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Menslike Nedersettings, Beplanning en Ontwikkeling **Human Settlements, Planning and Development** 

Collaborator No.:

2318914

Reference / Verwysing: Portion 7 of the farm Buffelsfontein No 204, Division George

Date / Datum:

13 December 2024

**Enquiries / Navrae:** 

**Primrose Nako** 

Email: neldek@mweb.co.za

**NEL & DE KOCK** P O Box 2359 **GEORGE** 6530

## APPLICATION FOR SUBDIVISION AND SITE DEVELOPMENT PLAN: PORTION 7 OF THE FARM **BUFFELSFONTEIN NO.204, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the applications applicable to Portion 7 of the Farm Buffelsfontein No. 204, Division George:

- 1. Permission in terms of Section 15(2)(I) of the Land Use Planning By-Law, 2023 for the approval of a Site Development Plan and Landscape Plan for the proposed development on a portion of Portion 7 of the Farm Buffelsfontein No. 204, Division George (unregistered Erf 1585, Herolds Bay) as required per Condition 23 of the Municipal approval letter dated 10 January 2022 for the group housing site (portion 104) and the gate house to the Herolds Bay Country Estate attached as Annexure A - Site Development Plan no 30\_00 Revision K dated 2024.10.09, typical unit plans A- F (32x plans), Gate House plan, Plan no1701561/C/R200 and sheet no. HBCE-001FEB2023-001/009 dated 2023.06.28 (x15 plans), Municipal Circle Walkway layout Drawing no. 1701561/C/PH2B/R06 and Landscape Plan, Plan 30\_01 dated 2023.11.16;
- 2. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-Law, 2023 of condition 48 of the approval letter dated 10 January 2022 for the amendment of the Architectural Guidelines (previously approved 30 September 2022) attached as Annexure B.

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

#### REASONS FOR DECISION

- a) The proposed SDP and Architectural Guidelines meet the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
- b) The SDP and related documents comply with the conditions of approval dated 22 November 2022.









- c) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, and development rights as approved.
- 3. That the Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law, 2023 of a portion of Portion 7 of the Farm Buffelsfontein No. 204 (unregistered Erf 1585, Herolds Bay), George, as shown on Plan No. HDB/D/200-4 dated November 2023 BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

#### **REASONS FOR DECISION**

- a) The proposed subdivision is merely to create full title erven in lieu of sectional title units.
- b) The proposed subdivision will not detract from the initial proposed development for this portion of the Herolds Bay Country Estate viz. group housing units.

Subject to the following conditions imposed in terms of Section 66 of the said By-law, namely:

#### CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT General conditions

- 1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision approval shall lapse if not implemented within a period of five (5) years from the date it comes in
- 2. This approval shall be taken to cover only the subdivision application as applied for and indicated on the subdivision plan no. HDB/D/200-4, drawn by Nel & De Kock Town Planners attached as "Annexure C" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

#### Implementation of the Subdivision

- 3. The approval will only be regarded as implemented on the approval of the General Plan Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.
- 4. An approved General Plan Diagram, which shows the street names, be submitted to the Directorate: Planning and Development for record purposes.

#### Notes:

- Submit a copy of the Environmental Authorisation and EMPr approved for Portion 104 as a group housing site (Refer to ECO letter) for record purposes.
- Conditions of approval letter dated 10 January 2022 still applicable.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George on or before 25 JANUARY 2025 and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.







Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

**H KOCH** 

**SENIOR MANAGER: SPATIAL PLANNING** 

C:\scan\Portion 7 of farm 204 Buffelsfontein ( Subdivision & SDP Approval) Nel & De Kock.docx

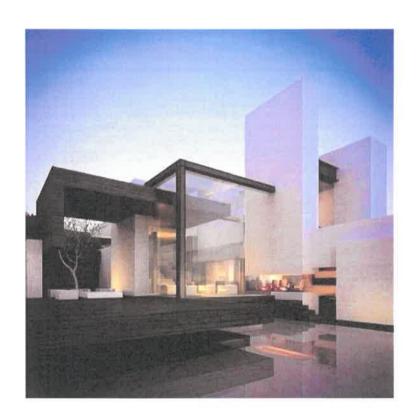








# ARCHITECTURAL AND LANDSCAPE **DESIGN GUIDELINES**



# MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

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SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

Rev. 2024.07.30

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#### 8. SITE SERVICES

- 8.1 Service pipes.
- 8.2 Satellite dishes and aerials
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MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George

Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

#### 1. BACKGROUND

Herold's Bay Country Estate is in a magnificent natural rural environment with a mountain and coastal backdrop.

