



**ARCHITECTURAL
& LANDSCAPE
DESIGN GUIDELINES**

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Altona Village

(i)

INTRODUCTION

Altona-farm originally belonged to the Dutch Reformed Church and the name is derived from the Niederdeutsch language ("Al to nah") which means "Far to near". The intention of the developer is to create a unique cohesive architectural character for Altona Village as an appropriate response to its environment. To this end the combination of traditional Cape architectural elements and the use of natural building materials will be encouraged. These Guidelines have therefore been developed to exclude certain forms, materials and colours.

These guidelines should not be seen as a restrictive measure but as an instrument to maintain an overall design sensitivity, whilst allowing flexibility for individual expression.

These guidelines are supplementary to the National Building Regulations and requirements of the local authority.

All building designs are to be presented in working drawing form to the **Architectural Design Review Committee (ADRC)** prior to submission to the local authorities as a condition of title.

Certain of the provisions contained in this document are guidelines, which may be applied with a certain amount of flexibility while others are mandatory. Specific provisions that are mandatory are those that relate to roofs, colours and materials, retaining structures and the specific provisions that apply to the central residential group housing cluster. In the latter case additional design parameters are set, which are directed at obtaining a particular streets cape. The rural environment of Worcester is the (main) motivation behind this development and the architects and senior architectural technologists will thus treat entrances, private open spaces, roads, fencing materials, colours, coverage, building lines, etc. with caution and respect.

NOTE - THESE GUIDELINES SHALL BE SUBJECT TO PERIODICAL REVISION BY THE DEVELOPER AT HIS SOLE DISCRETION AS AND WHEN REQUIRED.



CONTENTS

1. GENERAL CONTROL CONDITIONS	Page 1
2. CONTROL OF BUILDING WORKS	Page 1
3. BUILDING PLANS APPROVAL	Page 2
3.1 Plan submission process	Page 2
3.2 Confirmation of compliance with approved drawings	Page 2
3.3 Payment of scrutiny fee, deposits and relevant levies	Page 3
3.4 Information required on building plans	Page 3
3.5 Important notes	Page 4
4. ARCHITECTURAL STYLE AND ELEMENTS	Page 4
4.1 Building form	Page 5
4.1.1 Primary elements of the building style	Page 5
4.1.2 Secondary elements of the building style	Page 5
4.1.3 Minimum area of houses	Page 6
4.2 Design parameters	Page 6
4.2.1 Land use restrictions for single dwelling units	Page 6
4.2.2 Building lay-out	Page 7
4.2.3 The building envelope	Page 8
5. BUILDING ELEMENTS	Page 10
5.1 Roofs	Page 10
5.2 Wall construction and finishes	Page 12
5.3 Doors, windows, and shutters	Page 13
5.4 Verandahs, covered decks, balconies, balustrades, columns, pergolas, trellises and louvred awnings	Page 14
5.5 Fireplaces, barbeques and chimneys	Page 17
5.6 Garages and carports	Page 18
5.7 Boundary walls and gates	Page 18
5.8 Swimming pools	Page 19
6. SERVICES	Page 19
6.1 Service pipes	Page 19
6.2 Rainwater goods	Page 20
6.3 External lighting	Page 20
6.4 Stormwater and drainage	Page 20
6.5 Liquid gas bottles	Page 20
6.6 Air conditioners	Page 20
6.7 Satellite dishes and television/radio masts/aerials	Page 21
6.8 House numbers	Page 21
6.9 Post boxes	Page 21
6.10 Wind turbines	Page 21
6.11 Laundry and refuse areas	Page 22
6.12 Vehicular access to site	Page 22
6.13 Caravans, trailers and boats	Page 22

Altona Village
(iii)

6.14 Telecom connection	Page 22
6.15 Solar water heating systems and heat pumps	Page 22
6.16 Photo-voltaic cell panels and installation	Page 23
7. COLOURS	Page 24
7.1 Roofs	Page 24
7.2 Walls	Page 24
7.3 Plinths and mouldings	Page 25
7.4 Other elements	Page 25
8. GENERAL	Page 26
* Essential information for AHOA on building plans	Page 26
* Check list	Page 27
* Submission- and declaration form	Page 28
* Application form for solar PV systems	Page 29

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LANDSCAPE ARCHITECTURAL GUIDELINES

1. THE ALTONA VISION	Page 30
1.1 Areas to be developed	Page 30
1.1.1 Altona Village 2	Page 30
1.1.2 Altona Village 3	Page 30
2. ENVIRONMENTAL FACTORS	Page 30
3. DESIGN PHILOSOPHY	Page 31
3.1 Irrigation water	Page 31
3.2 Water features	Page 31
3.3 Plant palette	Page 32
3.3.1 Private open spaces, green central corridor, parks & road verges	Page 32
3.3.2 Recommended plants that are salt tolerant	Page 32
3.4 Hard landscape elements	Page 34
3.5 Street elements and -furniture	Page 34
3.6 External lighting	Page 34
4. LANDSCAPE GUIDELINES FOR PROPERTY OWNERS	Page 35
4.1 Garden design	Page 36
4.2 Boundary fencing and walls	Page 36
4.2.1 Transparent fencing	Page 36

Altona Village
(iv)

4.2.2	Garden "werf" walls	Page 36
4.2.3	Timber screen fencing	Page 37
4.3	Hard surfaces in the landscape	Page 37
4.3.1	Stepping stones	Page 37
4.3.2	Brick/cement cobble paving	Page 37
4.3.3	In-situ concrete cast paving	Page 37
4.3.4	Timber decking	Page 37
4.4	Retaining walls	Page 38
4.5	Water features	Page 38
4.6	Swimming pools	Page 38
4.7	Garden lighting	Page 38
4.8	Planting palette	Page 38
4.8.1	Natural surfacing materials in the gardens	Page 38
4.8.2	Lawns	Page 38
4.8.3	Trees	Page 38
4.8.4	Shrubs	Page 38
4.8.5	Ferns and ratios (reeds)	Page 38
4.8.6	Bulbs	Page 39
4.8.7	Ground cover plants	Page 40
4.8.7.1	Permanent groundcover plants	Page 40
4.8.7.2	Pioneer groundcover plants	Page 40
4.8.7.3	Permitted exotic plant materials	Page 40
5.	EXAMPLE PHOTOGRAPHS	Pages 40 - 46

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1. GENERAL CONTROL CONDITIONS

All prospective owners and architectural practitioners must adhere to the administrative guidelines as laid out in this document. (The AHOA Trustees reserve the right to amend these guidelines at any time).

- i) All building plans must be prepared in accordance with these guidelines and comply with the Local Authority (Breede Valley Municipality) and National Building Regulations and any other applicable legislation;
- ii) An Architectural Design Review Committee (ADRC) will be appointed by the Developer and later from time to time by the trustees of Altona Village Home Owners Association (AHOA);
- iii) All building plans must be scrutinised and approved by the Control Architect (appointed by the Developer) for **general aesthetics**, as well as colour schemes approval PRIOR to submission to the Breede Valley Municipality. This applies to all future additions and alterations.
- iv) The design of all dwellings and structures and the preparation and submission of building plans may only be undertaken by SACAP-registered architectural professionals in terms of the Scope of Work for the Architectural Profession (IdoW) – Please refer to Chapter 3 on page 2;
- v) The Control Architect retains the right to interpret the guidelines in order to suit an application regarding an individual stand/erf. However, this will occur only after collaboration with ADRC & AHOA and in the best interests of Altona Village;
- vi) The Control Architect also reserves the right to approve specific waivers in terms of these guidelines should architectural merit be identified. Should any waivers be granted in terms of these guidelines, then this will not set a precedent for future plan-submissions in any way whatsoever;
- vii) The Control Architect will do regular inspections at all houses that are being built and submit a monthly progress- and incidents report to AHOA and a final certificate at completion of each house. He/She will be remunerated by AHOA from the building levy as indicated on page 3.

2. CONTROL OF BUILDING WORKS

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abides by the conditions as set out below as well as any additional conditions laid down by the ADRC and AHOA.

- i) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties;
- ii) The contractor must provide the necessary sanitary and builder's waste/rubble disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility;

provided and that the builder's rubble and sanitary waste is removed weekly. The rubbish may not be burnt on site;

- iii) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.
- iv) Where materials are off-loaded and encroach onto the pavement or roadway, the contractor must move these materials onto the site on which the building is to be erected. It is the contractor and owners' responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.
- v) Altona Developments (and later AHOA) will supply a smart water saving device and a prepaid electricity meter with keypad to all homeowners. Please refer to www.altona.co.za website under the homeowners' section for the steps to register on the Ontec Home App and link to the GaugeIT water meter. This will enable the homeowner to view the daily water consumption on his/her cellphone. The water consumption during construction is for the builder's account, thus AHOA requires a water consumption deposit of R5 000,00 from the builder before issuing the water meter for installation by him/her. After completion the balance will be refunded to the builder. The Ontec Home App also enables the homeowner to buy pre-paid electricity online and pay his/her water account.

3. BUILDING PLAN APPROVAL PROCEDURE

Building plans must be prepared by registered SACAP Professionals as defined in the IdoW (Identification of Work) framework and the demarcation of work between Categories of Registration in the Architectural Profession in terms of the Architectural Profession Act, 2000 (Act No.44 of 2000).

