Annexure B

APPROVED	
H G Strijdom	Senior Manager: Land Development Management
Date	27/10/2026

FIRWOODS

RIVER ESTATE

P A A R L

ARCHITECTURAL DESIGN GUIDELINES .



(REV 06) SEPT 2026

WELCOME, TO THE BEAUTIFUL PAARL WINE LANDS.

FIRWOODS ESTATE IS SITUATED ON AN OLD CAPE FINE FARM IN PAARL, AN INCREDIBLY WELL LOCATED ESTATE AT THE FOOT OF THE PAARL MOUNTAINS AND ADJACENT TO THE N1 IN AN AREA THAT IS INTERNATIONALLY RECOGNISED BY MOUNTAIN VIEWS, FRUIT ORCHARDS, VINEYARDS AND WINE FARMS.

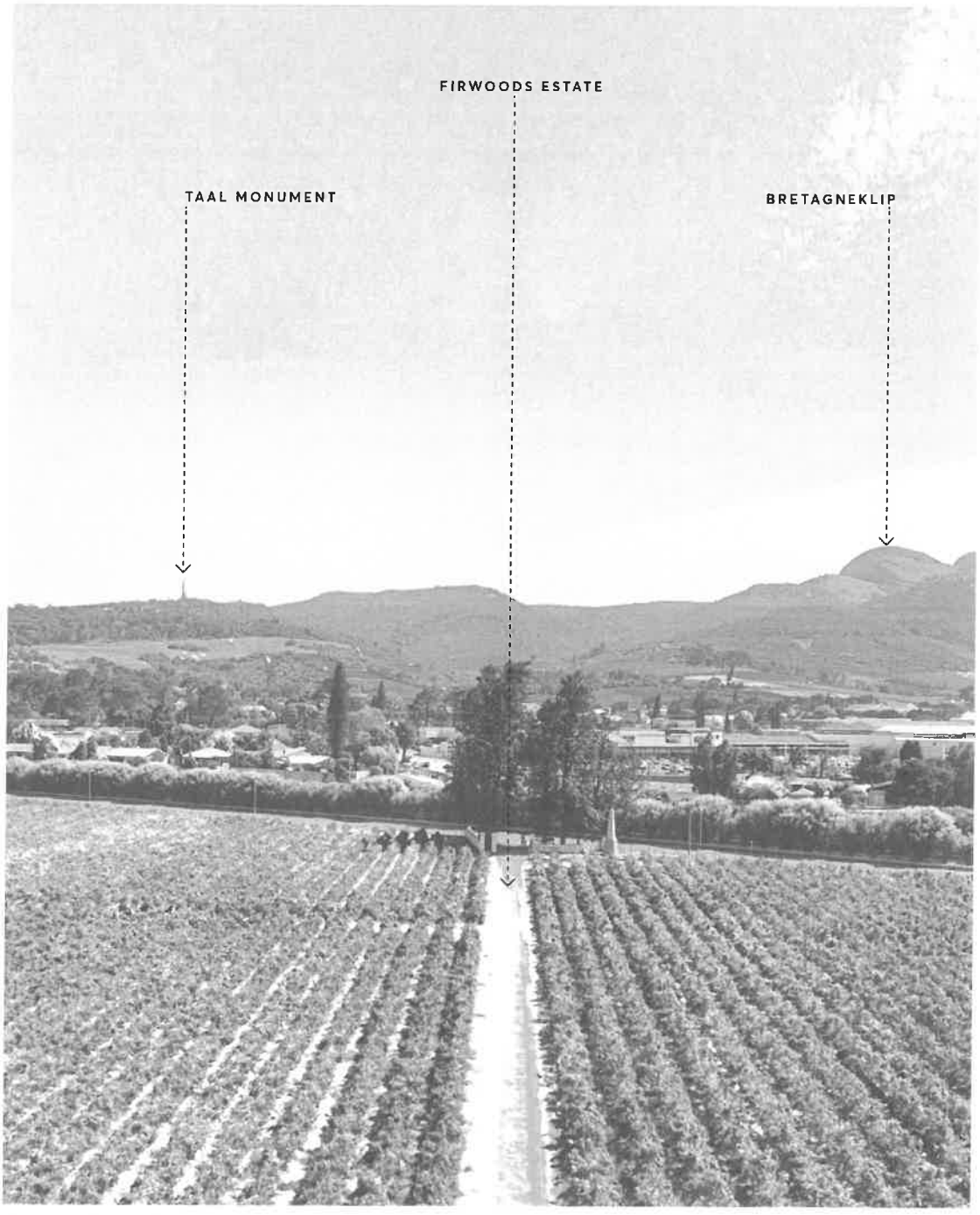


Figure 1: View of Firwoods old gate and the context

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01. INTRODUCTION

All residences in this exclusive estate benefit from each home-owner's adherence to architectural and landscaping principles to ensure a coherent mood and character. The purpose of these rules and guidelines are to protect the value of each investment and to ensure a steady increase in the quality of the development as a whole.

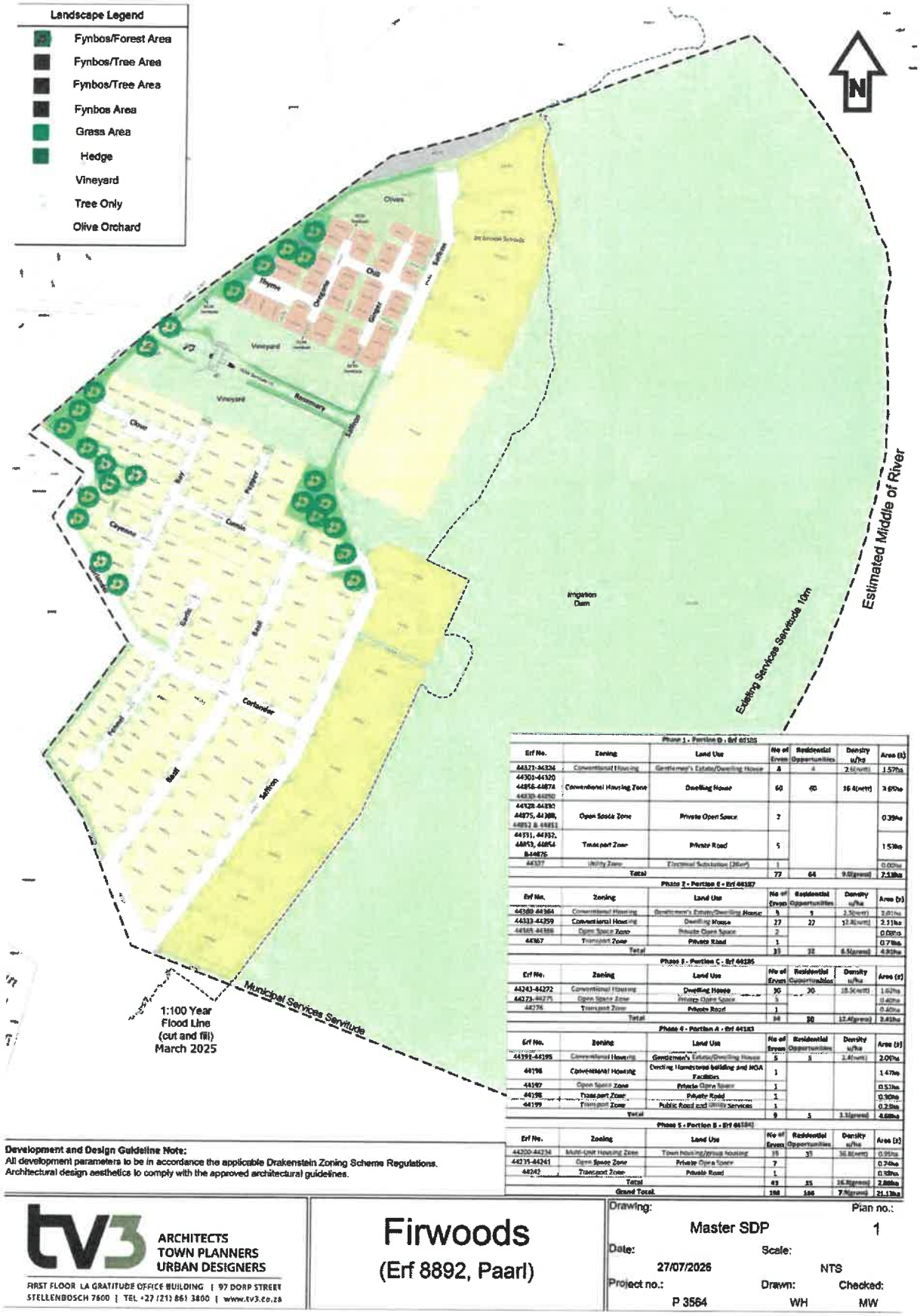
Before construction commences each owner's plans require approval by the trustees of the Homeowners Association (HOA) in terms of its constitution. These rules and guidelines are therefore utilised as a base from which each owner's architect can draw guidance and against which the HOA and its' aesthetic consultant can assess the plans for approval.

The object of the estate Home Owners Association is to promote, advance and protect the communal interest of its members and consequently to ensure a safe, high quality lifestyle to the owners and occupants by managing the appropriate development of residences and related service facilities as well as farming and communal areas.

The unique and mighty peaks of the surrounds is a Classic landscape. These Mountains are found in reserves and are accessible for hikers and mountain bikers. Nature lovers can safely meander within the fynbos biome all year round to enjoy nature and fresh air.