It is important therefore that all development is done within a meaningful design framework with the following determinants:

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

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

Country Estate Stands: No 1-102

- Houses on stands of average 880m<sup>2</sup> in size minimum house size 250m<sup>2</sup>
- Country Estate Houses design to be Modern & Modern Farm Style

Group Housing Stands: Stand 103, 104 & 105.

- Group housing minimum size 190m<sup>2</sup>.
- Group Housing designs to be modern with flat & mono-pitched roofs to enhance views.

#### Commercial Stand

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

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

#### 2. AESTHETIC STANDARDS AND APPROVALS

This guideline document serves as a guide for the development of Herold's Bay Country Estate. The National Building Regulations, Municipal Bylaws (George Municipality Integrated Zoning Scheme Bylaw - September 2017) and requirements of the NHBRC are also applicable.

These guidelines are managed by the Design Review Committee (DRC) for Herold's Bay Country Estate and may be revised from time to time if necessary.

The Homeowners Association (HOA) will conduct site inspections of

construction during the following stages:

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

#### 3. THE DESIGN REVIEW COMMITTEE (DRC)

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

The DRC is represented by the following parties:

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

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#### 4. ARCHITECTS + ENGINEERS

Only qualified professional registered and local architects and engineers may design houses on Herold's Bay Country Estate.

A panel of a local architectural firm will be appointed by the HOA and

Developer to attend to the interests of property owners.

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#### 5. APPROVAL PROCEDURES - DRC

The following are required for evaluation and approval during the submission of building plans:

#### 5.1 Stage 1

- 5.1.1 Sketch plans at a scale of 1:100.
- 5.1.2 Completed checklists (see 13).
- 5.1.3 A geotechnical report for the soil conditions on the property.
- 5.1.4 A non-refundable scrutiny fee of R7 000.

  Additional plan submissions will cost R1 500 each.

#### 5.2 Stage 2

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

Submissions will be approved within 21 days. As soon as the DRC has approved and endorsed an application it may be submitted to George Municipality by the consulting architect for approval.

Plans approved by the DRC will be valid for 3 months.

On completion of construction a surveyor's height certificate must be submitted to verify the correct heights.

#### 6. CONSTRUCTION TIME

Construction of a home must start within 18 calendar months of the property transfer from the Developer to the first owner. Failing these penalties will be levied and the Developer has the right to buy back the property at the original purchased price.

To ensure a minimum of disturbance to other residents the construction of a home should be completed within 12 months.

#### 7. ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

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

https://www.Heroldsbaycountryestate.co.za

 The latest guidelines shall be applicable when making application to develop.

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#### 7.1 Design principles

Buildings and structures must fit the landscape.

The famous American architect Frank Lloyd Wright said that "a house must be of the hill and not on the hill".

Gardens must create a link between houses, streetscape and the greater landscape.

Herold's Bay Country Estate lies on the coastal plateau close to the ocean with magnificent views of the ocean and Outeniqua mountains. Immediate views are onto pastoral lands and lake. This is an opportunity to develop a modern style that enjoys the views and responds positively to the micro-climate. Various distinctive design precincts will be developed.

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

#### 5 Rules of Modernism:

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

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#### 7.2 Style

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

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

#### 7.3 Climate and micro-climate

The climate of Herold's Bay Country Estate is specific and has an influence on Buildings and lifestyle.

It is important to harness sunshine and wind in the creation of comfort.

#### 7.4 DEVELOPMENT COVENANTS

#### 7.4.1 RESIDENTIAL ZONE 1: DWELLING HOUSES

#### Height and span width:

- There is a maximum height restriction of 6.5m to wall plate level and8.5m to the roof ridge.
- Construction within a height of 8.5m measured from the natural ground level vertically at any point. Chimneys are exempted from this rule but may extend to only 1m above the ridge height. This height restriction allows for a ground and first floor. The correct height must be verified on completion of construction by a surveyor's height certificate.
- Lofts are not permitted.
- Internal span widths should be within 4.5 to 8m to provide scale. This is also a function of height.
- A granny flat not exceeding 60m2 in size is permitted if it forms part of the main house structure and is not loose standing.