3.1 PLAN SUBMISSION PROCESS:

- ▲ PDF-format copies of the building plans must be submitted to AHOA for scrutiny, together with the completed and signed prescribed checklist and declaration form on pages 26 & 27;
- ▲ AHOA will then issue an invoice to the owner for the cost of the Plan Submission- and Administration fee. (these fees will be adjusted annually);
- ▲ Once the confirmation of payment has been received, AHOA will send the PDF-format building plans and forms to the Control Architect via email for his/her scrutiny, comments and approval. In the case of a waiver the Control Architect shall liaise with the ADRC beforehand;
- ▲ The Control Architect has 7 days from receipt of the plans to scrutinise them and provide feedback and motivation to the Trustees of AHOA for any deviations.
- ▲ The Control Architect will then put an electronic stamp of approval on the plans and issue a recommendation letter regarding the submitted plans. These will be sent to the owner, architectural practitioner and AHOA. **Please note: The architectural practitioner must create a space that is at least 60mm wide and 90mm high in or next to the title block on the drawing for the electronic stamp of approval;**
- ▲ Both AHOA and the Control Architect will keep an updated register of all building plans for new houses and alterations/additions to existing houses;

- ▲ Before the builder/contractor commences with any works on the property he must have registered with AHOA using the Builder Registration Form, paid the Builders Rules and Regulation and Verge Deposit with the AHOA.
- ▲ Once the plans are compliant with the requirements of the Architectural and Landscaping Guidelines and officially stamped, hard copies may be submitted to Breede Valley Municipality for final approval. (It must be noted that the services of a structural engineer or other professionals may also be required – this being to the account of the client);
- ▲ When the building has been completed, as-built drawings (if applicable) must be submitted to the Control Architect to be certified and stamped before the Municipality will grant an Occupancy Certificate;
- ▲ Should landscaping be required, refer to the AHOA Landscaping Guidelines.

3.2 CONFIRMATION OF COMPLIANCE WITH APPROVED DRAWINGS:

Prior to an Occupancy Certificate being issued by the building inspector a final inspection of the works will take place.

There should be no changes to the original approved and stamped drawings (unless approved by the Control Architect and as-built plans are submitted), otherwise the certificate will not be issued and occupation of the dwelling may not take place. Unapproved changes to the Municipal-approved plans will receive a fine of R5 000,00 by AHOA and building work will be stopped until the necessary approvals are obtained (Fine to be reviewed from time to time).

3.3 PAYMENT OF DEPOSITS, SCRUTINY FEE AND RELEVANT LEVIES:

* Verge Deposit	- R6 000,00 (refundable)	- Payable by Contractor
* Builder Rules & Regulations Deposit	- R3 000,00 (refundable)	- Payable by Contractor
* Watermeter & -Consumption Deposit	- Variable between R5 000,00 & R6 500,00 (non-refundable)	- Payable by Contractor
* CIU Electricity Meter	- R2 500,00 (non-refundable)	- Payable by Contractor
* Building Levy, Plan Scrutiny, & Admin Fees	- R6 600,00 (non-refundable)	- Payable by Owner

The Contractor's Deposits are paid with the signing of the Contractor's Agreements (Verge- and Builders Rules & Regulations Deposit). The Building Levy, Plan Scrutiny-, & Administration Fees are paid when the Owner/Architectural Practitioner submits plans for scrutiny. **(All of these fees will be adjusted annually on 1st January).**

3.4 INFORMATION REQUIRED ON PLANS:

1. Site plan showing contours at 500mm intervals or grid spot levels (if so preferred), roof falls, building-lines, north point and street name & number. Permissible coverage and actual coverage as a percentage and in terms of square meterage must be clearly shown;

2. Roof plan;
3. Floor plan(s);
4. Elevations and sections;
5. Total height of building;
6. Position of driveway, paving and hard landscaping finishes;
7. Drainage plan;
8. Bulk earthworks – cut and fill sections;
9. Location of retaining structures;
10. Schedule of external finishes and colour specification;
11. Position of air conditioner compressors;
12. Position of external lights;
13. Position of solar heating panels;
14. Position of photo-voltaic cell panels;
15. Position of barbecue;
16. Swimming pools & pumps and water storage tanks;
17. House numbers (Font and dimensions);
18. Details of post boxes;
19. Elevations and sections of boundary walls;
20. Drying yards (refuse bins, washing lines);
21. Space in-, or next to title block for official stamp of approval – 90mm high & 60mm wide;
22. Table showing areas of living areas, garages, stoeps, verandahs, erf and coverage, etc.

3.5 IMPORTANT NOTES:

*** *NO DUPLICATION OF-, OR MIRRORED HOUSE PLANS WILL BE ALLOWED;***

(Not applicable to Semi-detached Terraced Houses – Erven 27631 to 27642 in Yellow Wood Crescent, Erven 27897 to 27902 in Ebony Street, Erven 27787, 27788, 2789, 27806 and 27807 in Mikwood Avenue).

*** *IN TERMS OF THE BREEDE VALLEY MUNICIPALITY ZONING BY-LAWS, A SECOND DWELLING UNIT (GRANNY FLAT) IS NOT PERMITTED IN RESIDENTIAL ZONE II (GROUP HOUSING ZONE);***

*** *THE ORIGINAL RoD ISSUED BY DEPARTMENT OF ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING (E12/2/3/2-B2/33-0204/06 DATED 06 SEPTEMBER 2010), LIMITED THE NUMBER OF UNITS FOR THE ALTONA TOWNSHIP EXTENSION AND THEREFORE SUBDIVISION OF ERVEN WILL NOT BE PERMITTED. (ERVEN MAY BE CONSOLIDATED).***

4. ARCHITECTURAL STYLE AND ELEMENTS

In order to achieve the objectives as described in the introduction to this document, designs derived from regional Cape architecture that is in harmony and complement the local vernacular of Worcester is preferred. It is proposed that a style of architecture unique to Altona Village in which traditional Cape proportions, architectural elements and colours feature, be promoted. However, that does not imply that houses must have facades with gables – hipped roofs with large roof overhangs will also be allowed.

The intention is not to replicate traditional houses, but rather to adopt and use the traditional elements derived from regional Cape architecture, such as the proportions, simplicity, scale, massing, traditional plan form, vertical proportions, human scale, detailing and colours in a unique and cohesive manner to achieve an attractive homogenous architectural language.

Scale and proportion are crucial in the establishment of a cohesive architectural language. Careful consideration should therefore be given to the articulation of the building forms, their roofs, wall openings and detailing in order to achieve this homogenous architectural language.



Figure 1 - Typical Street Scape

4.1 BUILDING FORM:

Building forms should result from a combination of simple and preferably rectangular shapes. These could be combined to form articulated shapes comprised of composite rectangular forms. House forms should preferably align with the boundaries of erven.

House, group house and town house forms should be composed of Primary (Major) and Secondary (Minor) plan elements. Major forms may only be roofed with double-pitched roofs. Minor forms are to be roofed individually and act as adjoining or linking elements to the major forms:

- Terraces and covered verandahs are encouraged.
- Garages and out-buildings may be freestanding or may form part of the major plan form.
- Garages and out-buildings must be in a similar style and form, material and colour as the main dwelling.
- Pre-cast garages and out-buildings are not permitted.
- The origin of the planning principles in these regulations can be seen in many forms of West Cape architecture.

4.1.1 Primary elements of the building style:

- * The use of linear forms with restricted width and steep double-pitch roofs will define the style of the primary elements of the building.

4.1.2 Secondary elements of the building style:

- * The flat-roof style resulted from the climatic conditions and the low rainfall in the Karoo.
- * The verandah is included to allow for greater depth to the building in the primary building elements.
- * Ring walls, derived from the “kraal” or yard, are used to combine the primary and

secondary building elements with each other and different heights can be used to create privacy and allow for a view.

Therefore:

The *primary building elements* will ensure that the private and public components of the house are in proportion to their internal and external spaces;

and

The *secondary building elements* will combine the primary elements with each other, thus strengthening the relationship between the internal and the external spaces and provide protection as well as definition.

4.1.3 Minimum living area of house:

- * The minimum living area of a house (measured over the exterior walls) shall be 100 m². Garages, stoeps, court yards, service yards and verandahs are not included.

4.2 DESIGN PARAMETERS:

The rural environment of Worcester is the (main) motivation behind this development and the Architectural Practitioners will thus treat entrances, private open spaces, roads, fencing materials, colours, coverage, urban design, landscaping, building lines, etc. with caution and respect.

4.2.1 Land Use Restrictions for all dwelling units

- * Height: The height of a dwelling unit may not exceed 6,0m to the wall plate in all cases. No portion of a pitched roof shall be higher than 8,5 metres above the point on the natural surface on the ground, vertically below it. Chimneys are exempt from this restriction.
- * Coverage and building lines for primary and secondary elements:

Erf size	Coverage	Building lines		
		Street	Side	Rear
Less than or equal to 250 m ²	80%	2,0m	0,0m *1,5m	
Greater than 250 m ² but not exceeding 500 m ²	65%	3,0m	1,0m **	2,0m
Greater than 500 m ² but not exceeding 1 000 m ²	60%	3,0m	1,0m **	2,0m
Greater than 1 000 m ²	500 m ² or 50%, whichever is greater	5,0m	3,0m	3,0m

- * Sum of sides to be 1,0m minimum;
- ** Sum of sides to be 3m minimum.

Note: In the case of panhandle erven, the Control Architect should be consulted.

* Building lines for other elements:

Street Boundary	Garages (doors facing the street)	4,0m
	Garages (doors not facing the street)	1,0m
	Swimming Pool	2,0m
	Pergolas and Uncovered Stoeps	0,0m
Side Boundaries	Garages, Car Ports and Covered Stoeps	1,0m **
	Swimming Pool	1,0m
	Pergolas and Trellises	0,0m
	Uncovered Stoeps and Decks	0,0m
Rear Boundary	Garages, Car Ports and Covered Stoeps	1,0m **
	Swimming Pool	1,0m
	Pergolas and Trellises	1,0m
	Uncovered stoeps and decks	0,0m

****** *With permission from the direct neighbours and where (in the case of a garage or car port) there are no windows or door openings, a zero-building line will be allowed but such a structure must have a flat roof.*

However, in the case of terraced houses the flat roof regulation will not be applicable on encroaching structures. Carports will have a building line of 0,25m for gutters.

* **Parking:** At least 2 separate parking spaces per house. In the case of terraced houses one of these may be used as a garage.