At the foot of these mountains commercial and sustainable agriculture thrive. Vineyards and orchards are carefully manicured and cover the valley landscape like tapestry. This is a main economic driver for the local economy and is vital for tourism and development.

02. MASTER PLAN ESTATE LAYOUT WITH NATURAL AND CRAFTED INFORMANTS.



Phase 1 - Portion D - Erf 60126

Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
44371-44324	Conventional Housing	Gentlemen's Estate/Dwelling House	4	4	2.6(nett)	1.57ha
44303-44320 44856-44874 44330-44350	Conventional Housing Zone	Dwelling House	60	60	16.4(nett)	3.65ha
44328-44330 44875, 44388, 44851 & 44811	Open Space Zone	Private Open Space	7			0.39ha
44331, 44332, 44853, 44854 & 44876	Transport Zone	Private Road	5			1.53ha
44327	Utility Zone	Electrical Substation (26m²)	1			0.00ha
Total			77	64	9.0(gross)	7.13ha

Phase 2 - Portion E - Erf 60127

Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
44360-44364	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.5(nett)	2.01ha
44333-44359	Conventional Housing	Dwelling House	27	27	12.8(nett)	2.11ha
44365-44366	Open Space Zone	Private Open Space	2			0.08ha
44367	Transport Zone	Private Road	1			0.71ha
Total			35	32	6.5(gross)	4.91ha

Phase 3 - Portion C - Erf 60125

Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
44243-44272	Conventional Housing	Dwelling House	30	30	15.5(nett)	1.62ha
44273-44275	Open Space Zone	Private Open Space	3			0.40ha
44276	Transport Zone	Private Road	1			0.40ha
Total			34	30	12.4(gross)	2.41ha

Phase 4 - Portion A - Erf 64183

Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
44191-44195	Conventional Housing	Gentlemen's Estate/Dwelling House	5	5	2.4(nett)	2.09ha
44196	Conventional Housing	Dwelling Homestead building and HOA Facilities	1			1.47ha
44197	Open Space Zone	Private Open Space	1			0.57ha
44198	Transport Zone	Private Road	1			0.30ha
44199	Transport Zone	Public Road and Utility Services	1			0.23ha
Total			9	5	1.1(gross)	4.66ha

Phase 5 - Portion B - Erf 64184

Erf No.	Zoning	Land Use	No of Erven	Residential Opportunities	Density u/ha	Area (±)
44200-44234	Multi-Unit Housing Zone	Town housing/group housing	35	35	36.8(nett)	0.95ha
44235-44241	Open Space Zone	Private Open Space	7			0.74ha
44242	Transport Zone	Private Road	1			0.10ha
Total			43	35	16.9(gross)	2.88ha
Grand Total			198	166	7.9(gross)	21.13ha

Figure 2: Estate master layout

03. DESIGN OBJECTIVES

The residential area consists of 166 properties. 14 Gentleman's estates, 152 conventional housing

The design ethos of this document is premised on two pivotal principles, namely contextual appropriateness in relation to a critical regionalist approach to architecture (*as per Heritage Western Cape*), and sustainability in terms of environmentally friendly building practices (*the Department of Environmental Affairs and Development Planning*").

Furthermore, the document draws a distinction between two typologies namely: "Wine-lands contemporary" and "Fine-lands" types. These typologies are established to identify the complexity of each project, and how and when an architect can apply them. The rural qualities of the built form must comply with the following design parameters:

Contextually appropriate design pertains to aspects such as:

- A highly respectful approach to the environment.
- The recognition of the topography of the site as the predominating design determinant.
- The reduction of the visual impact of the design on both the environment and neighbouring properties.
- Visually permeable boundary treatments.
- Fragmented building forms.
- Orientation of main building components parallel to the contours.
- Widths of the building components or forms not in excess of 7m.
- Vertically proportioned apertures. (Openings, like windows or doors, are taller than they are wide).
- Materials, textures and colours in harmony with the landscape.
- Horizontal geometries reflected in the landscape (Fragmented roofscapes + horizontal elements).

Sustainable considerations pertain to aspects such as:

- Climatically responsible architecture.
- The optimization of natural energy sources.
- Considered water and waste management.
- Deliberated re-use and recycling.
- Sensible passive design.

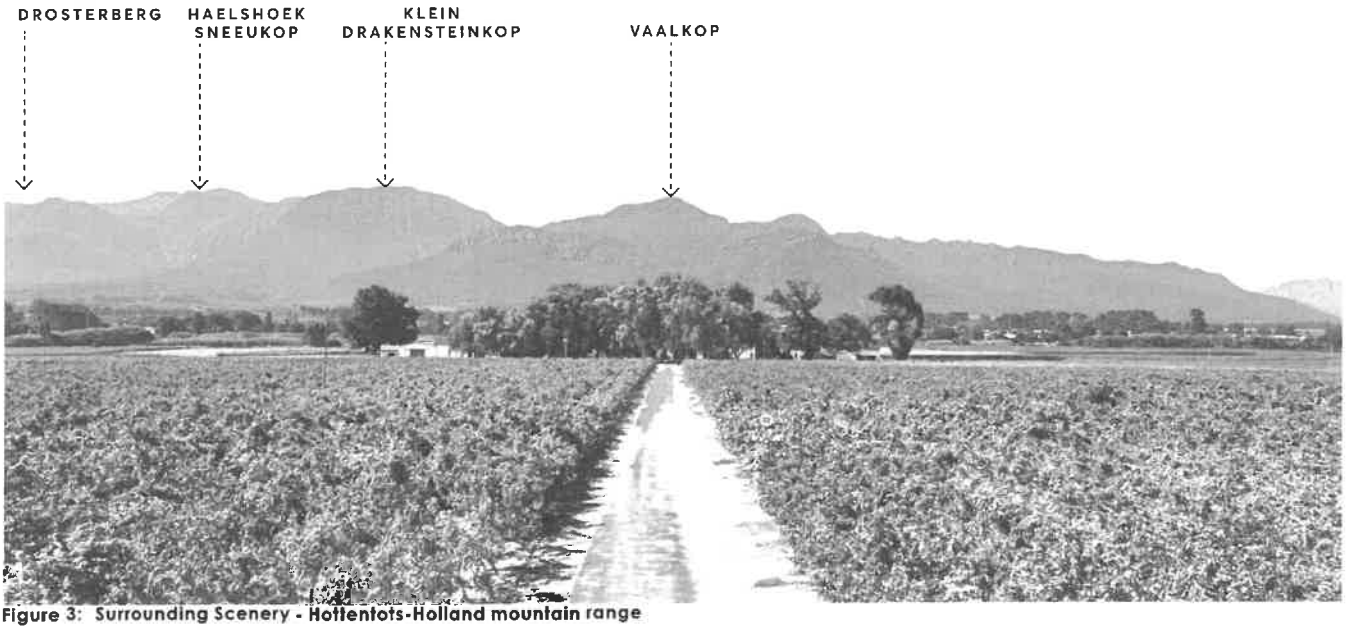
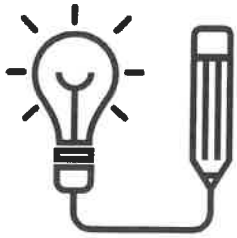


Figure 3: Surrounding Scenery - Hottentots-Holland mountain range

04. APPROVAL PROCESS

STAGE 1: PREPARATION OF DESIGN DRAWINGS FOR PRELIM APPROVAL

All conditions set by the HOA PLAN APPROVAL POLICY must be fulfilled prior to the submission of plans to the local municipality.



The following plans in sketch plan format have to be submitted for approval:

1. Specific Design Detail regarding site layout and aesthetic finishing details proposed shall include the following annotated information:

- Stand number, placing of all buildings, contours, north point, side boundary dimensions, building lines (scale 1;100), servitudes where applicable, existing trees and vegetation, the position of service areas, open garden space, terraces, distances from boundaries and adjoining structures, response to neighbouring properties & privacy, proposed vehicular circulation, entrances to the site, refuse collection and parking, storm water attenuation and boundary walls, the footprint of the building and the permissible coverage.
- Enclosures for pets (dogs).
- Floor plans that indicate the use and size of the rooms.
- Roof pitches.
- External finishing (visible from street & common property areas) such as lights, doors, windows, cladding type and detail, paving type and colour, paint colour treatments, band colours, metalwork and balustrade.
- At least four elevations and 3D images indicating the treatment of the building exterior, including colours walls and application of Roof finishes. Cut and fill must be shown (if applicable).

1.2. Considerations prior to **STAGE 2**, submission of plans for scrutiny.

- All requirements specified in the HOA PLAN APPROVAL POLICY must have been fulfilled.
- Rejected concepts – The architect will have to submit a new set of plans for Stage 2 approval.
- The initial scrutiny fee will allow for one additional iteration only. Where additional iterations are required, additional scrutiny fees will apply.

STAGE 2: SUBMISSION OF WORKING DRAWINGS FOR HOA APPROVAL

The following plans have to be submitted for approval:



- Four (4) sets required: coloured as per Municipal requirement of the SDP (Three (3) sets of plans as per Municipal requirement and one set of plans for the Estate HOA office). The SDP must be drawn on a scale of 1:100.