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#### 7.4.2 BUILDING SETBACKS AND COVERAGE

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

#### 7.4.3 GROUP HOUSING

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

#### 7.4.4 COMMERCIAL:

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

- Height maximum: 8.5m measure vertically from any point on the natural ground level.
- Floor factor 1
- Coverage 75%
- Building lines:
  - o Structure 8m from centre line of road
  - o Rear + side 0m.
  - Offices: Street 6.5m
     Site and rear 3m
- Parking:
  - Supermarket 4 bays/100m² GLA
  - Service station 8 bays plus 4 bays/100m<sup>2</sup> GLA
  - Offices 4 bays/100m<sup>2</sup> GLA

#### 7.4.5 Access

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

#### 7.4.6 Special stands

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

#### 7.4.7 Privacy and views

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

#### 7.5 Roofs

- 7.5.1 Low-pitched roofs must have a pitch of 5 degrees.
- 7.5.2 Mono-pitched roofs (lean to) may not be flatter than 5 degrees.
- 7.5.3 Flat concrete roofs are main roof forms but fragmented in different levels, mono pitched roofs are encouraged on concrete flat roofs with the intention of enhancing sun light into the homes.
- 7.5.4 Pitched Roofs with gables are permitted on the Country Estate Stands, designs must enhance the modern farm house style subject to DRC approval.
- 7.5.5 Materials and colour

The following roof covering materials are permitted:

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

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#### 7.6 Fascia's, gutters and rainwater downpipes

- 7.6.1 The height of facias may not exceed 150mm and finished with dark varnish on treated timber or painted fibre cement. A small prepainted metal cover strip for protection from the elements may also be used. No white painted fibre cement facias are permitted. See fascia detail.
- 7.6.2 Gutters must be pre-painted extruded aluminium with a half round or square profile. The minimum size of a gutter must be used for the specific application.

The gutter colour must be the same as the roof sheeting. No white gutters are permitted.

Downpipes must match the colour of the walls.

#### 7.7 Walls, materials and finishes

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

- 7.7.1 DRC approved Dry pack natural stone sourced in the Southern Cape for a 1m high plinth or chimneys see diagram.
- 7.7.2 Textured plaster to approval.
- 7.7.3 Smooth plaster with textured paint finish wall colours are to comply with the Herold's Bay Country Estate colour palette.
   Colours with a low reflectance will be used for each cluster of houses.
   No more than two complimentary colours may be used on a house.

#### 7.8 Chimneys

7.8.1 Chimneys must compliment the house style. Chimney details see detail.

#### 7.9 Doors, windows and shutters

The following materials are permitted:

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- 7.9.1 Epoxy powder coated aluminium in approved colours to match house wall colour.
- 7.9.2 Aluminium shutters to match 7.9.1
- 7.9.3 Garage doors single or double, golf cart doors are allowed.
  Garage doors are permitted with not more than two adjacent to each other within a wall plane. No timber garage doors are permitted.
  Garage doors must not dominate the street elevations of a house.
  Materials: horizontal sectional overhead type in aluminium/ fibre glass colour to match house windows/doors.
- 7.9.4 Window and door proportions may be both vertical and horizontal. Only rectangular shaped windows are permitted.

#### 7.10 Verandas, pergolas and balconies

Verandas, pergolas and balconies may be constructed out of rectangular galvanized steel, steel may also be cladded with timber or aluminium cladding Steel or masonry columns may be used to support pergolas on concrete bases

The minimum size of masonry columns is 345 x 345mm.

Steel columns may be 70 x 150mm.

Private verandas may not be deeper than 4.5m.

No round or stylized columns may be used for verandas.

Balconies must be planned for maximum privacy and should be integrated into the house design. Size and extent to be approved by the DRC.

Balustrades may be fixed on top of decks or side mounted.

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#### 7.11 Plinths and columns

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

#### 7.12 Retaining walls and structures

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

#### 7.13 Boundary walls and fences

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

- 7.13.1 Boundary/yard walls in plastered masonry must be a visual extension of the main forms of the house and must have the same finishes. Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines. Where plastered masonry boundary walls must be used in combination with timber or clear view fencing. Where possible the street boundary should not be fenced or walled.
- 7.13.2 Side and rear boundaries: the side and rear boundaries may be enclosed with a metal fence (Clearview) with a maximum height of
  - 1.1.5m colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.
- 7.13.3 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (Clearview) may be used with a maximum height of 1.5m
   Colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.
- 7.13.4 Kitchen yard walls may be 2.1m high. Measured from the yard floor.
- 7.13.5 Gates: in matching hardwood (Garapa) or aluminium.
- 7.13.6 Boundary or yard walls must be securely constructed to include a square drip moulding above to details. The tops of walls to be sealed.
- 7.13.7 No precast concrete walls are permitted.
- 7.13.8 The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

#### 7.14 Swimming pools

- 7/14.1 Pool fences or enclosures to be erected to comply with National Building Regulations. Colour as 7.13.3
- 7.14.2 Pools may not be constructed closer than 3m from a boundary and may not be above ground (porta pools).
- 7.14.3 Pool filtration installations and heat pumps must be properly screened not to be visible or to create a noise.
   Filter backwash must comply with environmental regulations.
   Dark coloured pools are encouraged. Pools must reflect the shape of the house.