Examples of duplex terraced houses in Oude Meule Estate - Worcester

4.2.2 Building Layout

The building layout or plan and height restrictions are defined by the building lines as stipulated above. It is not a prerequisite that the primary (major) and secondary (minor) elements be utilized but the latter may not be used alone and will always form the secondary part of the building. The skillful combination of the primary and secondary elements can result in varied and interesting designs for the development. (Refer to Figure 2)

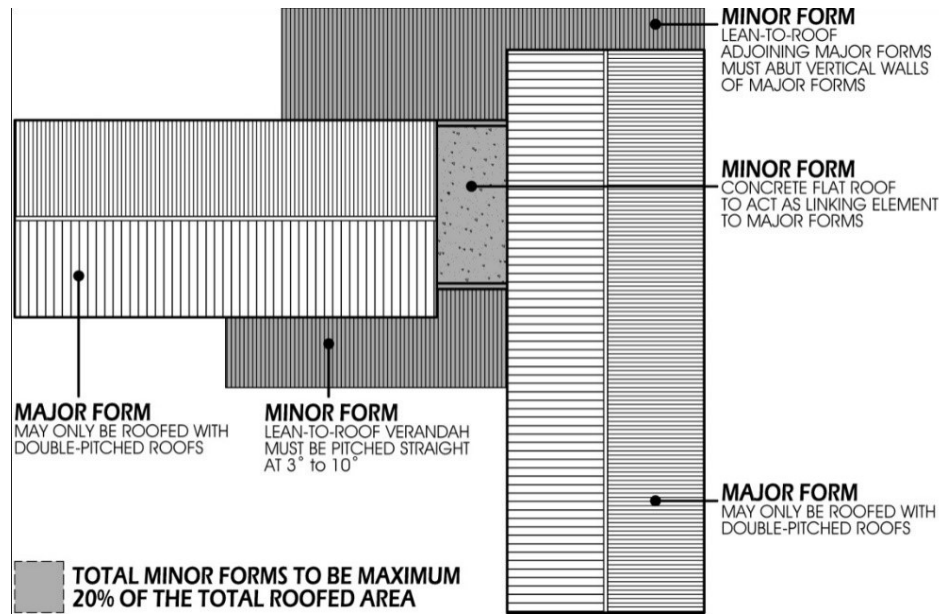


Figure 2 - Building layout

4.2.3 The building-envelope

- * General:
 - Primary elements are to be roofed individually and connected with linking element, i.e. a lean-to or concrete flat roof.
 - Secondary elements (garages excluded) should be limited to two thirds in width of the primary elements and to be perpendicular to the primary element. No variation of this condition will be considered except if the shape of the erf makes it impossible.
 - Lean-to and verandah roofs are to abut vertical walls of major forms and pitched straight at 3° to 10°.
 - When a lean-to roof or verandah is used, there will be a minimum height of 100mm and a maximum height of 1 500mm between the top of the lean-to roof and the underside of the fascia board of the main roof.
 - Secondary elements, i.e. a lean-to or concrete flat roof, adjoining or linking elements to primary elements (garages & verandahs excluded) will be restricted to 20% of the total roofed area. This may be extended to 25% with a strong written motivation.
- * Building width: The maximum width of the primary element of the structure will be 7.5m, measured across the outer walls, except in the case of duplex and terrace housing where there can be relaxation on merits after consultation with the control architect plus a good motivation;

The maximum width of the secondary elements will be 4,5 meters for verandahs, 6,6 meters for double-garages with flat roofs, measured across the outer walls, and 8,0m for pergolas and trellises;

- * Building height: The height of the building is restricted to 8,5m (Refer to 4.2.1);
- * Plinth height: The plinth level must be at least 250mm above ground level at the highest ground contour of the building foot-print.
- * Wall plate height: 2,7m min from floor level to underside of wall plate (Refer to 4.2.1);
- * Roof Pitches: The roofs covering the primary element of the structure will be pitched roofs with the same pitch on both sides – between 25° and 45°. However, where a house has gabled ends, a minimum pitch of 35° will be in force.

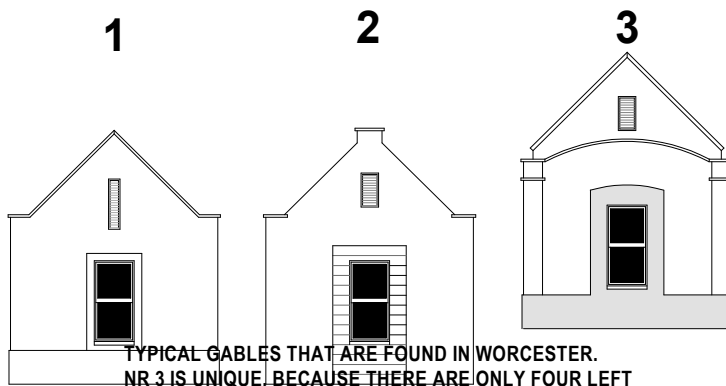
Where more than one primary element is present, they can be linked with the secondary elements to prevent complex roof structures.

Roofs covering secondary elements of the structure must be flat concrete roofs or single-slope roofs with a pitch not exceeding 3°. These roofs must have a parapet with copings plus at least one horizontal plaster-band on the visible sides (Refer to Figure 4)

Garages may be free-standing in which case they must have parapet walls with copings plus at least one horizontal plaster-band on three sides with a single-pitch roof (Refer to Figure 4). Garages may be incorporated under both primary and secondary structural elements. No pre-cast garages will be allowed.

- * Gable ends: Simplifications or references to early Cape gable end designs are permitted, as well as designs that are consistent with the design language adopted and must conform to the height restrictions.

Figure 3 - A few examples of gable ends that may also be used.



Where gable ends are finished off by means of barge boards, there must be a covered roof overhang of at least 150mm to cast a shadow on the gable end.



Figure 4

Example of a proposed house in Val de Vie Evergreen - Note the coping plus two horizontal plaster bands on the parapets of the flat roofs. Hipped- and vented hip roofs will be allowed.

5 BUILDING ELEMENTS

5.1 ROOFS

5.1.1 Roofing materials

- | | |
|------------------|---|
| Pitch 25° to 45° | <ul style="list-style-type: none">- Charcoal coloured Colorbond GRS Brownbuilt-profile 406mm or Klip-lok 406 & 700mm cover width ribbed roofing sheets;- Charcoal coloured Youngman Diamond Deck 407mm or Springlok 700mm cover width ribbed roofing sheets;- Elite or Mazista natural Slate Tiles in silver blue or similar shades of grey;- Everite or similar fibre cement roof slates or similar in a dark charcoal colour.- Concrete tiles in a dark charcoal colour |
| Pitch 3° to 10° | <ul style="list-style-type: none">- Charcoal coloured Colorbond GRS Brownbuilt-profile 406mm or Klip-lok 406 & 700mm cover width ribbed roofing sheets;- Charcoal coloured Youngman Diamond Deck 407mm or Springlok 700mm cover width ribbed roofing sheets; |
| Pitch 0° to 3° | <ul style="list-style-type: none">- Zinalume, Colorbond or Galvanized GRS Brownbuilt-profile 406mm or Klip-lok 406 & 700mm cover width ribbed roof plates;- Zinalume, Coloured or Galvanized Youngman Diamond Deck 407mm cover width ribbed roofing sheets; |

- Flat concrete roofs over secondary elements must have a 4mm “Torched-on” Derbigum membrane covered with aluminum paint, and finished with 10mm stone chips approximately 25mm thick
- 5.1.2 **Exclusions:**
- Victorian S-profile, IBR, Big Six fibre-cement or any other profile roof sheeting other than the prescribed ones;
 - Thatched roofs;
 - Asphalt tiles, -shingles or -sheeting;
 - Unpainted metal sheeting, steel roofs or other reflective material surfaces;
 - Pressed metal sheeting resembling tiles;
 - Shade cloth on the main dwelling or any of the outbuildings, carports, freestanding buildings or pergolas;
 - Perspex, fiberglass and polycarbonate sheeting (consult Control Architect).
- 5.1.3 **Eaves of roofs:**
- All eaves must be covered with approved materials such as Nutec, plastered board or painted wooden slats/planking. Eaves may have a maximum distance of 1,0m measured from the exterior walls.
- 5.1.4 **Roof Windows:**
- No dome-, vaulted- or pyramid shaped roof windows will be allowed on roofs that are visible from the street;
 - Flat roof lights with a black or charcoal coloured frame or light wells will be allowed.
- 5.1.5 **Dormer Windows:**
- Dormer windows may ONLY be used in the primary building in the loft space. These dormers may not originate closer than 1,0m from the end gable walls;
 - Dormers may not be less than 2/3 of the height of the main roof;
 - The pitch of the dormer roof must be the same as the main roof.

(Refer to Figure 5)

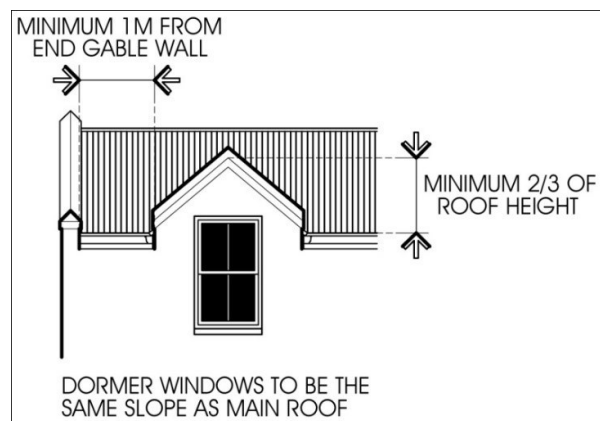


Figure 5

5.2 WALL CONSTRUCTION AND FINISHES

- * Fragmentation - External walls of buildings should be fragmented into facade panels. Each facade panel should be visually different and clearly articulated from adjoining wall panels. Wall panels should follow vertical proportions. No wall panel should be wider than 7,5m, unless a recess of 150mm minimum is provided on any wall that exceeds 7,5m;
- * External walls - All external walls to be at least 230mm and comply with the National Building Regulations SANS 10400.
- * Materials - Walls may constructed of natural R.O.K. clay bricks, natural stone, fibre cement paneling on a wooden frame and solid concrete bricks (NOT HOLLOW CONCRETE BLOCKS);
- * Finishes -
 - Brick walls above plinths should have a plastered and painted finish;
 - Approved timber or fibre cement lap-boarding is permitted;
 - Feature walls may be of exposed stonework or stone-cladded. A sample to be provided for approval by the Control Architect appointed by the ADRC;
 - Painted fair-face or bagged brickwork **will not** be allowed.
- * Plinths -
 - Plinths are limited to a minimum height of 250mm above the highest contour of the footprint of the building, and a maximum height of 1,0m above ground level to promote terracing and articulation of the built form. Plinths may be built out with dark plum-coloured face bricks if so desired;
 - Walls above the plinth must be well defined and recessed or have a V-groove in the plaster which must be finished with a different colour-tone to accentuate the floor level;
 - The materials used on plinth walls will be restricted to smooth plaster (with a V-joint where it joins the floor slab), natural stone and face bricks;
- * Plaster bands - If used, plaster bands around openings must have a maximum width of 150mm. However, all horizontal parapets must have a coping plus two horizontal plaster bands – refer to fig 4 on page 10.
- * Window sills -
 - External window sills and surrounds must be plastered with a smooth wooden trowel finish and painted;
 - If desired, precast window sills such as the products provided by Wilson Stone may be used.