2.1. The SDP should at least reflect the following:

- Open areas (laundry yards, private gardens and landscaped areas)
- All trees with species botanical names (trees with a trunk diameter of 100mm and more, including trees to be removed as a result of the position of buildings)
- Cadastral information (boundary dimensions)

- Locality of all buildings (site plan)
- Roof Plan with finishes clearly annotated
- Building lines, servitude's and other restrictions
- Storm water management
- Stand numbers of adjacent erven as well as roads/pathways
- Accurate position of existing buildings on adjacent erven
- Contours (1 m intervals) & proposed floor levels
- Boundary and screen wall (position, height and finishes)
- Sidewalks (driveways, landscaping, municipal services and trees on the sidewalk)
- Existing municipal services on sidewalk of erf (storm water inlets, fire hydrants, lamp poles, electricity boxes etc.) and on erf (where physically existing on the erf)
- Driveways and other paved areas (position and finish)
- Entrance (design and finish), house names and numbers
- Permitted and actual Coverage and Floor Area Ratio (FAR) and
- Any other information that may be of relevance.
- One rendered copy of the elevations

2.2. Elevations must indicate the following:

- All proposed external finishes; including colour schemes.
- Ducts, gutters and drain pipes, and

- All patios and verandahs.

NOTE: All plumbing pipes to be concealed in ducts and details must be provided.

- One 3D rendered copy of the Planned Development should be included in the stage 1 submissions

This is required to ensure that the architect has a clear understanding of the guidelines and that the design of the proposed building falls within the aesthetic vision of the estate. The artistic representation, or render, should successfully illustrate the architect's unique take on one of the typologies set within the guideline. The guiding theme for the development is to achieve a qualitative rural atmosphere with contemporary "Wine-lands" and "Fine-lands" architecture, as later defined.

STAGE 3: SUBMISSION TO THE LOCAL AUTHORITY

Once the Architectural committee has approved the detailed working drawings, they may be submitted to the Local Authority.

- In terms of an agreement with the Local Authority, plans will not be accepted or processed unless approved by the HOA and properly certified on the plans as such (HOA Stamped on plans with the authorized signature of Architectural committee.)
- A copy of the final approved plans with all municipal (DM Department of Planning Services) certificates and conditions must be lodged with the HOA Office before building activities commence on site.



STAGE 4: FINAL INSPECTION AND ISSUE OF OCCUPATION CERTIFICATE

Prior to occupation of the dwelling, an inspection has to be carried out by the Architectural committee to ensure that the construction, boundary walls, garden walls, garden gates, landscaping, etc. has been completed in accordance with the approved plans. This will also be required for any additions and renovations.



This inspection must be applied for by the owner or building contractor.

A completion certificate must be issued by the HOA and submitted to the Building Office of the Local Authority before the Local Authority will carry out their final inspection and issue an occupation certificate. Occupation will not be allowed prior to this.

No deviations from the approved plans will be allowed unless approved by the Architectural committee.

05. ARCHITECTURAL IDENTITY

The socio-economics of the Boland has a far stronger influence in people's reason to move there than the tangible building form. Paarl has a certain style and finesse that people strive towards. The infrastructure and technology are strong and attractive driving factors behind the desire to relocate. The landscape, biome and climate are also strong contributors to this. These factors are the ingredients to why the Boland has produced a richer variety of architectural typologies.

We have identified 2 simple but different architectural typologies to complement the region and heritage while allowing itself to be unique. These are eccentric terms and are in no way strict or theoretical. The aim is to guide the architect and offer freedom to create beautiful and special architecture rather than committing monotony, contrived architectural variety or pastiche detailing.

1. Wine-lands contemporary:

A contemporary take on typical "Winelands or Karoo" architecture with special design considerations on form, space and materiality. Another contemporary throwback to building in the countryside. The modest Farm and Shed typology with special design considerations and detailing to avoid utilitarian structures.



Figure 4: "Wine-lands contemporary"

2. Fine-lands architecture:

A new term that combines the above typology with remarkable and tasteful forms and rich materials. An opportunity for architects and designers to push contemporary design.

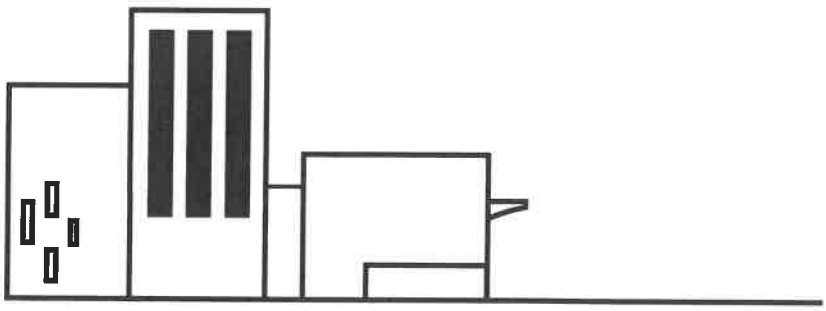
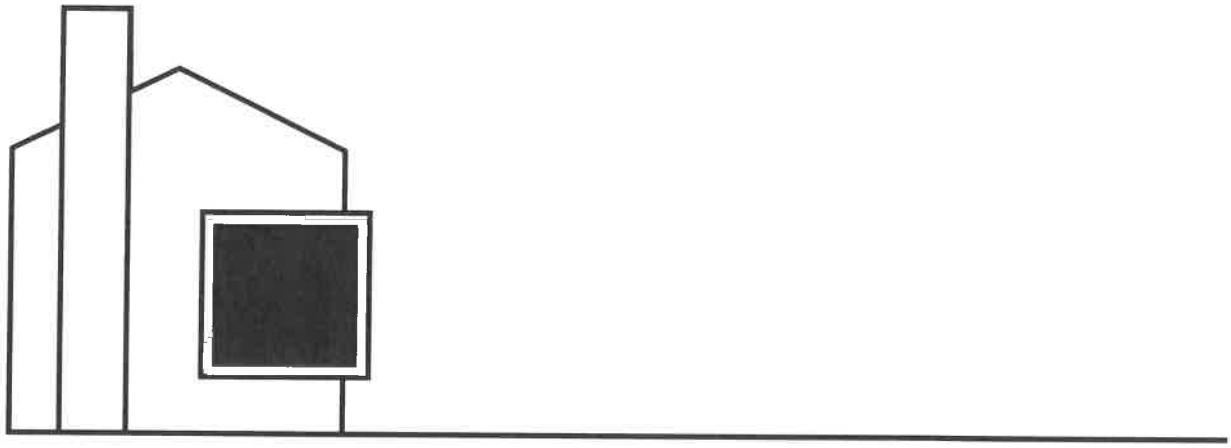


Figure 5: "Fine-lands Architecture"



WINE-LANDS CONTEMPORARY
ARCHITECTURAL IDENTITY.

This typology mainly aims to create a familiar but exciting architecture. The base form is to be primarily stereotomic with openings carved into the façades, closed off with a tectonic structure. The use of vernacular and local materials for masonry and stonework with mainly plastered or bagged wall finishes. A "gluelime" motif is to be entertained by using new technology paints and primers. Colours to be considered carefully.

Timber pergolas and shading elements to soften the building and filtering of sunlight to be used.

Building's orientation, position, and form should be designed to respond to the environmental and climatic conditions of the site, including both passive and active methods.



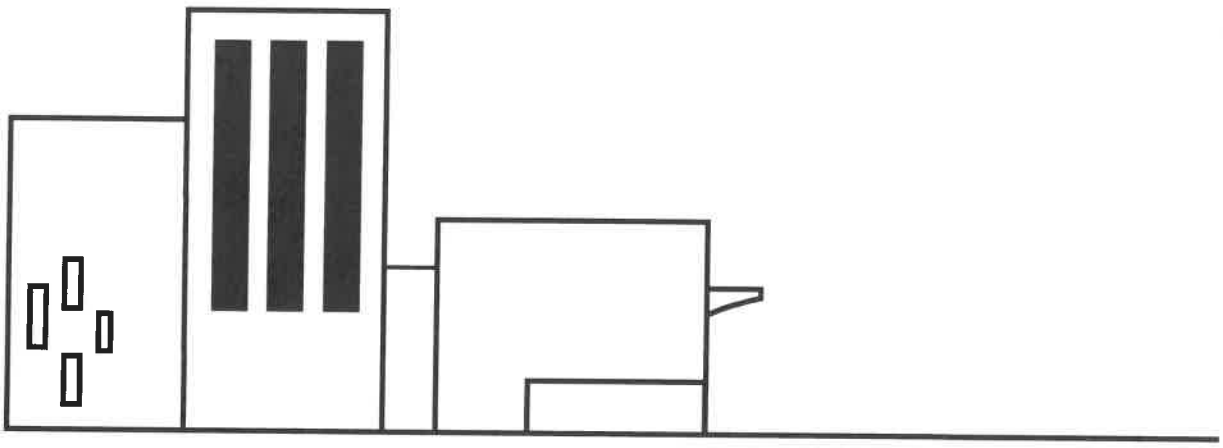
Figure 6: Wine-lands ID Collage



Figure 7: Wine-lands ID Collage



Figure 8: Wine-lands ID Collage



FINE-LANDS ARCHITECTURE

ARCHITECTURAL IDENTITY.

"Fine-lands" architecture is a playful term to suggest that an architecture can sprout from the idea of the first typology but with less restrictions.

This type would grant clients and architects to design something truly unique to the context and area. It would be towards the designer's discretion and interpretation of the region.

Although this would be less restricted and it will be regulated by an open-minded review committee who understands the impact good architecture can make in a community.

This Unique stands should be carefully considered and specially earmarked. Ideally erven 1-14, the Gentlemans estates.



Figure 9: Fine-lands ID Collage



Figure 10: Fine-lands ID Collage



Figure 11: Fine-lands ID Collage

06. ARCHITECTURAL AND AESTHETIC PRINCIPLES

These Architectural Design Guidelines are not intended to inhibit innovative design but serve as an instrument to guide and maintain the external appearance and positioning of buildings. Specific exclusions in this document refer to elements or finishes that will not be allowed.