# MUNISIPALITEIT GEORGE MUNICIPALITY

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#### 7.15 Timber decks

Due to steep slopes in parts of Herold's Bay Country Estate timber decks may be used as an extension of living areas of a house.

This alleviates the large-scale construction of retaining walls and fill.

Buildings thus float in the landscape.

The maximum height of a timber deck above natural ground is 1.5m or as approved by the DRC and should be planted below.

Decks must cantilever at least 500mm past supporting columns, supporting columns may not be visible.

Treated timber is important for the construction of timber decks in accordance with regulations. Decking to be in Garapa hardwood.

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#### 7.16 Materials, finishes and important details

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

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

#### 7.17 Balustrades

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

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

#### 7.18 Site parking and carports

7.19 Outbuildings

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

# MUNISIPALITEIT GEORGE MUNICIPALITY

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An outbuilding may not be larger than 20% of the gross area of the main

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

#### 7.20 Security

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

#### 8. SITE SERVICES

#### 8.1 Service pipes

Sewage and waste pipes must be housed in ducts within walls and not surface mounted on the external walls of a house.

Only stub stacks may be exposed to a height of 500mm above floor level.

#### 8.2 Satellite dishes and aerials

May not be visible from the exterior.

## 8.3 Telephone fibre and electrical cables

Must be underground.

8.4 Air-conditioning

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

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#### 8.5 Solar hot water or photovoltaic panels

Only flush mounted panels are permitted on roofs with permission of the DRC. Colour must match roofs - no syphon solar hot water tanks that are exposed are permitted and only remote systems are allowed.

The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and approval. This installation must fit in with the architecture. No solar roof tiles are permitted.

#### 8.6 Refuse, drying yards and storage of LP gas cylinders

These must be screened behind walls.

#### 8.7 Electrical and irrigation cupboards

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

#### 8.8 Rainwater tanks

Water saving appliances are encouraged.

Rainwater tanks must either be screened in yards or in special brick/stone clad structures and must not be visible - to DRC approval.

5000l store capacity- Estate stands

2500l store capacity - high density Group housing stands

#### 8.9 External and site lighting

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

#### 8.10 Paving

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

#### 8.11 House numbers

lvsistemon

(medium)

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

#### 8.12 Maintenance of the exterior of homes and gardens

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

#### 9. GARDEN AND LANDSCAPE DESIGN

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

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

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

Celtis africana

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

Celtis Africana Witstinkhout Fast growing good bird trees.

Searsia Bostaaibos Good spring and autumn colour.

Chirendensis Koraalboom These are large and medium-large trees respectively. Beautiful winter flowers of bright orange and red, attracting nectar feeding birds. The

paving.

roots are robust - do not plant near



#### TREES: Large evergreen - plant away from homes

Olea Europa subsp. africana

Olienhout

Large evergreen trees will block out winter sun from houses. Slow to moderate growth rate - good bird trees. Can cope with drier

conditions. Rounded tree.

Ekebergia capensis

Sideroxylon inerme

Essenhout, Cape

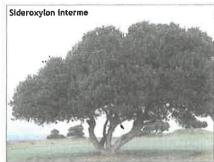
ash.

Melkhout. Milkwood. Very large tree plant in area that allows for such a beautiful specimen tree. Prefers some moisture. Knysna Touraco (Loerie) loves this fruit.

Moderate growth rate tall tree. Moderate to large tree. Very slow growing, rounded shape. Not suitable close to the house as their flowers have an unpleasant smell. Very tough tree, an endangered sp. deserves a place on common ground.

Tolerates sea winds very well.





Vepris lanceolata

Vachellia karroo

Vepris lanceolata

Wit ysterhout, White iron

wood.

Elegant tall tree with shiny bright leaves, forming crown of moderate spread. Fast growing. Prefers welldrained soil. Birds love it. Tolerates

wind well.

Vachellia karroo

Soetdoring

Endemic to the area, beautiful lightspreading crown. Lovely yellow flowers in summer. Fast grower.

Does drop thorns (not much).

Nuxia floribunda

Vlier

Pretty rounded crown. Shiny leaves with pale cream flowers in winter. Prefers some moisture. Fast grower.

