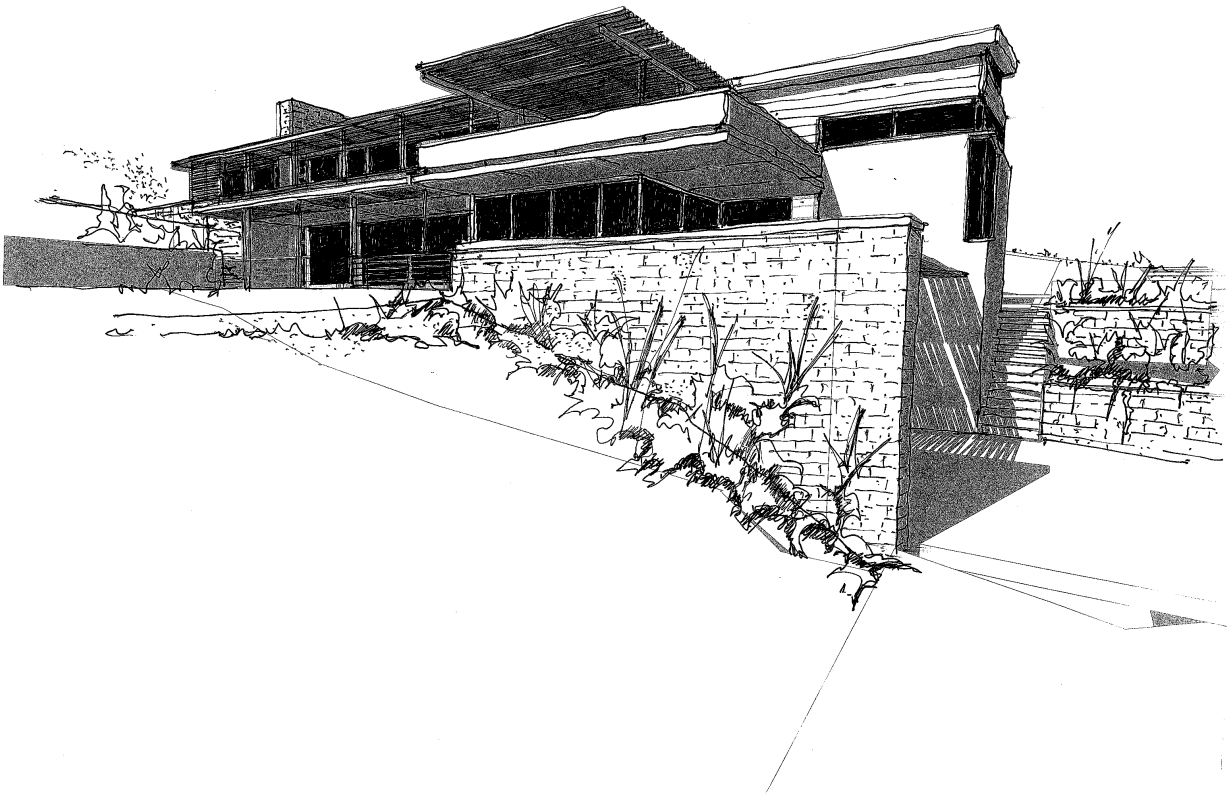
All plans for scrutiny in terms of this manual must be Submitted to the appointed ARC.

CHAPMAN'S
PEAK
— ESTATE —

Chapman's Peak Estate

Landscape Design Guidelines

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CONTENTS

1.	LANDSCAPE DESIGN	Page 3
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11. LANDSCAPE DESIGN

11.1 Landscape philosophy

The landscape design must relate to the ethos of the estate, which can loosely be described as indigenous, informal and naturalistic in style, using plants which would naturally grow in the general location of the site.

Home Owners are required to ensure that landscaping adheres to Environmental Authorisation requirements as well as adhere to the indigenous natural style of the Estate.

Screening between erven, by means of protecting and retaining existing trees, as well as additional tree planting is required on most erven. Should an existing tree which is classified as alien be removed, this tree would need to be replaced with 5 x 500 litre indigenous trees at 5m centres from the approval list. This is a statutory requirement and must be adhered to. Refer to Diagram A below.

11.2 Landscape Requirements Plan – Diagram A

Site / landscape plans must adhere to the requirements plan below in terms of the tree planting, road edge planting as well as riverine areas.

Please see section 10 for specific detail required on your site / landscape plan.



Diagram A: Landscape Requirements Diagram

11.3 Tree List

Note that, on application, trees indigenous to the area may be added, if approved by the review committee.

- Apodytes dimidiata
- Brabejum stellatifolium (Wild almond)
- Brachylaena neriifolia
- Buddleja salviifolia
- Cassine peragua (Cape saffron)
- Chionanthus foveolatus (bastard ironwood)
- Colpoon compressum (Cape sumach)
- Cunonia capensis (Butterspoon tree | Rooiels)
- Dodonea angustifolia
- Ekebergia capensis (Cape ash)

Kiggelaria africana (Wild peach)
 Nuxia floribunda (forest bride bush)
 Olea capensis (Ironwood)
 Olea europaea subsp Africana (Wild olive)
 Podocarpus latifolius
 Podocarpus falcatus
 Rapanaea melanophloeos (Cape beech)
 Pterocelastrus tricuspidatus (Candle wood)
 Sideroxylon inerme (milkwood)
 Tarchonanthus camphoratus (camphor tree)

11.4 Plant List

(Note that Kikuyu grass / or invasive aliens will not be allowed anywhere on the estate).