To achieve the objectives of the Architectural Design Guidelines, the guidelines and conditions set in this document are binding on all erven of the estate. Although the document is binding it remains subordinate to all SANS 10400 Building Regulations and Town Planning Regulations and By-laws.

Departures that are broadly aligned with the objective of the Architectural Guidelines will be considered by the Home Owners Association (HOA) or their appointed representative aesthetic control architect. Rulings by the HOA will be final and binding. The Firwoods River estate Architectural Design Guidelines are subject to periodic revision.

The guiding theme for the development is to achieve a qualitative rural atmosphere with a contemporary "Wine-lands" and "Fine-lands" architecture as previously defined with subtle Mexican or Mediterranean modernest overtone appropriate to the setting in the Winelands. This calls for the sensitive juxtaposition of forms and spaces within the framework of the above mentioned principles. The guidelines are to apply to all structures including entrance walls and features.

Firwoods River Estate fundamental principles:

- Uniformity in roof scape and finish.
- Wall dominant architecture.
- White base colour to plastered and bagged walls.
- Earthy colour tones primed and painted plastered walls, off-shutter concrete, rammed earth and selected face brick walls as accent colours.
- Timber and steel cladding allowable for design features. "Shed-like" or "Wendy" structures to be avoided.
- Natural locally sources stone can be used in a plinth like method.
- Uniformity in building materials.
- Synchronisation of colours, styles and textures between main building and supporting structures.
- Integration of building masses and linkage with landscaped space.
- Roof garden ans planted parapets encouraged with minimum decorative elements.



Figure 12: "Mexicano modernist "



Figure 13: "Mediterranean modernist "



Figure 14: "Greco modernist "

07. WHAT NOT TO DO | WHAT TO AVOID

The Cape has a remarkable built heritage, shaped by influences ranging from indigenous building methods to colonial architecture. Cape Dutch is the style most closely tied to the Winelands, and also the one most often appropriated in contemporary estates. In those estates the emphasis falls on decoration rather than on the timeless spatial qualities of the original buildings. The result is a conservative "Cape style", comparable to the Tuscan estates of the north, in which a single unit type is repeated across a sprawling layout. This erodes the qualities that make places like Dorp Street in Stellenbosch special.

Designers are expected to create quality spaces, avoid monotony and not water down the region's built heritage. The richness of the vernacular gives architects the freedom to design unique buildings that still sit tastefully in the landscape.

The following will not be supported:

- Monotonous development: repetition of a single house type or form across neighbouring erven.
- Post-modern or pastiche farmhouse types: decorative gables, ornamental columns and applied "Cape" detailing used as styling rather than design.
- Poor execution of sound fundamentals: a good form undermined by careless detailing, such as exposed or awkwardly routed gutters and downpipes, unresolved junctions and visible services.

08. DESIGN CODE

1. Any form of typical Tuscan revival and post modern Tuscan style structures will not be entertained.
2. In lieu of building lines, every stand has been allocated a permissible building area as indicated in Building Guide Plan.
3. Coverage shall comply with the maximum coverage prescribed for each erf in terms of the Drakenstein Municipality Zoning Scheme By-law.
4. No verandas are permitted to overlook the living areas of any neighbouring properties, unless provision has been made for some appropriate screening device as stipulated in the Design Guidelines and approved by the Design review committee.
5. *The height restrictions.*
    - *The current zoning permits a maximum height of 8,0 m. Until the estate-wide relaxation below is approved, any building exceeding that height requires an individual departure approved by Drakenstein Municipality for the erf concerned.*
    - *An estate-wide application to relax the height to 9,5 m has been lodged with Drakenstein Municipality. It covers all erven except those excluded in Figure 15. The Estate will support designs up to the heights set out below, but no such design may be constructed unless the estate-wide relaxation or an individual departure has been approved.*
    - *Maximum two storeys, with no storey exceeding 4,0 m floor-to-floor.*
    - *Subject to the above, maximum heights on all erven not excluded in Figure 15, measured from base level as defined in the Zoning Scheme By-law: wall plate 7,5 m, overall height 9,5 m.*
    - *Heritage precinct erven: the Gentleman's Estates and the erven adjacent to the entrance green zone and primary forecourt, shown in Figure 15, are excluded from the estate-wide application because of heritage constraints. The maximum overall height on these erven remains 8,0 m.*
    - *Existing manor house: the manor house erf is excluded from the estate-wide application. Any alteration or addition is subject to an individual application to Heritage Western Cape.*
    - *On a flat roof, height is measured where the outermost roof covering meets the supporting wall and may not exceed the wall plate figure. A parapet may extend 500 mm above that line.*

- *Chimneys, flues and service elements may exceed the overall height by up to 1,0 m if integrated into the roof form, subject to DRC approval.*

6. External finishes must conform to good architecture, so as not to detract from the general appearance of the neighbourhood. Monotonous face brick applications will not be allowed.
7. Proposed paint colours must be approved by the AC (Aesthetic Committee) during submission. Should the owner during the construction process wish to deviate from the approved colours, new colour samples must be presented to the AC for approval prior to painting of the house. The AC may at their own discretion request an owner to paint 1x1m samples of the proposed colours against the exterior walls of the owner's house for AC approval.
8. Firwood adopts the principle to be waste efficient. Waste material production should be minimized and disposed of responsibly. Recycling and re-use is encouraged.
9. Service areas should be properly planned to ensure that service yard activities are not visible from the neighbouring stands or the street. Yards to be shielded from unsightly views. Measures to be applied:

- Service yards are to allow for municipal refuse bins as well as recyclable waste.
- Service yards should have a slatted pergola structure perpendicularly facing the main approach or viewing angle towards the property to prevent view into the service yard.
- Washing lines will only be accommodated within service courtyard with pergola cover as prescribed.
- Air-conditioner external units must be hidden from plain sight and be incorporated into the design. External units are to be placed to limit noise pollution to neighbouring properties.
- Any TV antenna, satellite dish, wireless internet antenna or any other Telecommunication antenna to be visually hidden from street and neighbouring erven .

10. No externally fitted burglar bars will be permitted;
11. Only one type of roof material per development may be visible from the street or the natural ground level of neighbouring stands;
12. Outbuildings, walls and alterations must match the original design and style of the house



Legend

Erven excluded from the estate-wide height relaxation

Heritage Precinct Height Restriction

Gentleman's Estates and erven adjacent to the primary forecourt. Maximum overall height 8,0 m.

Existing Manor House

Excluded from the estate-wide application. Subject to an individual application to Heritage Western Cape.

All other erven: maximum 9,5 m, subject to approval of the estate-wide relaxation (clause 08.5).

Figure 15: Heritage precinct height restrictions

09. RETAINING STRUCTURES

Terraces are allowed and necessary to facilitate outdoor living spaces. Due to the prominent slope, retaining structures will be required to stabilize platforms. The following retaining structures are allowed:

9.1. STABILIZED EARTH BACKFILL WITH REHABILITATED INDIGENOUS VEGETATION.

9.2. RETAINING WALLS AND TERRACES.

- Vertical constructed retaining walls are allowed but may not protrude more than 1,8m from the shaped surrounding landscape, in such an event, the retaining wall should be terraced and landscaped.

9.3. RETAINING WALL MATERIALS.

- Off-shutter concrete
- Brick walls plastered and painted
- Natural stone built retaining walls
- Square black mesh gabion retainers.



Figure 16: Retain structure materials collage



Figure 17: Retain structure materials collage

10. ROOFS

10.1. PITCHED ROOFS: All visible pitched roofs to be covered with metallic roof sheeting. Specialist stand-up seam roofs are allowed in approved pre-painted colours only.

- Brown Built roof sheeting.
- Trimflute
- Klip-lok or Saflok roof sheeting manufactured from steel sheetmetal with pre-painted colours.
- Aluminium-Zink alloys like Reinzink.

***Refer to Colorplus palette for approved colours**

***Refer to Colorbond palette for approved colours**

10.2. ROOF SLOPES

All visible roofs must have a minimum pitch of 20 degrees and a maximum pitch of 40 degrees. Roofs to terraces, over walkways or similar secondary spaces may be flat or mono-pitched, but only if not visible from adjoining properties or the road. No reflective sheet metal roofs are permitted. Feathering structures like pergolas and eaves are encouraged.

All eaves to be clipped eaves. Additional shading louvres or pergolas are encouraged to replace large floating eaves.

10.3. FLAT ROOFS:

- Non-reflective concrete roofs or planted concrete roofs are allowed. In the case where concrete roofs are not covered with vegetation, it should have a brown aggregate cover layer over the waterproofing.
- Low-pitched sheet metal flat roofs are allowed, provided the roof has a crown parapet to visually hide the roof.
- Accessible roof terraces to be finished with timber decking or clay paver's, in the cases where planted roofs or planted boxes are absent.