Appodytes demidiata

Rooi peer

Upright tree leaves small and shiny on reddish leafstalks. Pale cream

flowers in summer - grows moderately fast on most soil types.

llex mitis

Without

Very neat upright tree with dense mid-green leaves, compact growth pattern. Makes a good screening tree. It would need to be watered

Cassine sp.

Saffraan

regularly. Moderate growth rate. Neat roundish toothed leaves on a tall slender tree. Some family

members are shorter than others. Size of tree depends on soil, water

and wind conditions.

Nuxia floribunda

Pterocelastrus

Kershout

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ENIOR MANAGER: TOWN PLANNING SENICA BESTUURDER: STATSBEPLANNING Shining, light green rounded leaves on reddish stalks. Seeds are conspicuous, horned capsules a very handsome tree which mostly grows near the coast. The closer to the coast, the smaller the tree. Further away and in a more sheltered position, it is larger. It can

#### TE - ARCHITECTURAL + LANDSCAPE DESIGN GUIDELINES

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SENIOR BESTUURDES! STATEBERLANNING

Syzigium cordatum

Waterbessie

thus become a large evergreen treat the edge of the forest. A very versatile and handsome tree. It is however seldom available at nurseries as it is does not propagate easily.

Has a neat green leaf, creating a compact rounded crown. Flowers cream, followed by red to purple berries, loved by birds. Moderate crown with very little nuisance value. It likes being watered and fertilized for best results. Handles wind very well.











#### TREES: Small to medium mostly evergreen

Pittosporum viridiflorum

Kassuur

Tough, neat tree with light green rounded crown and a good branching pattern. Bears sweet smelling cream flowers in abundance. Becomes a delightful tree when given garden care. Makes a good street tree.

Moderate to fast growing.

**Tarconanthus** camphoratus

Wild camphor bush

Thrives on drier rocky or sandy sites and tolerates very harsh conditions. It has lovely, twisted stems with long narrow leaves of grev on the upside and a downy white on the reverse. Cream flowers are borne in abundance followed by brown seed heads which then split open to release fluffy white seed balls which make excellent nesting material for birds.

Buddleia saligna

Witolienhout, false olive

Neat, fast growing upright tree. It branches from the bottom of the stem can thus be clipped into a hedge. Leaves are very narrow, grey above, paler below. Prefers a welldrained slope, but not too dry. Has lovely cream flowers in winter, turning brown later. Handy tree for quick screening.

Rapanea melanophloeos Cape beech, **Boekenhout**  A pioneer tree. Medium to fast growth depending on conditions. Neat upright shape. Leaves and talks show interesting hues of purplish mid

greens. A very distinct live tree. Makes a very good group planting, creating an

immediate effect.

Euclea racemose

Sea guarri

Small, neat green leaves on a small, neat tree. Difficult to come

bv.

Diospyros sp.

Blue bush, Star apple. Neat trees as the above, with fruit and leaves differing slightly.

Diospyros whyteana Bladdernut

This is a specie growing on the forest fringe. The leaves are small. shiny and pointed. They are covered by russet hair on them undarcidac

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SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

Osyris compressum

Colpoon

Brachyleana discolor

Coastal silver

Indigofera cylindrico/divarica te/jucunda

Pavetta rotundifolia and P. lanceolate Revoluta Bruidsbos

Canthium mundianum Klip els

Kiggelaria africana

Wild peach.

The winged seeds are very attractive. Once established the growth rate can be fast to moderate. This tree can be trimmed either into a lollipop or a shrub. In its natural state it will be spreading but always compact and neat. It thrives under large trees or in the open. It is ideal for screening purposes on the southern and eastern sides of the house.

Large shrub, pale grey-green leaves. Clips well as its re-sprouts readily. Birds love the berries. Solid strong grower with a bold statement.

Rounded crown with large, toothed leaves. The topside being grey green and the underside a very white showing beautifully when blown in the wind. Very fast growing and exceedingly tough.

Delightful small spreading garden tree with fine leaves bearing racemes of pink/white flowers. Will grow in moist, clay conditions. Does not like dry conditions. Planting under it is perfect for other shade loving plants.

The two species are the only ones occasionally propagated from this very charming family of plants. They range from small to large shrubs, also small trees, depending on their growing conditions. They both have spectacular white flowers. Borne in abundance on the backdrop of shiny deep green leaves. Pavetta revoluta makes a very good specimen in a large planter.

Grows on the forest edges in clumps making a strong statement of symmetrically carried branches on upright stems with pale grey bark. Itis deciduous and has small leaves turning a soft yellow. Berries loved by birds. A very worthwhile tree which does not mind a dryish spot.