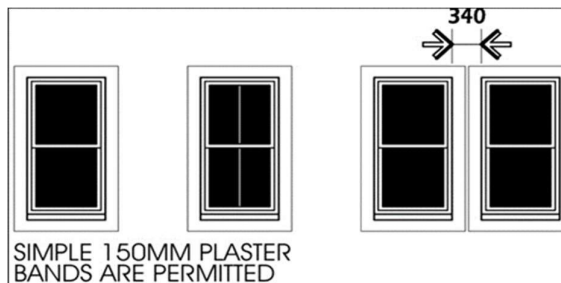


Figure 6

5.3 DOORS, WINDOWS AND SHUTTERS

- 5.3.1 General: Where wood is not used, doors, windows and shutters can be made from other material like aluminium, PVC and fiberglass in order to create sturdy sections.
- 5.3.2 Doors - They must have vertical or square proportions (see figure 7)
- Where doors or windows are combined in large openings between outer and inner spaces, they must contain elements of vertical proportions.
 - Loft doors in gable ends may not be larger than 1500mm X 750mm.

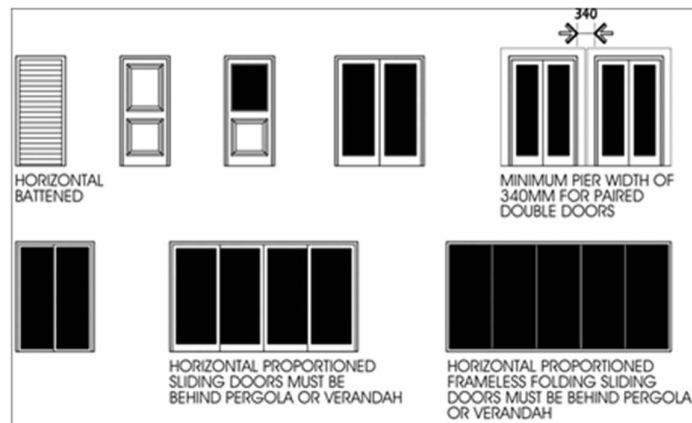


Figure 7

- Door types are not limited to the illustrations and different types of doors may be subject to the approval of the Control Architect appointed by the ADRC.
- The pattern of the external doors and gates to be horizontal batted (both sides)
- Double or single garage doors are permitted. Should single garage doors be preferred they should be separated by a column, of no less than 500mm. (refer to figure 8)
- Garage doors to be aluminium, glass fibre, roller-shutter or timber to match the colour of the windows and doors;
- Steel tip-up doors will not be allowed.

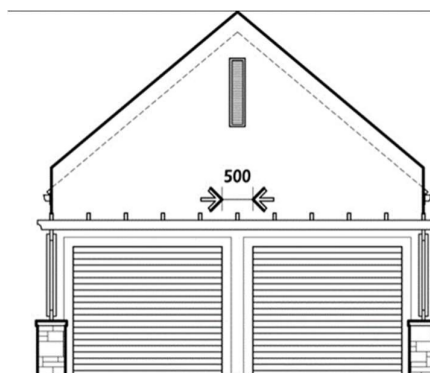


Figure 8 - Although this is not the preferred gable and only shown for illustration purposes it is advised that there should be a pergola over doors (Refer to figure 3).

- 5.3.3 Windows
- Windows must have vertical proportions where the height is more than the width (refer to figure 9). However, where windows are placed directly against a horizontal roof soffit, horizontal proportions will be allowed.
 - Windows will form individual openings with a minimum pier width of 340mm when paired.
 - Using windows in series behind verandahs or pergolas may form larger openings.

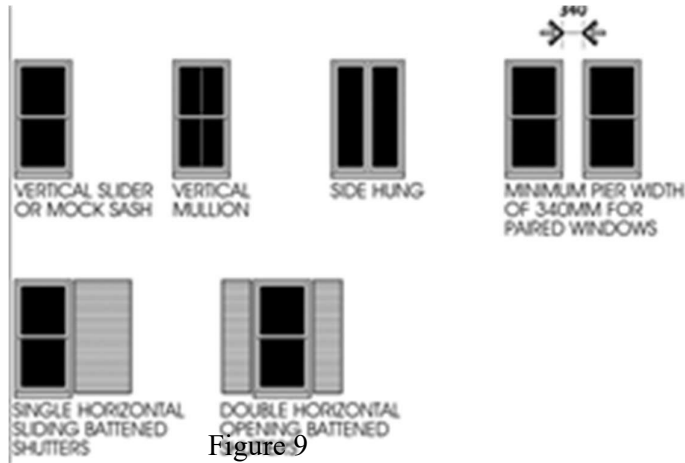


Figure 9

- Windows can be open paned windows, vertical bar windows or small paned windows;
- Vertical sliding, mock sash or side hung casement windows are allowed.
- Similar type windows to all facades;
- Internal burglar bars to match window mullions to windows. Trellidors or similar safety doors shall be installed internally ONLY;

- 5.3.4 Shutters
- Shutters must be hinged or sliding and functional, not false or for cosmetic purposes.;
 - Shutters must have the same proportions as the doors or windows and be hinged

- 5.3.5 Exclusions
- No external burglar bars;
 - "Mirror" glass, reflective or colour glass;
 - Bronze Anodised aluminium;
 - "Winblok" or similar;
 - Steel window and door frames;
 - Fake or mock shutters.

5.4 VERANDAHS, COVERED DECKS, BALCONIES, BALUSTRADES, COLUMNS, PERGOLAS AND TRELISSES

- 5.4.1 Verandahs
- The roof of the verandah must be open to the front with a neat painted finish. The maximum overhang measured from the outer end of the

columns may not exceed 1,0m. I-beam lintels may be used after consultation with the Control Architect.

- 5.4.2 Covered decks/stoeps - Floors may be of wooden slats, epoxy compound stripes or tiles on a concrete bed. 50mm thick paving slabs (40X400, 400X200 & 200X150) with charcoal, tan and cement colour on compacted hard core will also be allowed;
- Flat roofs with a parapet with coping and a horizontal plastered or precast band as provided by Wilson/CTM Stone or similar. No gutters may be visible from the streets or open spaces;
 - Flat roofs must be supported by plastered brick, -concrete, or steel columns.
- 5.4.3 Balconies - May only face the street and rear side ("Juliet" balconies, however, will be allowed on the sides, as long as they do not encroach on the building lines);
- May not share a common boundary between two semi-detached housing units (duplexes);
 - May have a roof;
- 5.4.4 Columns - The same material as the walls or fibre cement tubes filled with reinforced concrete;
- "Revelstone" or equally approved stone cladding columns minimum 450 square;
 - Double timber posts.;
 - "Revelstone" or equally approved stone cladding piers to 925mm high with double timber posts;
 - "Revelstone" or equally approved stone cladding base 450 x 450 square; with 350 smooth plastered masonry pier above, complete with capping 450 x 450 column with 450 deep lintol or beam above;
 - Supporting columns must be of the same material as the walls. Balconies must be sympathetic towards the window or door openings below;
- 5.4.5 Balustrades - In addition to the National Building Regulations (SANS 10400) the following conditions apply to handrails and balustrades;
- The height of the top of all handrails, including those mounted on brickwork, must be maximum 1000mm above the floor finish of the balcony slab;
 - Painted galvanized metal balustrades in approved colour, stainless steel balustrades with timber or stainless steel handrail and frameless glass balustrades are allowed – refer to figures 10 and 11.
 - Stainless steel cabling or "yacht" handrail details are permitted;

Figure 11 - Balustrade options (refer to next page)

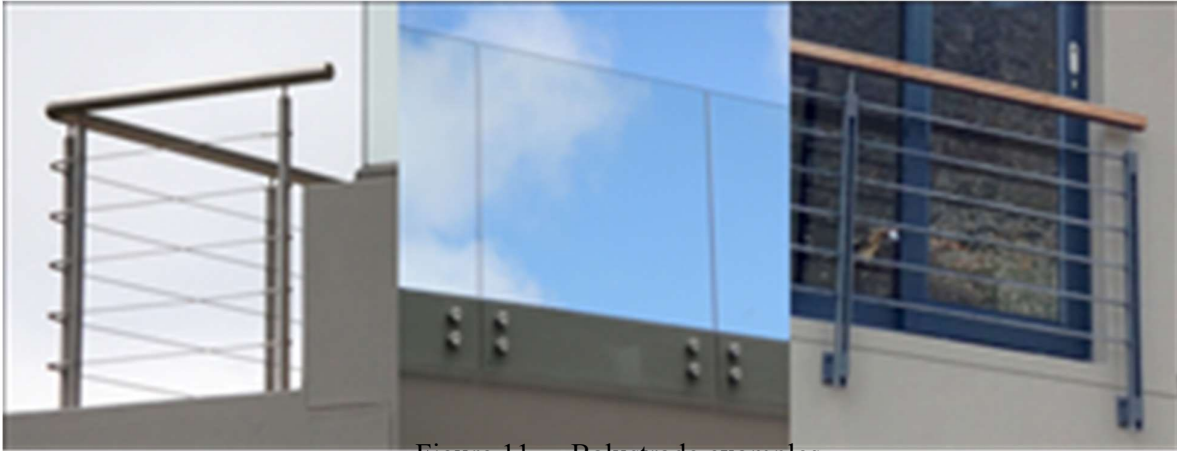


Figure 11 - Balustrade examples

- No detailed/moulded wrought iron or cast aluminium, stainless steel, or any form of solid sheet panelling is permitted;
- No balustrades fixed in a criss-cross pattern will be permitted;
- No precast concrete balustrades and/or -elements will be permitted.