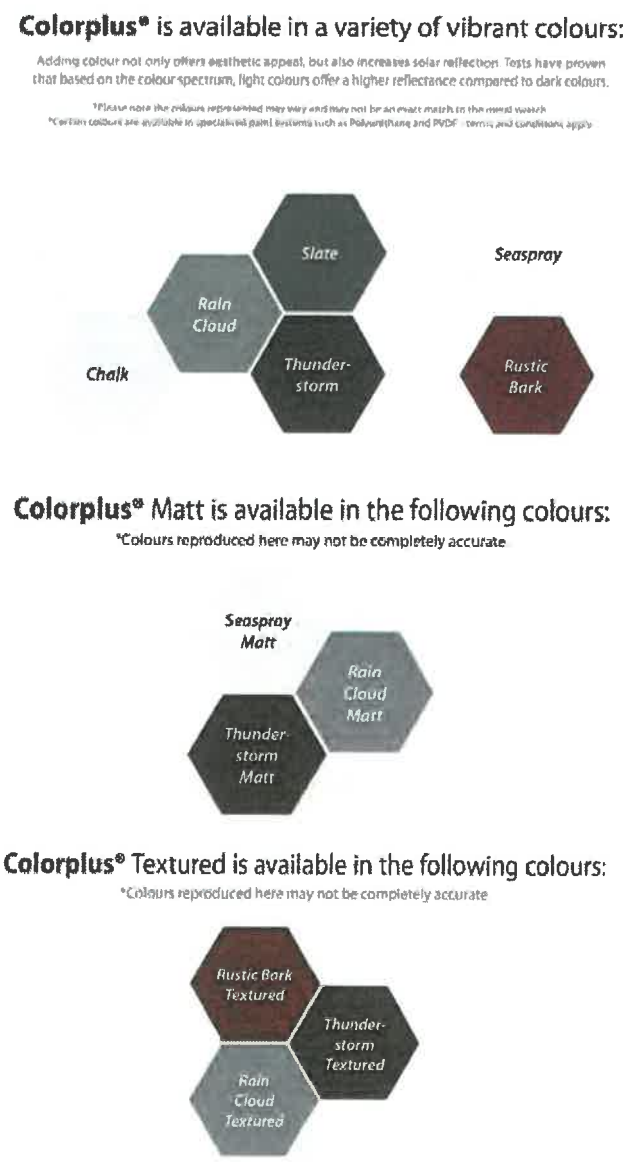


Figure 18: Permissible Colorplus colours.



Figure 19: Roof material finishes and colours

- Roof terraces will be considered provided the terrace does not invade the visual privacy of neighbours. Therefore, terraces are only allowed on first floors, and designed with neighbourly respect in mind.

10.4. GABLE-END DESIGNS

- No Fascias to be visible on gable-ends. Simple gable-end form to be achieved with an end wall flashing or purpose made capping.



Figure 20:Permissible Colorbond colours.



Figure 21: Sheeting as side cladding examples.

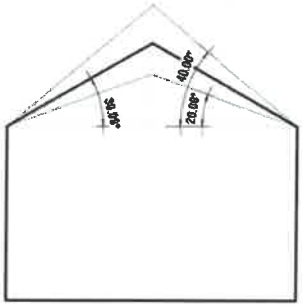


Figure 22:Roof pitches

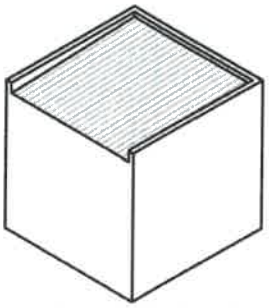


Figure 23:Crown parapet diagram

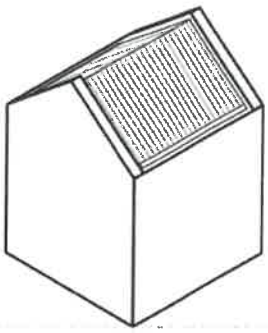


Figure 24:Gable detail diagram









Figure 25:Collage of roof and gable finishes

11. GUTTERS AND DOWNPIPES

- Gutters and downpipes must either be concealed or be treated as an integral design feature.
- Downpipes to be pre-coated aluminium to match roof and fascia colour. Down pipes are encouraged to be recessed into a niche design.
- In the case of flat, green roofs prefabricated concrete and steel spouts are permitted, but subject to the approval by Estate architect.
- Note that the use of stainless steel chains or cables, connected to design catch pits is permitted.







Figure 26: Hiding gutters and downpipes



Figure 27: Hiding gutters and downpipes

12. BOUNDARY WALLS

Each erf will be responsible for the side and street boundaries, ownership of side boundaries are shared with neighbours which means that cost of such boundaries are often shared. The wall design must be integrated with the design of the house to form a whole.

- Walls should not exceed a height of 1.8 metres and 2.1 metres for the laundry yard.
- Visually permeable boundary treatments should be limited to a maximum height of 1.5m facing the riverine corridor. Clearvu or similar product - Black
- Timber screens to be horizontal or vertical slats and should be accommodated by masonry or stone walls.
- No laundry yards are to be visible from the street or communal areas.
- Erven facing to the estate **street** side must have a low solid wall or "Werf muur". Maximum height of 1.2m to serve as a pool fence. Lower walls encouraged.
- Landscaping and planter boxes integrated with the low front wall will be highly encouraged.
- Sides of erven facing to natural pockets and natural scenes, (like the pond or river) are allowed to use 1.2m Clearvu or a low wall.

Specific exclusions:

- Ornamental or curved fences.
- Wrought iron balustrades.
- Slanted or angled timber.

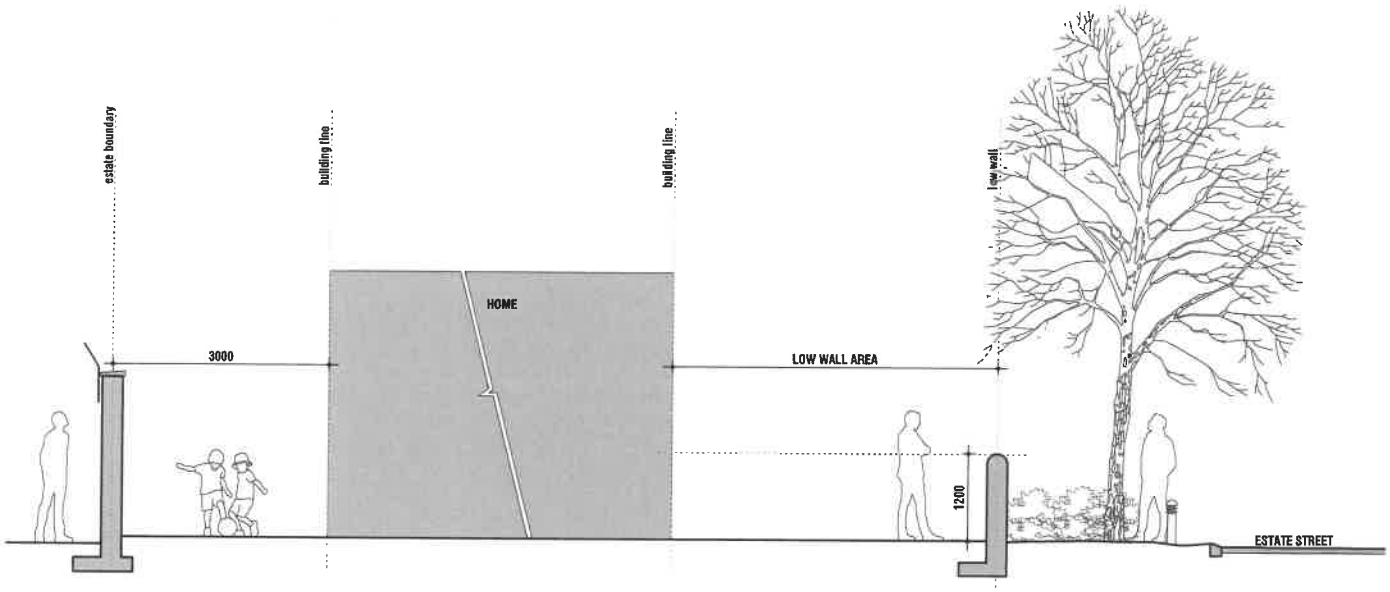


Figure 28: Estate boundary wall detail



Figure 29: "Werf-muur" example from the context

Werf muur:

The incentive behind the low wall to the street is inspired by the cultural context. Like many other features of the estate, the "Werf muur" will have to be a contemporary adaptation.

- The low wall may only be 1.2m high to also serve as a pool fence.
- Low walls to be plaster and painted.



Figure 30: Contemporary adaptation of a "Werf-muur"



Timber screens are to be used as privacy barriers, ideally around service and laundry yards.

Timber screens shouldn't over power the masonry or stone wall.





Figure 31:Timber screens and timber gates.

13. CHIMNEYS

CHIMNEY FORM:

Chimneys with a simple monolithic shape are encouraged, constructed from masonry and may have natural stone cladding on the external facade as a plinth, Capping's should be integrated in the chimney design and be an extension of the proportion of the chimney. All wall materials are allowed to construct chimneys. No telescopic designs will be allowed.

Metal chimney flues and pipes are allowed to protrude through roof sheeting in cases where wood burning stoves or fireplaces are located in the centre of open plan living spaces and the construction of masonry chimneys are not desirable. All protruding flues, pipes and cowls are to be epoxy coated in non-reflective black. Simple chimney cowls allowed. Vermin control to be black steel mesh.