Pioneer tree which propagates itself freely. Fast growing, evergreen, columnar in shape. It is best known as a host tree to caterpillars, who change into wonderful, rare butterflies.















Virgilia sp.

Keurboom

Pioneer trees, best grown in clumps, die quite quickly or fall over in the wind. They act as good nurse trees for other slow growing species such as Milkwood. Their fine leaves and pea-like flowers are delightful.

Gonioma kamassi

A very useful tree to create scale in the landscape. It has a non-invasive root system and can therefore be planted close to the house where a large high wall needs softening. It is evergreen with sweet smelling small white flowers. The shape is upright. It grows well in moist soil types and prefers a cool aspect.

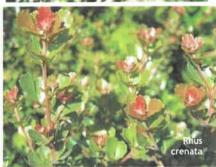
Halleria lucida

Tree fuschsia

A very fast growing, shiny leave, smallish tree. It carries its tubular orange flowers directly onto the stems of the tree. The nectar loving birds are very partial to this tree. It prefers a cooler aspect than a warmer one. This tree needs regular pruning as it has a twiggy appearance. Makes a good companion plant to the Kamassie.











#### SHRUBS: Large - up to 2m tall

Searsia crenata

Duinekraai-

**Bessie** 

Very neat, rounded, tough, small-leaved, spreading shrub. Indispensable for screening on windswept coastal

positions. Waterwise.

Acokanthera oppositifolia

Common poison

bush

A very pretty, useful specimen for challenging environments. It grows very upright with interestingly arranged leaves. They are maroon

Ish/green in colour.

The flowers are white and sweet smelling. This plant forms a natural thicket along with Boekenhout and Diospyros. It also makes a good hedge. Waterwise. The entire plant is however poisonous and should not

A lovely large semi-shade loving

beaten.

plant which has large shiny green leaves with masses of yellow flowers, followed by berries which are eaten by birds. May be pruned into a rounded small tree or left as a shrub. The more sun it receives the

smaller the leaves but the more flowers - and vice versa.

An excellent screening plant for a southern/eastern aspect.

Psychotria capensis

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Grewia occidentalis

Kruisbessie

Endemic to the Southern Cape. It tends to be lanky, growing in forest margins, climbing into trees. On the coast it grows amongst Searsia crenata and other species.

Creating a very pretty plant palette spotted with its pale mauve flowers. It does not seem to like hard pruning; taking a very long time to recover. Plant where it can sprawl. Waterwise.



Cassinopsis illicifolia

Portulacaria afra

Spekboom

Shiny leaved, large, rounded shrub. It bears beautiful large berries. It also has a neat pair of thorns - this makes it very effective as a secure hedge. Waterwise.

It is a succulent type of plant with round leaf as well as beautiful pink flowers all summer long. Can be clipped as a hedge or left as a sprawling shrub or grown as a

container plant. They can be grown from a cutting with ease. Waterwise.



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#### SHRUBS: Medium size, up to 1m

Coleonema sp.

Has fine leaves and small

pink/white flowers in spring. It needs

full sun

and well-drained soil. Waterwise.

As above but with a slight grey Greenleaf

and white flowers.

Polygala sp.

Metalasia sp.

September bos

Growth forms can differ a lot. All bear mauve pea-like flowers. Easily grown and self-seeds.

Acmedenia sp.

Agathosma sp.

Barleria sp.

Buchu Small aromatic shrubs. Prefer warm, sunny situations. Waterwise.

> Drought tolerant, very versatile group of medium sized shrubs to extensively scrambling plants. Excellent to stabilize and

cover embankments.

Euryops sp.

Yellow daisy

Very tough group of shrubs.

Flowering in profusion. Prefers full sun. Need to be cut back strongly

after flowering.

Leonotus sp.

Klip/wilde dagga

Fast growing, large shrubs. Bearing a profusion of orange flowers in autumn.

Loved by nectar-feeding

birds.

Monilifera

chrysanthemoides

**Bietou** 

A pioneer shrub with masses of yellow flowers. Plant with trees as "nurse"

plant. Remove as plant becomes

senescent.

Discorista, Hemizvgea. Orthosithon. **Freylinea** 

This shrub group is very suitable as garden subjects. They all bear charming flowers of blue to mauve and white. They do well with additional

feeding and watering.

After flowering, cut them back as much as required. They will all look good left to grow naturally or clipped into

rounded shrubs or hedges.

and Phygelius capensis

These are both charming subshrubs, bearing a profusion of flowers in summer. Good soil and watering

required.