5.4.6 Pergolas, Trellises and Louvred Awnings:

- Supporting columns must be of the same material as the walls, fibre cement tubes filled with reinforced concrete, a sanded hard wood or light steel sections that are painted; Pergolas and trellises can be constructed from sanded hard wood or painted steel or aluminium; The maximum overhang is 400mm, measured from the columns.
- Trellises may be covered with plants;
- Pergolas can be covered with sanded treated hard wood lattices or approved powder coated aluminium or painted metal sections with 150mm minimum gaps in between;
- Controlled louvred and coloured shutters will only be allowed over *bona fide* stoeps, patios and shading over windows – NOT for porte cochères and carports;
- Pergolas and trellises may not be covered with shade netting or other roofing material.

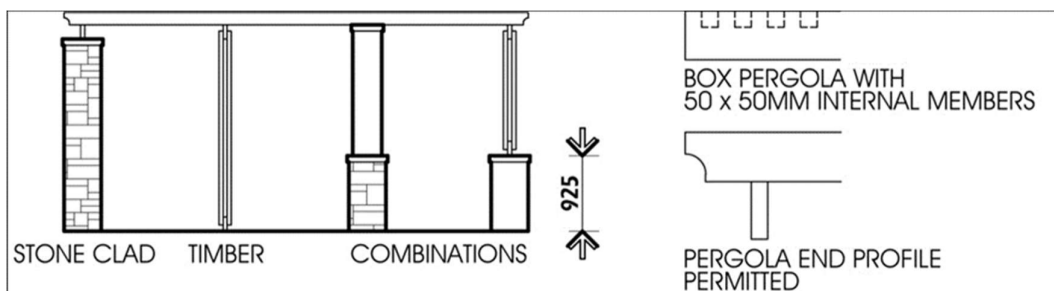


Figure 12 - Columns for pergolas and trellises – these may also be used with verandahs

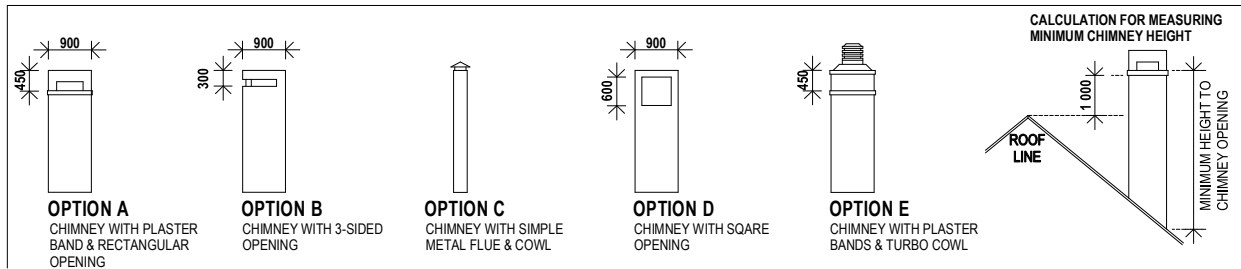
Figure 13 - Examples of pergolas (refer to next page)



Figure 13 - Examples of pergolas

5.5 FIRE PLACES, BARBEQUES AND CHIMNEYS

- Fireplaces and barbeques must be approved prefabricated or properly designed units;
- Units must be built into a house, screen or boundary wall;
- Only plastered and painted masonry chimneys and simple metal flue and cowls are permitted.
- Plastered chimneys should be painted to match the colour of the main dwelling.
- Chimneys must be moderate in size and may not exceed the roof ridge by more than 1000mm.
- Dimensioned plan and elevation of chimney with material and colour specs for approval to the Control Architect appointed by the ADRC.
- Rotating chimney heads **will not** be allowed (refer to picture below) *
Use chimney louvre cowls ("Turbo Cowls") instead.



Rotating chimney heads **will not** be allowed



Figure 12 Examples of chimneys

5.6 GARAGES & CARPORTS

- Each house must have either a single or double garage;
- The outer measurement of a garage is restricted to a width of 6,6m;
- The maximum height of the parapet wall for a garage is 3,5m;
- No steel roll- or tip-up garage doors will be allowed (refer to 5.3.2).
- No carport or porte cochère will be allowed in front of a garage or house (on the street side).

5.7 BOUNDARY WALLS AND GATES

Boundary walls:

- Street boundary walls: A certain portion of the total street boundary, calculated from the corner of any abutting erf may have a boundary wall with a maximum height of 1,8m with a coping for privacy (refer to table below).

Number of street boundaries	Portion that may have a wall of 1,8m in height
One street boundary	1/3 of the length of the street boundary
Two street boundaries	1/2 of the total length of the street boundaries *
Three street boundaries	2/3 of the total length of the street boundaries *
Four or more street boundaries	Negotiate with the Control Architect *

- * To prevent monotony, these walls must be “fragmented” by using infill panels of different material or texture, niches, columns with plastered heads or -bands etc. (refer to picture below). If gabion panels are used, such panels shall be restricted to 1,8m on length, 1,8m in height and 300mm in width and shall be tied into the adjacent walls with at least three 15mm Ø reinforcing steel dowels of 600 mm in length on both ends;
- Side boundary walls may have a maximum height of 1,8m starting in line with the street facade of the house. They may be joined to the house to form court yards;
- Rear boundary walls may be a maximum height of 1,8m where it is situated between two neighbours. However, where the rear boundary borders on an open space, the maximum height will be 1,2m and 1,8m for a courtyard of not more than 1/3 of the length of the rear boundary;
- Boundary walls must be smooth-plastered and painted solid brickwork (not hollow concrete blocks), or painted steel palisades infill between plastered and painted columns with the prescribed copings and column heads. Plastered walls must have the same colour of the house;

Below and on the next page are examples of low garden walls towards the open spaces.





Examples of low garden walls towards the open spaces (Val De Vie Development)

Exclusions:

- No "Vibracrete" or any similar precast concrete walls, gumpole, timber picket or wooden lattices will be allowed;
- No wire or "Clearview" fences will be allowed.

Gates:

- Timber gates should preferably be horizontal battened both sides and shall not be higher than the wall in which they are positioned. Timber gates to be naturally stained or painted to match the garage and front door (Nutec planking will be allowed);
- Where the fence is a combination of plastered and painted brickwork with palisade infills, gates may be made from painted palisade type steel sections;
- No solid steel panelled gates will be allowed.

5.8 SWIMMING POOLS

- The filters and heating systems of swimming pools must be screened and covered;
- Swimming pools must comply with the safety standards of the National Building Regulations SANS 10400;
- No "Portapools" or similar swimming pools will be allowed;
- Swimming pool backwash to discharge into stormwater system or garden and may not inconvenience any adjoining property.

6 SERVICES

6.1 SERVICE PIPES

- Sewer-, water-, vent pipes, conduits or ducts to be chased into walls or completely concealed and not visible from the street or open spaces – confer with the Control Architect;

6.2 RAINWATER GOODS

- Seamless “Watertite” Aluminium or similar, standard domestic Ogee gutters and downpipes.
- Gutters and downpipes to be same colour as the roof or white;
- Rainwater storage tanks must be screened off and not visible from the street.

6.3 EXTERNAL LIGHTING

- All exterior lighting should be sensitively positioned, 1.8m above finished floor level and should not be directed in such a way that it may have a negative impact on the immediate surroundings or adjoining properties. They should shine down or be of the hooded eyelid type.
- It is recommended that all exterior lights be fitted with energy saving bulbs. NO floodlights are permitted. Security lights may not cast direct light outside the erf on which they are situated and must be activated by movement sensors.

NOTE – All exterior lighting shall be to the approval of the Control Architect appointed by the ADRC.

6.4 STORMWATER & DRAINAGE

- No sewer, vent or water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All such piping must be painted to match the wall colour onto which the pipe had been installed.

6.5 LIQUID GAS BOTTLES

- Gas bottles and -pipes must not be visible from the streets or open spaces and must be screened off.

6.6 AIR CONDITIONERS

- Air conditioner compressors must be invisible from the street or open spaces and installed 300mm above the ground and be screened off with louvred type of screens. Ducting from the screened compressor to the outlet unit inside the building must be chased into the walls and not be surface mounted inside PVC or metal trunking. Architectural practitioners may also come with rational designs to hide ducting pipes and electrical cables. However, where compressors are not visible from streets or open spaces, they may be mounted higher, BUT MUST STILL BE SCREENED OFF with louvred type screens – consult with the Control Architect.



A few examples of screening air conditioner compressors and ducts. The PVC trunking on the wall in the third photograph will not be allowed

6.7 SATELLITE DISHES AND TELEVISION/RADIO MASTS/AERIALS

- The positioning of television aerials and satellite dishes must be done in consultation with the control architect.

6.8 HOUSE NUMBERS (COMPULSORY)

- House numbers are available and can be purchased at Sotheby's Realtors, 163 Church Street, Worcester. All lettering and numbers to be placed horizontally and in line.

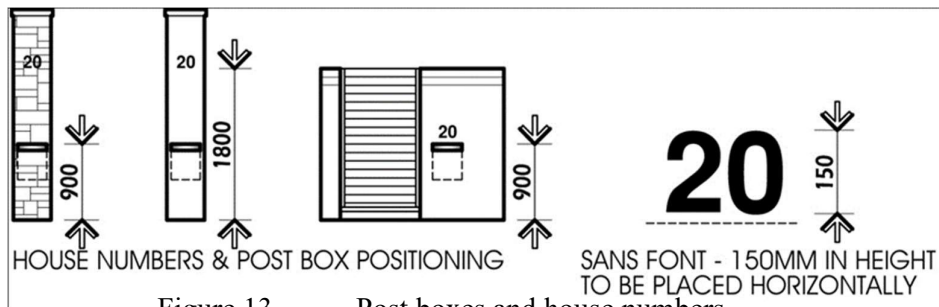


Figure 13 - Post boxes and house numbers



Figure 14 - Examples of house numbers

6.9 POST BOXES:

- Post boxes to be built into either a column or walling with an aluminium flap. No freestanding postboxes shall be allowed.