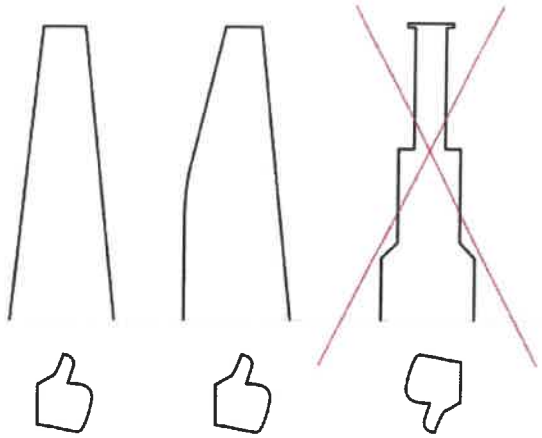


Figure 32: Permissible chimneys





Figure 33: Monolithic chimney types



Figure 34: Permissible chimney types

14. WALLS

External walls to be plastered and finished with a rough texture weatherguard primer (or similar product) and painted with grey tones as per DULUX colour palate from ranges **292 - 297,** or similar approved products. Colour schemes intended to be used require approval in terms of sample walls once construction has reached the applicable phase.

Plastered brick walls, bagged finish masonry walls, natural stone cladding to brick walls, hardwood timber vertical cladding, sheet metal cladding matching the roof Sheeting utilised. Timber cladding may be in horizontal or vertical format. Engineered cement cladding may only be in vertical format.

- Bagged and smooth plaster masonry walls should have a painted finish.
- Colours for painted external walls: Only Grey toned colours are allowed. Colour range is **TBC**.
- Limited Stone Cladding is allowed as feature walls, chimneys or plinth walls. Only natural stone construction in 75mm minimum profile depth in drystack or jointed format is allowed. No straight edge.

Sample walls to be constructed for HOA approval.

Specific exclusions:

- Exposed face-brick walls.
- Vertical slate cladding
- Artificial stone cladding
- Straight edge engineered stone tiles.
- Engineered stone tiles

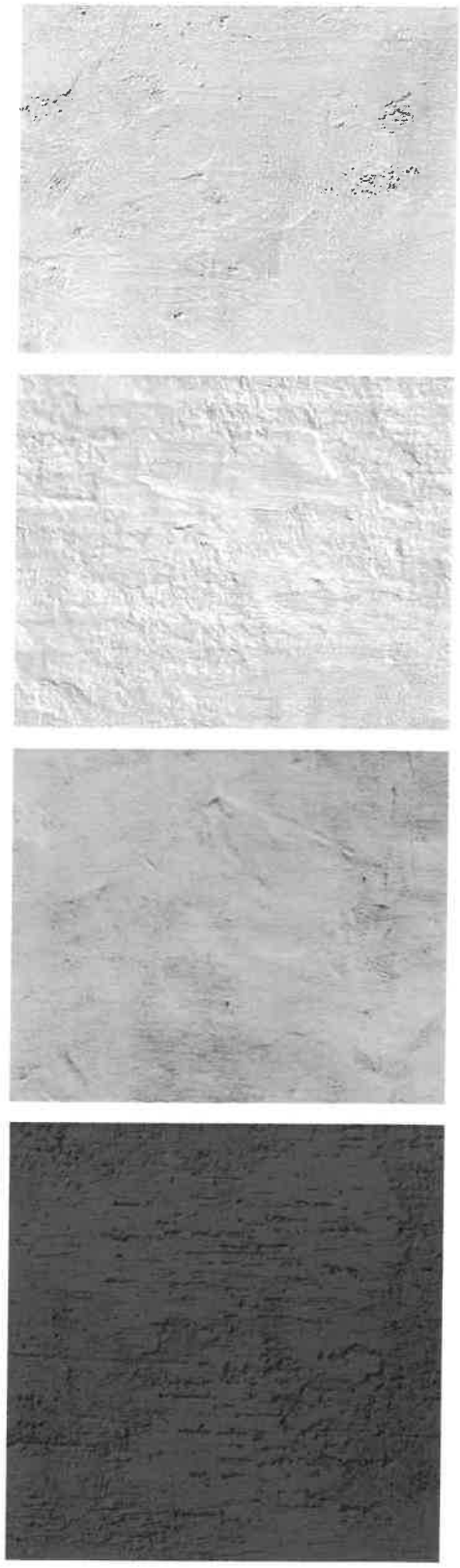


Figure 35:Base colour palate

APPROVED WALL COLOURS TO BE FINALISED.