Pentas lanceolate

Salvia Africana, other Salvia sp, Artemesia sp., Stoebe sp., Rhagoda sp., Eriocephalus sp.

Duine salvia

This group of shrubs makes very tough interesting additions to the garden with their grey green leaves.

Soutbos Kapokbos MUNISIPALITEIT GEORGE MUNICIPALIT

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Ř MÁNAGER: TOWN PLANNING BESTUURDER: STATSBEPLANNING

Plumbago and Tecoma capensis

**Fynbos** 

Really reliable stalwarts, growing into dense bushy plants, covered respectively in blue/white and

yellow/red/

orange flowers. They need to be fed for best flowering but once established can be left. Prune only to contain them as needed.

The Proteas, Pincushions and Conebushes are very rewarding when grown correctly. Obtain

your

nurseries' advice.

Erica sp. is stunning but require very specific growing conditions. Ask for

advice.

Aspalathus, Gnidia, Phylica, Erica etc. Also, most of the previously mentioned

shrubs.

This group

Proteas, Leucodendrons

would include

(Conebush), Leucospermum

(Pincusion),

Hypoestes sp.

Dietes sp.

aethiopica

Rumohra adiantiformis

Clivia sp.

Autumn flowering, shade loving plants. Very good as mass planting under trees.

#### **GROUND COVERS: Clump forming**

Aristea sp. Strap-like leaves, blue flowers

for semi-shade.

Strap-like leaves, white/yellow flowers. Full sun to shade, very tough. Will grow under trees.

Agapanthus sp. Kandelaar Blue/white flowers, very tough,

prefers sun to moderate shade. Different varieties will produce

flowers all summer

long.

Zantedescia Arum lily

rum lily Prefers moist soils. Delightful plant, having large leaves and

white flowers. Eaten by porcupine.

Kniphofia sp. Red hot poker Tough plants. Beautiful flowers, rich in

nectar. Some species require more moisture than others. All benefit from

feeding.

Seven-week fern

Handsome foliage. Shade

loving. Tough.

Requires dry shade. Different species as well as variety are well worth growing. They make good pot

plants.

# Salvia











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

Osteospermom sp.

Sun

Pelargonium sp.

Sun

Gazania sp.

Sun

**Plectranthus** 

Shade

Asystasia

Semi-shade

Felicea sp.

Sun

**Vygies** 

Sun

Helichrysum sp.

Sun. Grey foliage

Hermania sp.

Sun

**Aptenia** Coleus neochilus Shade

Carpobrotus sp.

Sun

Sun

Sutera sp.

Sun/semi-shade

The above are all easy to grow, provide colour and help with covering the earth whilst waiting for shrubs to fill out.

Ground covers can be treated as annuals or perennial plants. Divide and replant at least every two years.

**CREEPERS** 

Black Eyed Susan

Light scrambling creeper growing in

trees on edge of roads.

Cussonia thyrsiflora Kaapse kus

kiepersol

Clematis brachyata

All types

Rhoicissus sp.

Senecio sp.

Wild grape

Podranea sp.

Zimbabwe

creeper

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

#### **BULBOUS PLANTS**

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

Watsonia sp.

Full sun. White/pink/orange

Dierama sp.

Full sun. Mauve

Crinum sp.

Sun/shade. White/pink

Shade, White/red

Scadoxus sp. Haemanthus sp.

Shade. Red **Paintbrush** 

Cyrtanthus sp.

Vuurlelie

**Paintbrush** 

Sun.

Veltheimia sp.

Freesias sp.

Shade. Deciduous. Dusty pink Sun. Multicoloured. Deciduous

Oxalis sp.

Suuring

Sun. Deciduous. White/pink/bright

vellow













#### STRUCTURAL PLANTS

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

Strelitzia sp.

Kraanvoëlblom

Encephalartos sp.

Cycad

Cussonia sp.

Aloe ferox

Kiepersol

Aloe sp.

Bitteraalwyn

Dry, hot conditions. Water from

time to time.

Aloe thraskii Aloe arborescens Strandaalwyn Boomalwyn Prefers water from time to time. Prefers water from time to time.

Prefers some shade.

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







Restio

Dekriet

These are clump forming grass-like plants. Their sizes and requirements differ. The two best species for a small to medium garden are Chondropetalum tectorum (Vishoek)

and Restio multiflorous.

Succulant plants

Vetplante

As per borne owners choice, taking care to use non-evasive plants.
These plants are mostly very

waterwise requiring minimal

maintenance.