6.10 WIND TURBINES

- No wind turbines will be allowed.

6.11 LAUNDRY AND REFUSE AREAS

- Service courtyards to be incorporated into the overall design. Yard wall and screen walls should complement the basic materials of the building.
- All refuse bins, clothes lines and gas bottles must be screened within the service/drying yards in order not to be visible from the neighbouring properties, or the street.

6.12 VEHICULAR ACCESS TO SITE

- Vehicular access to the site shall be shown on the building plans. Provide a 110mm Ø PVC sleeve pipe under ALL driveways and paved walkways, directly next to- and parallel to the kerb for future services such as irrigation pipes and cables. Both ends to be sealed with unglued PVC end caps to prevent ground infiltration.
- The following materials may be used for driveways:
- Interlocking concrete pavers to be in tones of beige or grey;
- 50mm thick paving slabs (40X400, 400X200 & 200X150) with charcoal, tan and cement colour on compacted hard core or crusher dust;
- In-situ exposed aggregate concrete;
- Concobble – sandstone colour;
- Clay brick cobble stones;
- Material colours should be limited to earth tones. Patterns should be simplistic. No ornate patterns will be allowed. All proposed materials to be used for driveways to be approved by the Control Architect appointed by the ADRC;
- No asphalt, bitumen, solid concrete or gravel surfaces will be allowed.

6.13 CARAVANS, TRAILERS AND BOATS

- Caravans, trailers and boats to be positioned behind screen walling so that they are not visible from the street.

6.14 TELECOM CONNECTIONS (OPTICAL FIBRE & TELEPHONE)

- The optical fibre- or telephone cable must be laid underground in a trench from the draw box in the street to the house. The trench must be at least 400mm deep and an approved 25mm diameter PVC pipe or conduit (consult with the provider beforehand) must be laid from the draw box on the street (indicated in green) to the house. This conduit must have a slow bend with a minimum radius of 150mm where it enters the floor slab under a wall. The riser conduit must end inside the house in a 75mm X 50mm draw box in the wall in the position where the router is to be placed. A draw wire must be left inside the conduit. In the case of a double-storey it is advised to install another conduit from the first 75mm X 50mm draw box to another one on the upper floor for connection to a wifi-extender (consult with the provider beforehand).

The architectural practitioner must indicate this on the electrical layout plan.

6.15 SOLAR WATER HEATING SYSTEMS AND HEAT PUMPS

- Only flat panel solar panels with a black surround steel/aluminium frame will be allowed with the hot water cylinder under the roof above the ceiling or in a purpose-made cover to conceal it when

placed at the back or side walls of the house. No solar tube panels or combination units (panel and close-coupled tank directly connected) will be allowed;

- Heat pumps are allowed but must be invisible from the street or open spaces;
- No swimming pool heating elements/panels must be visible from the streets or open spaces;

6.16 PHOTO-VOLTAIC CELL PANELS & INSTALLATION

- The position of photo-voltaic cell panels must be sympathetic towards the environment and must be discussed with the control architect beforehand. Both Poly- and Mono Chrystalline panels are acceptable but **MUST HAVE A BLACK SURFACE**. Alumium frames and all structural supports and brackets must be coloured black – either by painting with an appropriate paint or enclosed by a loose black frame surround that can be attached with silicone or any other acceptable method.

Residents who wish to install solar PV systems of any form (grid-tied, hybrid or off-grid) shall submit their applications for approval on the attached form prior to committing themselves with a supplier/installer of these systems. Only installers who are accredited with the South African Voltaic Industry Association (SAPVIA) will be allowed to install PV systems in the Village.

If the position of solar panels is shown on an approved building plan, it does not mean that the installation is approved. An official and separate application has to be lodged with the Home Owners' Association at Sotheby's Realtors, 163 Church Street, Worcester. This is compulsory.

* The Application Form appears on page 29.

7 COLOURS

7.1 ROOFS

- All visible roofs to have a dark charcoal colour.

7.2 WALLS

- **White** or any of the following colours: (Plascon):



Y3-D2-2 Ivory Ridge



E16-5 Tent (Expressions)



E9-2 Woodpecker



DC 8 Papyrus 22



B12-1 Basmati



Sterling 39



D9-3 Dune Beige



River Clay 69

- **NOTE:** These are the base colours and different shades thereof can be negotiated with the Control Architect. (Above colours are scanned in and only an indication – They should be verified by using a Plascon colour palette).

7.3 PLINTHS AND MOULDINGS

- Plinths and mouldings can be painted a different shade from the abovementioned colours.

7.4 OTHER ELEMENTS

- The colours of the following elements can be negotiated with the Control Architect;
 - Doors, windows and shutters (an oiled finish may be used);
 - Support columns of balconies, pergolas and trellises;
 - Facias, gutters and rain downpipes;
- A colour chart is available at the offices of Sotheby's, AAA Paints, the Estate Manager or the Control Architect.
- **A schedule of colours must be shown on the building plans.**

(NOTE: PAINT COLOUR PALETTE CAN BE AMENDED BY DEVELOPER OR AHOA AT HIS / ITS SOLE DISCRETION)

CHECK LIST

INFORMATION TO BE REFLECTED ON THE BUILDING PLANS FOR AHOA *

ITEM	✓
SPECIAL SPACE IN- OR NEXT TO TITLE BLOCK FOR OFFICIAL STAMP	
ALLOWED COVERAGE	
REAL COVERAGE	
NORTH POINT	
BUILDING LINES	
FLOOR PLANS	
ROOF PLAN	
SEWERAGE PLAN WITH SECTIONS	
ELEVATIONS (4 minimum)	
SECTIONS (with roof pitches, eaves covering and materials0)	
POSITION OF VEHICLE ENTRANCE	
LANDSCAPING PLAN (1 : 100 scale minimum)	
SCHEDULE OF EXTERNAL FINISHES	
POSITION OF EXTERNAL LIGHTING	
ALL BOUNDARY WALLS AND PALISADES	
WATER GARDENS	
SWIMMING POOL WITH FILTERPUMP AND WATER STORAGE TANKS	
ALL PAVED AREAS	
WASHING LINES	
GUTTERS AND RAINWATER DOWNPIPES	
CONSTRUCTION DETAILS OF FLAT ROOFS	
STOEPS AND VERANDAHS	
COLOUR SCHEME	
WINDOW SCHEDULE	
DOOR SCHEDULE	
SHUTTERS	
CHIMNEYS	
WATER METER	
SEWER CONNECTION POINT	
ELECTRICITY CONNECTION POINT	
POSITIONS OF TELECOM CABLES AND DRAW BOXES	
SATELLITE DISH and OTHER AERIALS	
POSITION OF SUN- AND VOLTAIC PANELS	
POSITION OF AIR CONDITIONER UNITS AND COMPRESSORS	
HOUSE NUMBER	

*Mark with ✓ in right hand column

ALTONA VILLAGE

APPLICATION FOR THE INSTALLATION OF SOLAR PV SYSTEMS BY RESIDENTS

Residents who wish to install solar PV systems of any form (grid-tied, hybrid or off-grid) shall submit their applications for approval on this form prior to committing themselves with a supplier/installer of these systems.

Only installers who are accredited with SAPVIA will be allowed to install PV systems in the Village

The objectives of the Property Owners Association (POA) with this approval process are to ensure:

1. Safety of the local electricity network for which the POA is liable in terms of the OHS Act.
2. Quality of supply of electricity for all residents in the Village.
3. Compliance with aesthetic requirements as laid down in the Altona Village building guidelines.

Homeowners are responsible for their own electrical installations and every installation must comply with SANS 10142-1 and must be tested and certified by an accredited installation electrician upon installation of any type of PV system. Grid-tied and hybrid systems shall comply with NRS 097-2 (GRID INTERCONNECTION OF EMBEDDED GENERATION) and must be certified by a professional person (Pr Tech or Pr Eng) upon completion and commissioning.

NAME OF OWNER: _____

STREET ADDRESS AND ERF NUMBER: _____

CONTACT NUMBER(S): _____

EMAIL ADDRESS: _____

NAME OF INSTALLER: _____

ACCREDITATION/QUALIFICATION: _____

CONTACT PERSON: _____

CONTACT NUMBER(S): _____

EMAIL ADDRESS: _____

NAME OF ELECTRICIAN RESPONSIBLE FOR COC: _____

REGISTRATION NUMBER: _____

CONTACT PERSON: _____

CONTACT NUMBER(S): _____

INVERTER MAKE, MODEL AND RATED OUTPUT: _____

MAKE, RATING (Wp) AND NUMBER OF PV PANELS (**PLACEMENT TO BE APPROVED – MARKED-UP SITE PLAN TO BE INCLUDED**): _____

Property owner's signature: _____ Date: _____

LANDSCAPE ARCHITECTURAL GUIDELINES

J.d.V Landscape Studio

1. THE ALTONA VISION:

The Altona Estate covering some 364-hectares has been zoned into 1,966 erven grouped into what will ultimately be six distinct Villages served by The Altona Market, a convenience shopping centre anchored by a service station operated by Total Oil.

Altona One comprises 41 single residential erven and 35 group housing units in a security complex. Altona One has of May 2019 been fully sold out and virtually all the erven are now either developed or in the process of being developed.

The Village – a walled security estate comprising of 252 erven, will be launched in September 2019 in phases namely The Village Phase 1 & Phase 2 .

The Altona Retirement Village and The Altona Market is envisaged to commence in 2022.

Construction of The Village Security Entrance Gate & Administrative Centre, the extensive security walls passing the Village, the road system, recreational Private Open Spaces (POS) and landscaping commenced in June 2019.

1.1 AREAS TO BE DEVELOPED

1.1.1 Altona Village Two

- Site area, including erven, open spaces and roads	=	19,6Ha
- Private open spaces	=	3.9Ha
- Road verge landscaping	=	2.0Ha
- Erven and road surfaces	=	13.7Ha

1.1.2 Altona Village Three

- Site area, including erven, open spaces and roads	=	14,4Ha
- Private open spaces	=	2.1Ha
- Road verge landscaping	=	1.3Ha
- Erven and road surfaces	=	11.0Ha

2. ENVIRONMENTAL FACTORS

- The site orientates to the south and has an average gradient of 1: 38.
- The development/Worcester is situated in the winter rainfall region of the Western Cape: average precipitation is 250mm.