Agapanthus africanus
 Agathosma ovata (buchu)
 Aristea major
 Berzelia albiflora
 Berzelia abrotanoides
 Berzelia stokoei
 Berzelia lanuginosa
 Brunia cordata
 Chondropetalum tectorum
 Chrysanthemoides monilifera
 Cliffortia ferruginea
 Coleonema pulchrum
 Coleonema pulchellum
 Coleonema album (confetti bush)
 Crassula coccinea
 Elegia capensis (broom reed)
 Eriocephalus africanus (wild rosemary)
 Felicia filifolia (blue daisy)
 Halleria lucida
 Leucadendron salignum
 Leucadendron xanthoconus
 Leucospermum cordifolia
 Leucospermum tottum (pincushion)
 Lobostemon argenteus
 Lobostemon fruticosus
 Maytenus heterophylla

Metalasia muricata (Blombos)
Pelargonium cucculatum
Plectranthus fruticosus
Plectranthus Saccatus
Plectranthus ecklonii *Plumbago auriculata*
Podalyria calyptata (sweetpea bush)
Polygala myrtifolia (bloukappies)
Protea neriifolia
Protea nitida
Protea repens
Rhus (Searsia) angustifolia
Rhus (Searsia) glauca
Rhus (Searsia) mucronata
Salvia africana
Salvia chamelaeagnea (blue wild sage)
Zantedeschia aethiopica (arum lily)

LOW SHRUBS / GROUND COVER

Crassula coccinea *Crassula flava*
Dimorphotheca sp (bride' s bouquet)
Diosma oppositifolia (wild buchu)
Erica cerinthoides
Erica hirtifolia
Erica viscaria var. *decora*
Gazania rigens
Geranium incanum (carpet geranium)
Lampranthus falciformis
Lampranthus coccineus
Osteospermum jucundum
Plectranthus verticillatus
Scabiosa africana
Sutera cordata (trailing phlox)
Sutera hispida

WETLAND/POND PLANTING

Aponogeton distachyos (ponds only)
Carpha glomerata
Chondropetalum tectorum ('dekriet')
Cyperus prolifer

Cyperus textilis
 Elegia capensis
 Elegia tectorum
 Ficinia brevifolia
 Ficinia nodosa (clubrush)
 Fuirena coerulescens
 Imperata cylindrica
 Ischyrolepsis prolifer
 Juncus effusus
 Juncus krausii
 Juncus lomatophyllus
 Nymphaea capensis (water lily)
 Scirpus nodosus
 Spiloxene aquatica (standing water - seasonally
 inundated only)
 Thamnochortus insignis
 Wachendorfia brachyandra
 Wachendorfia thyrsiflora Burm.
 Wahlenbergia procumbens
 Zantedeschia aethiopica (arum lily)

11.5 **Specific Landscape Requirements for Road edges** (all erven)

- A minimum 5m wide landscape strip is required along access road edges.
- Planting in the zone should be from the approved plant list and tree list.
- Planting should be a mix of at least 10 plant species. Carpobrotus sp. is not permitted in this zone.
- Berming in the 5m zone is allowed.
- No fencing, nor structures, such as retaining walls, are permitted in the 5m zone, unless set back of at least 2.5m from the road.
- Tree planting in the 5m road edge zone is encouraged.

- No hard landscaping (eg. paving, gravel, rocks, etc.) is allowed in this area.

- No ornaments or sculptures are allowed.

- Only low-level downlighting is allowed.

11.6 **Edge screening by means of trees** (as per diagram A).

- most erven require a 5 metre strip of tree planting on side boundaries. This is to reduce the overall visual impact of the development when viewed from outside of the site and is a statutory requirement.

- any existing trees in these zones must be retained or if removed replaced with 5 x 500 litre trees at 5m centres from the approval list.

- Trees are to be planted at 5m to 10m apart, unless an existing tree is removed. If so, the tree removal must be replaced by 5 x 5 litre approved trees at 5m centres. A "natural", mixed style is encouraged rather than a straight line of the same species, together with shrub planting from the approved list.

- Existing trees must be surveyed prior to plan submission and must be shown on the site/ landscape plan.

- No pruning of any existing trees may be done without the express permission from the HOA.

11.7 Erven 708, 709, 710, 711, 712

The above erven include a sensitive riverine system.

The areas shown in red on the diagram A, are part of the riverine system.

Within this sensitive riverine area the following must be adhered to:

The entire riverine area must be cordoned off during any construction works on the site.

All new planting must strictly adhere to the wetland or pond planting lists above.

Trees may be added to this area, from the approved list.

No structures, rock packing, ponding up of the stream, or rock packing is allowed in the stream.

No lawns are allowed within the riverine areas.

No trenching may be done in this area, no filling or earthmoving may take place in this area. No heavy machinery is allowed in this area.

No structures nor paving may be built within this zone.

Only timber decking is allowed in this zone, any such structures must be approved as part of the plan submission process and may be subject to the approval of the wetland specialist.