Figure 36: Wall finishes and types

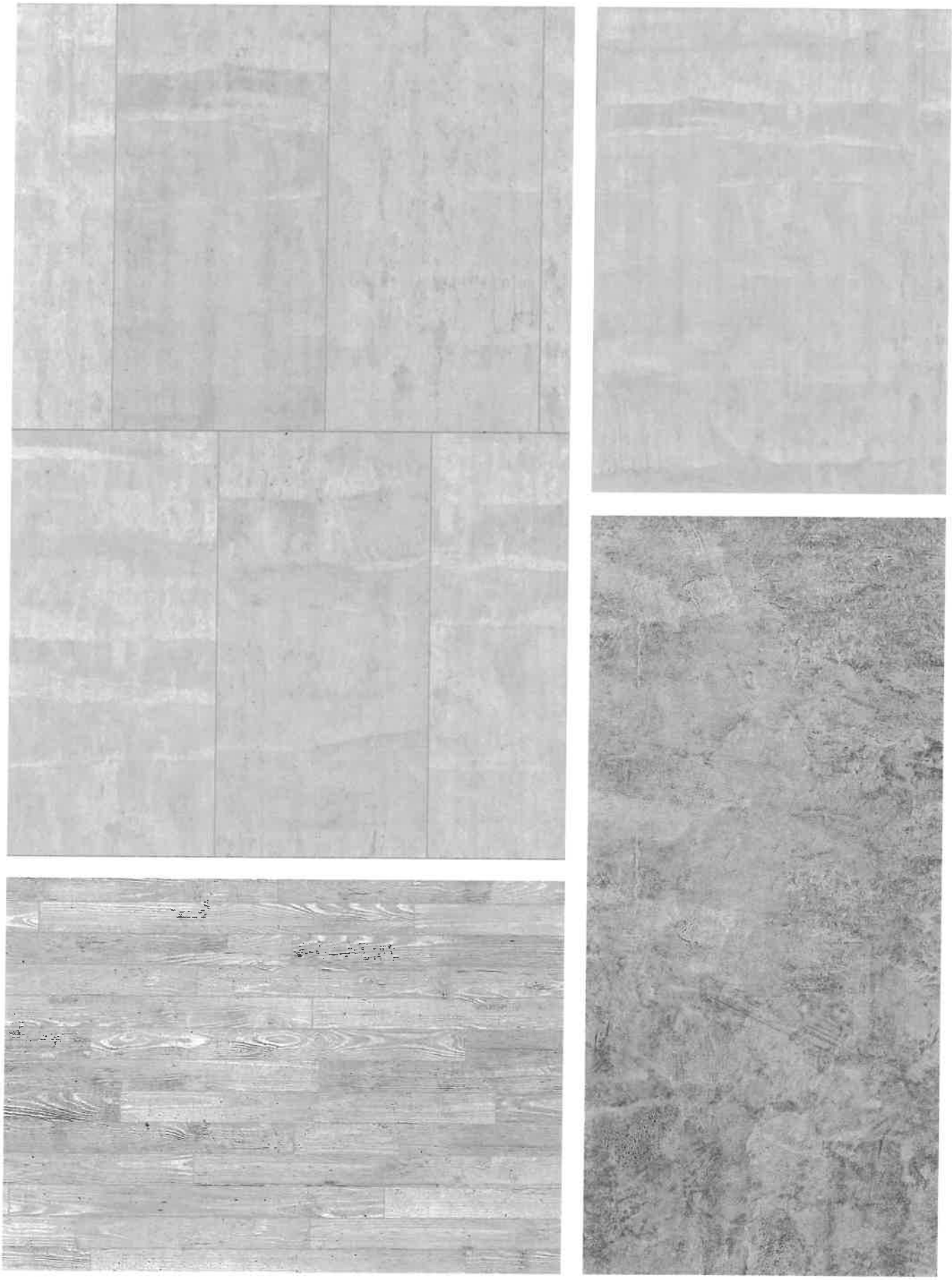


Figure 37: Raw off-shutter concrete wall finishes

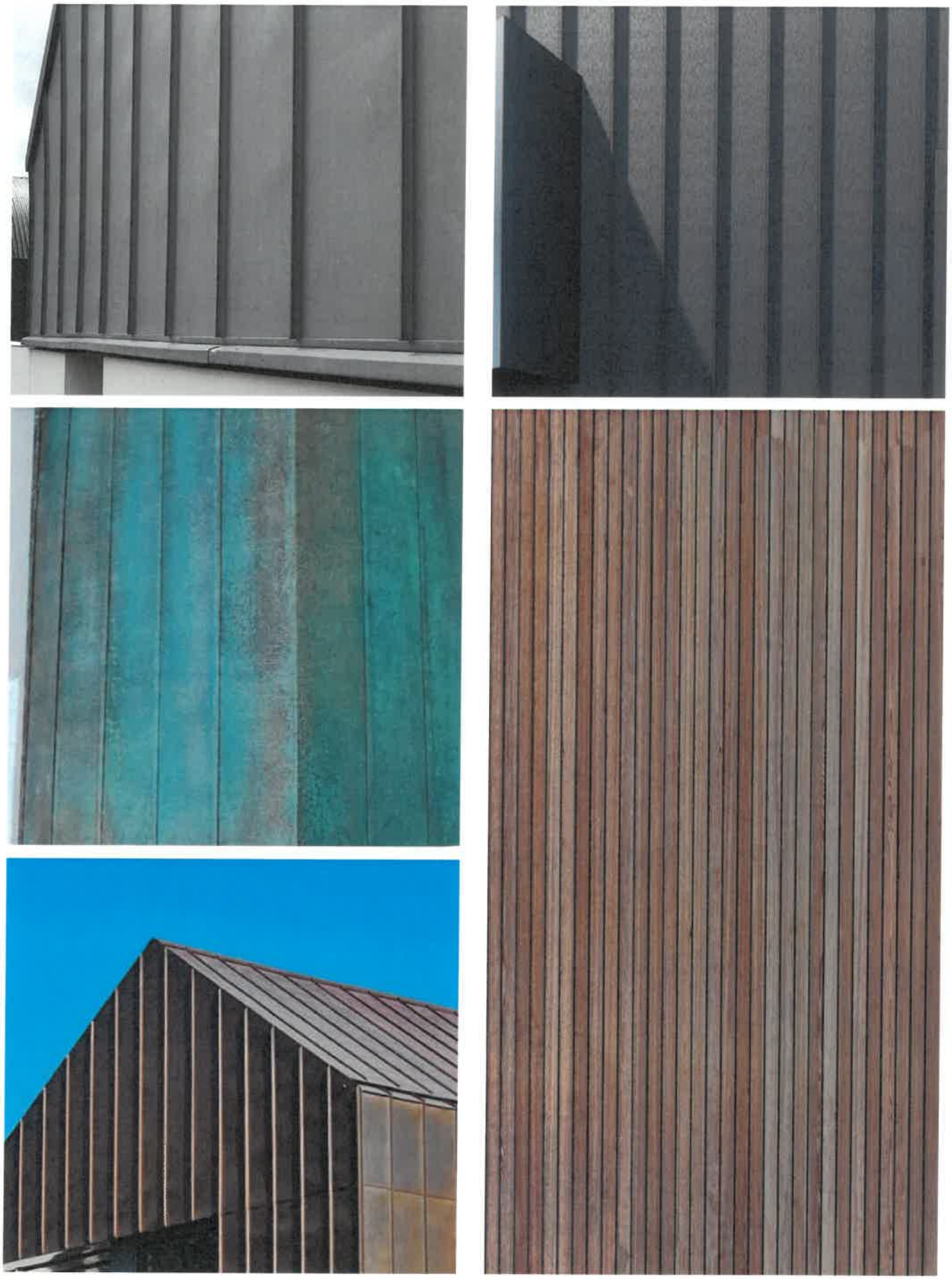


Figure 38:Feature wall and accent elements materials

Table Mountain Sandstone (light orange)



Table Mountain Sandstone (dark white)



Malmesbury Shale



Sandstone (Clarence or Molteno)



Cape Quartz



Cape Granite, light grey



APPROVED STONE TYPES TO BE FINALISED.

Figure 39: Permissible natural stone

Facade treatment mass ratio:

Facade mass ratio should consist a minimum of 60% of white plaster or bagged walls. The materiality may further be rendered with any other approved finish. (Excluding openings and fenestration.)

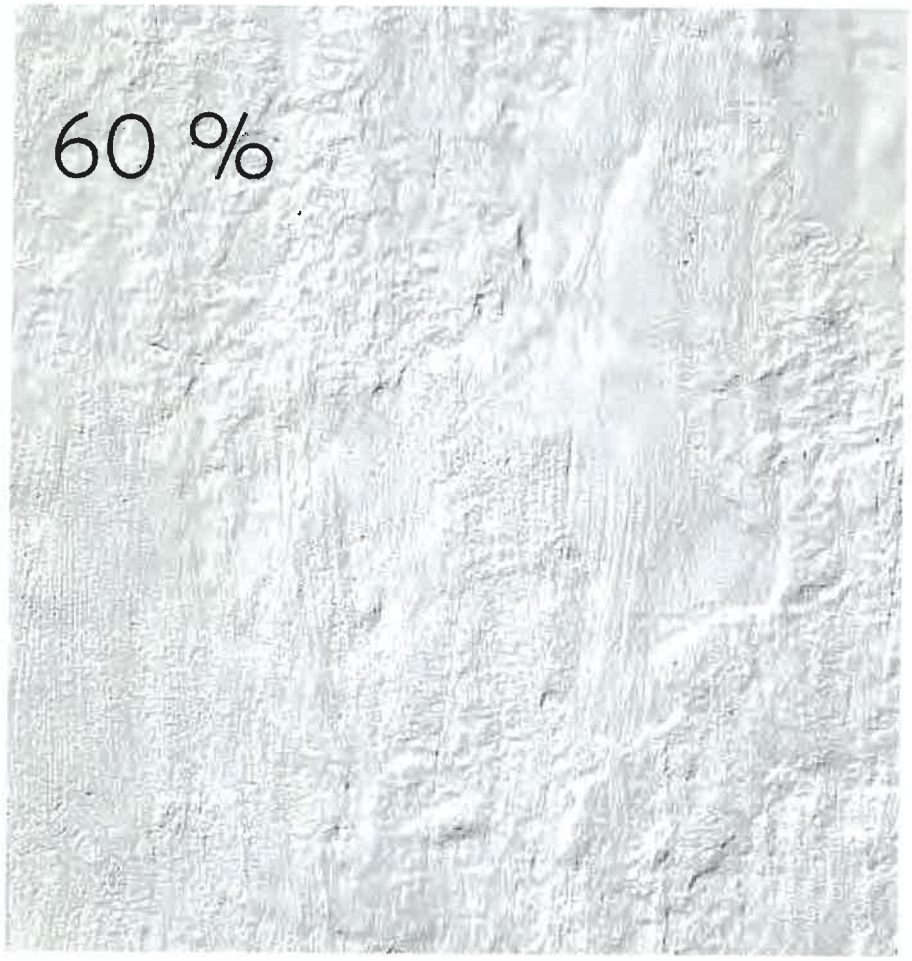








Figure 40:Permissible material ratio

15. COLUMNS

Rectangular shaped columns constructed from:

- Masonry
- Hardwood timber
- Steel or aluminium

Specific exclusions:

- Ornamental pre-cast columns of Doric, Ionic or
- Corinthian shape.
- Tapered columns.

16. SHUTTERS

Only functional shutters manufactured from aluminium or a combination of hardwood timber and steel will be allowed, in a horizontal or vertical design. Shutters are to be applied to reduce glare and reflectiveness of windows. Laser cut screens design to be geometric and simplistic. Aluminium will be powder coated as per colours listed under Doors Openings and Fenestration.

Specific exclusions:

- Tongue and Groove shutters.
- Shutters with ornamental embellishments
- Non-functional decorative shutters.
- Floral and ornamental laser cut screens



Figure 41: Timber sliding shutters

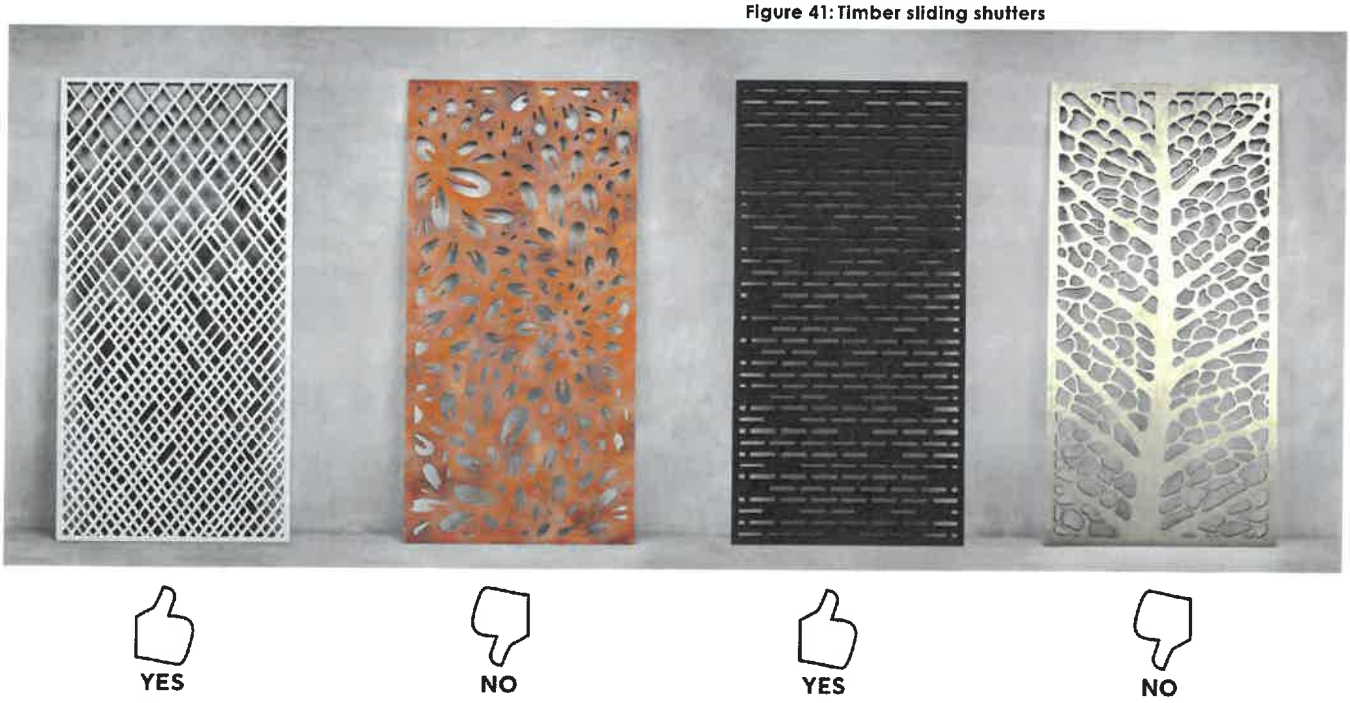


Figure 42: Permissable steel shutters and patterns

17. FENESTRATION

DOORS

Timber frames or aluminium. Varnish or stained to natural timber finish or painted to match colour of shutters.