- There is no existing red data endemic vegetation on the site to be rescued.
 - A borehole (depth 150m) on site yields 4000lt/hr.
 - The water has a high salt content EC@25°C 350 mS/m. A nursery has been created on site to experiment with salt tolerant plants, that is to assess the percentage salt that they can tolerate being irrigated with borehole water.
 - The general top layer of soil is an accumulation of material “wash” at the foot of the mountains. It is generally a variable silty clay/sand mix containing quartz ferruginous sandstone, shale gravel and cobbles.
 - The mountain side site will be progressively contoured to channel surface storm into a large detention dam at the bottom end against the N1, from which it will then be pumped back to a High Dam on the upper slopes of the mountain, overlooking the whole Altona development. There it will be mixed with the “Brak” water from a series of boreholes to produce water to a quality which will sustain selected plant material across the greater Altona site.

3. DESIGN PHILOSOPHY

The vision is to turn the Altona Village Complex into an oasis on the northern urban edge of Worcester. It is the intention to develop the High Dam into a recreational area for the benefit of all residents.

3.1 IRRIGATION WATER

- Water stored in the High Dam will be utilised to irrigate the parklike private open spaces including street verges.
- The irrigation system is being designed to be fully automatic and irrigation will be executed during the evenings between 11H00 and 5H00.
- Private home gardens will be irrigated from Municipal mains/supply, in conformance with applicable water restriction regulations. It is recommended that home owners establish water wise indigenous plant in their gardens.

3.2 WATER FEATURES

Water features consisting of a series of ponds, wetlands and streams have been designed to channel and “polish” storm water through wetlands and reed beds before flowing into the bottom retention dam. The ponds are of scale to be in keeping with the wide open spaces.

Water from additional boreholes will be fed into the water system from the top of the site to the lower retention dam, keeping the ponds topped-up and the wetlands in working order. This will then be pumped back to the High Dam and recycled by gravitation.

Fortunately there are several indigenous plant species that thrive in salty, lagoon environments which will facilitate the creation of the oasis atmosphere.

The ponds and wetlands will be waterproofed with a DPC liner and the dam edge camouflaged with stone pack rip-raps and stream water proof Ferro-cement shells to cope with fast flowing water. The channels will be dressed with river pebbles. Rapids and weirs will be created with boulder cascades to aerate the water and avoid algae build-up.

3.3 PLANT PALETTE

3.3.1 Private open spaces, green central corridor, parks & road verges:

These areas will be irrigated with the borehole/storm water mix stored in the High Dam.

A nursery has been established on site to test the sustainability of a palette of salt tolerant indigenous and exotic plants. Plants that do well in these conditions will be propagated onsite. “Blou Kweek” *Cynodon dactylon* that grows in and along lagoons has been specified for all lawns.

This grass, when watered, mowed and maintained, becomes a neat well-knit lawn. In its natural state it grows to no higher than 250mm and shows generously in the rain season.

3.3.2 Recommended plants that are salt tolerant:

Indigenous plants:

Groundcover Plants:

Agapanthus spp

Arctotheca populifolia - Beach pumpkin

Canavalia rosea - Beach bean

Carpobrotus dimidiatus - Natal sour fig

Cotyledon orbiculate - Pig's

ears

Cyperus crassipes

Dune spinach - *Tetragonia decumbens*

Gazania regens - Trailing gazania

Kniphofia spp - Red hot poker

Mesembryanthemum spp.

Phylodryas carnosa - Beach bean

Shrubs:

Acokanthera oppositifolia - Bushman's poison

Burchellia bubaline - Wild pomegranate

Calpurnia aurea - Natal laburnum

Carissa macrocarpa - Num-num

Coleonema calycinum - Confetti bush

Hibiscus tiliaceus - Lagoon hibiscus

Erica species

Altona Village

- 33 -

Leonotis leonurus	-	Wild dagga
Leucadendron levisanus	-	Conebush
Leucospermum spp	-	Pincushions
Passerina ericoides	-	Dronkbessie
Portulacaria afra	-	Spekboom

Proteas

Tecoma capensis	-	Cape honey suckle
Thespesia garckeana	-	Snot apple

Grasses/lawns:

Blou Kweek	-	Cynodon dactylon
------------	---	------------------

Trees:

Brachylaena discolor	-	Coast silver oak
Buddleja saligna	-	False Olive
Erythrina caffra	-	Coastal coral tree
Grewia occidentalis	-	Cross-berry
Sclerocarya birrea var. caffra	-	Marula
Sterlitzia nicolii	-	Wild banana
Tarchonanthus camphoratus	-	Wild camphor
Virgilia divaricate	-	Keurboom

Exotic Plants:

Groundcover plants:

Iris spp.

Shrubs:

Aucuba spp.

Aspidistra spp.

Baptisia spp

Crinum African queen - Joseph's Lily

Cyrtmium fortunei - Holly Fern

Hedychium spp. - Gingerplant

Hosta - Plantain lilies

Liriope spp. - Lilyturf

Juniperus horizontalis

Rosmarinus officialis - Rosemarie

Tamarix spp. - Salt cedar

Lawns/grasses:

- Paspalum vaginatum (lawn) - Silt grass
Pennisetum spp.

Trees:

- Phoenix dactylifera - Date Palm
Ziziphus Mauritiana - Jujube

3.4 HARD LANDSCAPE ELEMENTS:

3.4.1 Walkways & Golf cart roads:

- Pedestrian walkways will be 1,2m wide to also accommodate golf carts and bicycles. The walkways will be disabled-person friendly with no steps or gradients more than 1:12.
- Walkways will be constructed with “corn” coloured 50mm thick clay pavers. Pathway junctions and water features will be populated with park benches and shade trees.
- The various Villages in the greater Altona Estate will be connected by pedestrian and bicycle friendly bridges which will over-sail separating roads.

3.4.2 Adventure play-areas:

- Large adventure play-areas will be erected in the various Private Open Spaces. The play equipment will be in treated gum laced together with nylon commando nets, car tyres, chains, rope and recycled materials.
- Toddler play areas will be placed at central points to provide for children to play under watchful supervision.

3.5 STREET ELEMENTS AND FURNITURE:

Special care has been taken to create an aesthetically integrated mix of street elements and furniture for Altona, from street names, direction signage, street lighting, house numbers, benches, litter bins to the Trim-park.

3.6 EXTERNAL LIGHTING:

- The Private Open Spaces will be lit with bollards, up-lighters (into the trees) and downlighters.
- The design objective is to deliver a rural Cape lifestyle, replete with stream, dammed at intervals, all to create that familiar oasis around the windmill, near the farm stead, typical of the region.
- Tree clusters will be informally grouped and scattered throughout the development.

- The main boulevards off the entrance gates into the estates will be lined with avenues of Washingtonia palms.
- Sixty percent of the open spaces will be planted with veldgrass (*Cynodon dactylon*) which does well when irrigated with “Brak” water.
- Where the properties border onto the open spaces and corridors owners are encouraged to integrate their gardens into the open spaces. Walls in these areas are limited to 1,200mm of which only 900mm may be solid, the balance as a palisade fence. The same specification will be applied between street kerbs and the front facades of homes. Front walls to streets are DISCOURAGED and in any event be limited to 1,2m high with the same with transparent fence outlined above.
- Most road reserves are designed to be 13m wide which integrated with landscaped road reserves will create green lungs within a parkland.
- The Landscape Guideline will ensure the delivery by developer and home owners of holistic, “Parkland” landscape.

4. LANDSCAPE GUIDELINES FOR PROPERTY OWNERS:

- The success of the Estate’s “Parkland” themes will depend on strict adherence to the Landscape Guidelines by property owners, especially with street facing gardens and where property gardens border onto communal open spaces and green “linkage” corridors. See the Typical streetscape and erf/communal area link sketches.
- Average property erven are relatively contained but are amplified by and through access to the extensive Private Open Space gardens throughout the Villages.
- To create the “Parkland” environment boundary fences visible to the street and communal open spaces will be limited to 1.2m high. Such a wall will contain pets but not be enough to separate the vegetation in the “greenbelt” from the vegetation in individual gardens, making for a seamless whole. Security fencing or walling of usually 1.8-m to 2.1-m will not be necessary as the greater Estate is separated from external roads by an electrified fence on top of a generally structural wall.
- The guidelines, when enforced, will contribute substantially to the environment which the developer has envisaged.
- The garden sections bordering on to open spaces and road reserves need to be natural and informal, planted with recommended plant species, to achieve the uniform theme of the estate.

- Road verges and communal open spaces will be landscaped, irrigated and maintained by the Home Owners Association. The Developer will plant tree avenues along the road verge to give each street its own identity and character.
- The home owners, who have properties bordering on the communal open spaces and green corridors, should contact the resident Landscape Architect to discuss options to integrate the property boundary landscaping and the edge planting of the communal open spaces, to avoid an abrupt visual boundary between the two zones.

4.1 GARDEN DESIGN:

- The landscape design in the communal open spaces and road verge will comprise informal shrub bed/lawn edging lines to create the “Parkland” theme. Due to the limited garden space/widths in the property gardens, the inner shrub beds and shrub planting can be formal (straight lines), facing the dwelling. Outer bed lines facing the communal open spaces have to be in natural, informal, curves, so that it will integrate with the communal spaces. Shrub beds should not be narrower than 750mm. As previously stated, lawn areas have to be limited, their area widths not to be narrower than 2.5m. Lawn areas should not exceed 25% of the remaining soft landscape area of the property.
- Trees should be planted into shrub beds to avoid lawn areas dying back, due to a lack of sun light.
- A Plant List has been supplied indicating the species of trees, shrubs, groundcover plants and creepers that should be planted in gardens.

4.2 BOUNDARY FENCING & WALLS:

(Also refer to the Architectural Guidelines).

Fences on erf boundaries bordering on road reserves, communal open spaces and green corridors, where required, may only be 1.2m high walls. Lateral erf boundary walls have been specified in the Architectural Guidelines.