WINDOWS

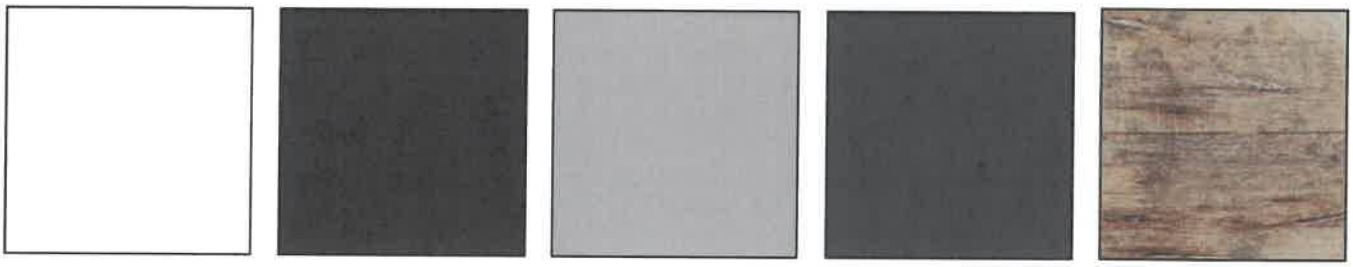
Timber frames - varnished or stained to natural timber finish or to match colour of shutters. Aluminium windows to the approved colour palette.

Window and door frame material match with special exception of the use of frame less glass doors.

MATERIALS

Specific exclusions:

- Arched openings, doors or windows.
- White PVC door and window frames
- Steel door and window frames



white **black** **natural silver** **charcoal** **hardwood timber - treated**

Figure 43: Aluminium and timber colour range

18. GARAGE DOORS

Single or double garage doors are allowed. Garage doors will have a horizontal or vertical slatted design manufactured from hardwood timber, aluminium or sheet metal. Hardwood doors may have an oiled or painted finish. Aluminium doors will have a powder coated finish in either charcoal or to match project scheme. Sheet metal doors may have powder coated or painted finish to match roof, door and window frames, or wall finish.

Specific exclusions:

- Field panel doors
- Fibre glass doors.
- Translucent or transparent panels in garage doors.

19. BALUSTRADES

Balustrades will comply to the National Building Regulations (SANS 10400) safety regulations. Balustrades may be constructed from masonry, hardwood timber, powder coated aluminium or painted mild steel. Balustrades will be geometrically shaped. Only Timber, dark grey or black colours will be allowed for balustrades. Safety glass balustrade may be used but in a subtle manner, glass only allowed on first floor balconies.

Specific exclusions:

- Ornamental or curved balustrades.
- Any reflective surface, such as stainless steel.
- Wrought decorative, iron balustrades

20. PROHIBITED BUILDING MATERIALS

- Any painted or unpainted or reflective roofing material.
- Pre-cast concrete walls (FIBRECRETE), wire fencing, swimming pool type mesh fencing and "splitpole" type fencing;
- Unpainted plaster, uncoloured plaster;
- Razor wire or similar type fences as well as electrical fences (Boundary wall excluded)
- Lean-to or temporary carports or shade netting structures;
- "Wendy Houses" or similar type structures;
- Thatch or roofs of mock or artificial stone.

21. SUSTAINABLE LIVING

Solar PV Electric Panels and Controls

It is recommended that a supplementary power supply system be integrated into the house design. The following should be noted:

Orientation of roofs for optimum sun exposure of panels, North. Ideally panels should be placed flat on pitched roofs of 35 degrees.

Panels should be placed a minimum of 100mm below the apex of the roof and 100mm from the side and 200mm from the gutter to maximise water catchment. No panels may project beyond the roof.

Provide small separate room for the battery storage bank.

Rainwater Harvesting and Storage

All rainwater storage equipment must be integrated into the design of the dwelling and be approved with the drawings. All PVC water tanks must completely be shielded from view either in a yard or in a basement structure. Corrugated water storage tanks will be allowed in view if properly reconciled with the design.

Tanks should be positioned to minimise visual impact. Tanks should be screened. OR positioned adjacent to the house or outbuilding and painted the same colour as the walls of the house.

All piping from the roof should hidden. HDPE can be properly concealed and is highly recommended.

NOTE: NO GENERATORS WILL BE ALLOWED.



Figure 44:Timber slats used to conceal rainwater harvesting tanks



Figure 45:Corrugated sheets used to conceal rainwater harvesting tanks

Solar water heating

The modern solar hot water systems save a lot of electricity and are recommended.

- No external tanks permitted. Locate in roof space.
- Heating elements must lie flat on the roof and be a dark, non-reflective colour. Connecting piping to be in the roof space.
- Heat pump equipment to be shielded from sight and incorporated into the design.

22. STORMWATER MANAGEMENT

The introduction of hard surfaces such as driveways, roads, sidewalks and roofs result in concentrated and channelled storm water flow. The significant slope on site requires a comprehensive storm water management strategy in order to maintain the natural environment and avoid soil erosion.

Concentrated storm water collected from hard surfaces such as the roof, will be collected in a closed piped storm water system and disperse into the central storm water management system. Established vegetation prevents erosion. Where any soil has been disturbed due to construction of a residence, installation of boundary fence or any other building activity, the vegetation must either be re-instated to match the existing or be according to an approved soft landscaping design drawing.

Drakenstein stormwater management note

When submitting plans for approval, the applicant must ensure that the proposed building work as described therein will not obstruct or alter the natural flow of stormwater from higher lying properties to the detriment of the owners of the said higher lying properties.



Figure 46: Intergrated stormwater systems tobe used

23. CAR PORTS

Carports are allowed if it is integrated with the holistic design of the residence and will be roofed with a timber or matt black steel structure with timber or painted aluminium pergola.

Specific exclusions:

- Round steel tubing carport structures with shade cloth covering.
- Visible rainwater down pipes if roofed







Figure 47: Timber and steel structure carports.

24. EXTERNAL LIGHTING

All external lighting will follow the principle of low reflectivity and low glare. The following principles will apply:

- Only light fittings that wash up or down against the building façades will be allowed.
- No flood light or lantern type light fittings will be allowed.
- Site lighting will only be low level route markers.

25. SWIMMING POOLS

Swimming pools are allowed only if integrated into the design and if complimentary to the holistic design approach. Simple rectangular shaped pools will be allowed. The position of the pool, pump and filter will be within the building lines and must be shown on plan and sections submitted for approval. A pool fence to a minimum 1.2m high from the street access to comply to BOUNDARY WALL details.

Specific exclusions:

- Portable pools
- Organic or kidney shaped pools.

26 DRIVEWAYS

Only one driveway will be allowed per plot. Driveway will not be wider than 6m and material shall match the paving material where the driveway meets the estate road.

Car ports to have a strip road (Jeep track) integrated within the landscape. Carriage way finishes allowed are clay paving brick and exposed aggregate concrete (pre-cast blocks or in-situ).

All paving samples must be approved with the HOA.

Specific exclusions:

- Artificially coloured concrete paving bricks
- Concrete or stone cobbles

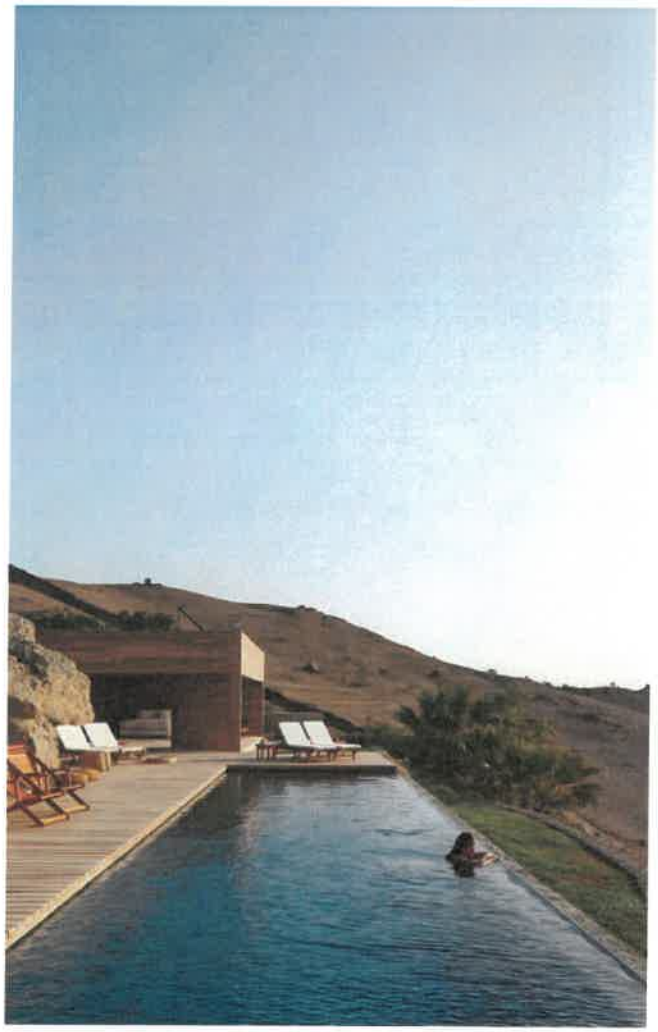




Figure 48:Lifestyle swimming pools.

27. NOTES