4.2.1 Transparent Fencing:

Transparent fencing, (Beta or Clear View – epoxy coated) will not be allowed for boundary fencing. However, it can be erected within shrub beds as support for shrubbery and creepers..

4.2.2 Garden “werf” Walls (1.2m high):

1.2 m garden “werf” walls to be constructed with clay or cement bricks: cement blocks are not permitted. (see Architectural Guidelines for specifications).

4.2.3 Timber screen fencing:

Timber screen fencing will not be permitted as boundary fencing, but will be allowed to screen patios, kitchen yards, herb gardens, swimming pool areas, refuse areas, rainwater tanks and pool filtration pump units. Balau, Tanalith treated SA Pine planks, Tanalith treated gum poles and laths are permitted as materials, to erect the screens. (See photo images for typical screens permitted).

4.3 HARD SURFACES IN THE LANDSCAPE:

Artificial lawn and Astro-turf will not be permitted as a surfacing material in the garden, except in courtyards not visible from the exterior of the dwellings.

4.3.1 Stepping-stones:

Only square, oblong and rectangular flag stone units will be permitted, spaced 100mm apart, in straights. 100mm spacing will be sufficient for low groundcover plant growth/coverage. No round, free formed, tree trunk sections will be permitted as stepping elements.

Stepping/flagstones can be:

- Precast textured or colour impregnated concrete slabs.
- Timber or mock concrete railway sleepers.
- Brick paving on concrete bases.
- In-situ concrete casted slabs with exposed aggregate or colour impregnated finish.
(See photo images of permitted stepping stones)

4.3.2 Brick/cement cobble paving:

- Clay brick pavers, 50mm thick, are preferred. Pavers can be laid butt jointed or with a 5mm joint, cement grouted. Where cement pavers/cobbles are to be used, the pavers/cobbles must be colour impregnated; charcoal, browns or beiges and butt jointed.
- Paving edges must be ended with a 200mm wide paver/cobble, anchored on a 200mm wide x 100mm deep strip foundation. See photo images of permitted paving.

4.3.3 In-situ concrete cast paving:

In-situ concrete cast paving to be laid in 2m x 2m sections, if not reinforced. Paver or cobble edging always finishes off the insitu concrete paving edges. See photo images of in-situ concrete casted paving.

4.3.4 Timber decking:

Decks can be constructed of Balua, Garapa and Tanalith treated SA Pine. Care is to be taken with the spacing of joists to ensure that there is no movement in deck planking. Timber sub-structures are to be sealed for damp. Timber decks more than 1000mm above ground level must be fitted with a handrail, 900mm high. (See photo images of the timber decking).

4.4 RETAINING WALLS:

Natural/planted embankments should not have slopes steeper than 1:1,5. Where steeper the 2 level differences must be retained. No flexible retaining walls will be permitted i.e.; Löffelstein, Terra Force etc. Retaining walls can be constructed with gabions, brick and plastered (with coping on top), timber railway sleepers, dry stone pack walls, natural stone clad brick walls or off-shutter concrete. See photo images of the proposed retaining walls.

4.5 WATER FEATURES:

No drop-in or prefabricated water feature pond or water containers are permitted. Water features have to be built with brick and waterproofed or by constructing a 40mm thick ferro-cement shell, that has to be covered with pebbles, to hide the shell. A bio-filter can be added which serves as a mini-wetland feature, to polish the water. Water features in the street front gardens have to be safe from the public moving through the communal open spaces. See photo images of proposed water features.

4.6 SWIMMING POOLS:

Refer to Architectural Guidelines for pool specifications.

4.7 GARDEN LIGHTING:

- Light pollution must be limited and garden lighting to be louvered directing the beam groundward. Garden lighting should only give direction along pathways and steps.
- Uplighters into trees will only be permitted in enclosed courtyards. Pathway lighting pedestals must not be higher than 650mm above pathway level.

4.8 PLANTING PALETTE:

4.8.1 Natural surfacing material in the gardens:

See the attached photo images of natural materials that could substitute groundcover plant coverage in shrub beds. These materials will still supply the natural/organic atmosphere, without requiring any irrigation water.

The natural shrub bed surfacing materials are:

- Bark.
- Wood chips.
- Crusher stone.
- Peach pips.
- Pebble wash.
- River pebbles.

4.8.2 **Lawns:**

Laws: The only lawn that is accepted is “Blou Kweek” *Cynodon dactylon*. Kikuyu lawns are not allowed. Lawns should be laid to a minimum 1:50 slope to ensure that bonding does not occur.

4.8.3 **Trees:**

<i>Vachellia xanthophloea</i>	-	Fever Tree
<i>Celtis Africana</i>	-	Witstinkhout
<i>Combretum erythrophyllum</i>	-	River Bush Willow
<i>Curtisia dentata</i>	-	Assegaaï bos
<i>Erythrina lysistemon</i>	-	Coral Tree
<i>Nuxia floribunda</i>	-	Vlier
<i>Searsia pendulina</i>	-	Wit Karee
<i>Syzygium cordatum</i>	-	Water berry
<i>Salix mucronata</i> ssp. <i>Woodi</i>	-	Cape willow

4.8.4 **Shrubs:**

<i>Baleria obtusa</i> “blue” <i>Baleria</i>		
<i>Carissa bispinosa</i> Num-Num		
<i>Coleonema album</i>	-	Confetti Bush
<i>Eriocephalus</i> spp.	-	Wild Rosemary
<i>Euryops</i> spp.	-	Rivierharpiusbos
<i>Hypoestes aristata</i>	-	Ribbon Bush
<i>Jasminum multipartitum</i>	-	Bush Jasmine
<i>Leonotis leonurus</i>	-	Wilde Dagga
<i>Makaya bella</i>	-	Forest Bell Bush
<i>Metalasia major</i>	-	Kruitjie-roer-my-nie
<i>Plumbago auriculata</i>	-	Syselbos
<i>Searsia crenata</i>	-	Dune Crow-Berry
<i>Salvia chamelaeagnea</i>	-	Bloublomsalie
<i>Tecoma capensis</i>	-	Burnt Orange
<i>Tarchonanthus camphoratus</i>	-	Wild Camphor

4.8.5 **Ferns and Rattios (reeds):**

<i>Asparagus Africana</i>	-	Bush asparagus
<i>Cyperus textilis</i>	-	Mat Sedge
<i>Cyperus</i> “Nanna”	-	Miniature <i>Cyperus</i>
<i>Elegia capensis</i>	-	Fountain reed
<i>Elegia tectorum</i>	-	Dakriet
<i>Thamnochortus cinereus</i>	-	<i>Albertinia</i> dekriet

4.8.6 **Bulbs:**

<i>Agapanthus</i> spp	-	Blue Lilly
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Aristea major	-	Blousuurkanol
Chlorophytum comosum	-	Hen & Chickens
Clivia miniate	-	Clivia
Dierama pulcherrimum	-	Fairy Bells
Dietes spp.	-	Wild Iris
Kniphofia spp.	-	Red Hot Poker
Tulbaghia violacea	-	Wild Garlic
Watsonia spp.	-	Kanolpypie
Zantedeschia aethiopica	-	Arum lily

4.8.7 **Groundcover Plants:**

4.8.7.1 **Permanent Groundcover plants:**

Arctotis spp.	-	Botterblom
Asystasia gangetica	-	Asystasia
Bulbine spp.	-	Rankkopieva
Felicia spp.	-	Wilde-aster
Gazania spp.	-	Gousblom
Helichrysum spp.	-	Kooigoed
Lampranthus spp.	-	Vygies
Osteospermum spp.	-	Rank margriet
Pelargonium spp.	-	Pelargonium
Plectranthus spp.	-	Blue Spur Flower
Sutera spp.	-	Sutera

4.8.7.2 **Pioneer groundcover plants:**

Carpobrotus spp.	-	Suurvygie
Othonna spp	-	Bobbejaankool
Crasula spp	-	Jade Plant
Disphyma crassifolium		

4.8.8 **Permitted exotic plant materials:**

Hydrangea Blue	-	Christmas Roses
Rose spp.	-	Icebergs (floribunda or standards)
Rosemarinus officinalis	-	Rosemary
Olea mission	-	Fruit bearing olive trees.
Passiflora ligularis	-	Granadilla creeper on trellises.
Wisteria sinensis	-	Wisteria for pergola coverage.
Lavendula dentata	-	French lavender.

Altona Village
- 41 -

The Rural Cape Vernacular Lifestyle theme, within the proposed “parkland”, will only be accomplished if all the home-owners abide by the Landscape Guidelines and so integrate dwelling gardens with road verges, green corridor links and private open spaces.

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Stepping Stones



Brick Paving



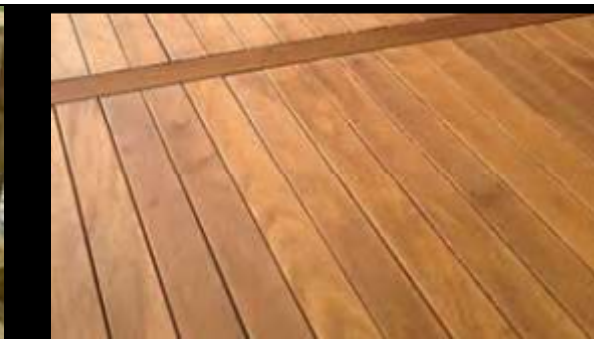
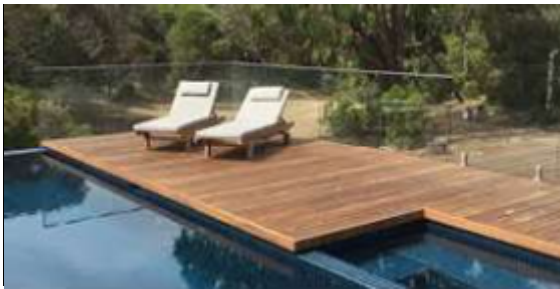
Landscape Guidelines – Typical Timber Fence Details (inside the property and not as boundary wall)



In situ casted concrete paving Exposed aggregate or impregnated colour finish



Timber decking



Retaining walls



Waterfeatures



Garden lighting



Water wise shrub bed fillers



Bark

Crushed stone

Pebbles



Peach Pips



River pebbles



Wood chips