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#### 11. CODE OF CONDUCT: CONTRACTORS

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

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

#### 11.1 Contractors All-Risk Insurance policy

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

#### 11.2 Contractors deposit

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

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#### 11.3 Deliveries

All site deliveries are made via the contractor's entrance to Herold's Bay Country Estate.

No vehicles heavier than 6 ton will be permitted access with the following loads:

- 11.3.1 Sand and stone maximum 6m3
- 11.3.2 Bricks maximum 3050
- 11.3.3 Cement maximum 120 pockets

Deliveries must be arranged during construction hours i.e. 7:30 to 17:30 Mondays to Fridays.

#### 11.4 Site beacons

Site beacon pegs may not be removed.

Reinstatement will be for the account of the property owner.

#### 11.5 Water and electrical meters

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

#### 11.6 Construction site demarcation

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

#### 11.7 Site office

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

#### 11.8 Site toilet

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

#### 11.9 Site hoarding

Dark green shade cloth in good condition and timber framework hoarding to be erected on a construction site prior to construction starting. Height 2.1m.

No construction materials may be stored outside the hoarding.

#### 11.10 Refuse and construction rubble

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

#### 11.11 Protection against flooding and slumping

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

#### 11.12 Site staff

Only contractors' staff are permitted on site.

#### 11.13 Fires

No fires may be made on any construction site.



2/24 pt Pear Senior Manager: Town Planning Senior Bestuurder: Statsbeplanning

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#### 11.14 Sewage and water connections

Pipes must be kept clean to prevent blockages.

#### 11.15 Speed restrictions

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

#### 11.16 Breach of contract

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

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

#### 11.17 Building contractors

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

#### 12. ENVIRONMENTAL MANAGEMENT

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

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# **CHECKLIST**

#### 13. DESIGN REVIEW COMMITTEE: GUIDELINES FOR BUILDING APPROVAL

To be submitted with building applications

1.	SITE	YES	NO
	4405-6-4		
	1.1 0.5m Contours + benchmark		
	1.2 Geotechnical report		-
	1.3 Maximum 8.5m building height, wall plate 6.5m		-
	1.4 First floor < 60% ground floor area		
	1.5 Large roofs to be fragmented		
	1.6 Building lines		-
	1.6.1 <u>500 - 1000m²</u>		_
	❖ Street 4m ❖ Side 2m		
			-
	* Rear 2m 1.6.2 > 1000m²		
_			+
	❖ Street 5m		-
	❖ Side 3m		-
	* Rear 3m	ındanı	
	1.6.3 Screen walls max 20% of length of a bo	undary	
	1.6.4 Building within building setbacks		
	1.6.5 Site plan		
	❖ Building setbacks		
	❖ Servitudes		
	❖ Extent of buildings		_
	Floor levels including a datum heig	nt	
2.	LAND USE AND COVERAGE		
	2.4. One house per stand		-
	2.1 One house per stand     2.2 Coverage according to size		+
	2.3 Outbuildings form part of main dwelling		+
	2.4 No Lofts		+
			-
	2.5 Maximum coverage     2.6 Storage of boats and caravans		+
	2.6 Storage or Doats and Caravans		+
3.	LANDSCAPE PLAN		
	3.1 Clearing of site		
	3.2 Tree removal		-
	3.2.1 Exotic plants		+
	3.2.2 Other		1
	3.3 Landscape		
	3.3.1 Pergolas		+
	3.3.2 Screen walls		
	3.3.3 Site shapes:		
	❖ Use of water		
	Focus points		
	❖ Use of natural rocks		
	3.4 Fencing		
	3.4.1 Fencing		
	3.4.2 Walls	ITEIT OF ODDER	NUALE
		ITEIT GEORGE MU	
	3.6 Berms - for shelter and privacy and act as windbreaksved		

DATE DATUM

SENIOR MANAGER: TOWN PLANNING SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING Page | 2

		YES	NO
	3.7 <u>Lawn</u> - keep to minimum		
	3.7.1 Buffalo		
	3.7.2 Kweek		
	3.7.3 Kikuyu - not permissible		
	3.8 Planting		
	3.8.1 Indigenous plants as far as possible		
	3.8.2 Exotics near entrance of houses, veranda pots and pergolas		
	3.8.3 Fynbos - low growing, tough, needle-like plants		
	3.8.4 No palms. No true character in Southern Cape	+	-
	3.8.5 Plant suitability		1
	3.9 Landscape layout		
	3.9.1 Is plan clear and to correct scale		
	3.9.2 Are all items clearly identified and described	-	-
		_	
	❖ Paving		-
	Steppingstones		-
	❖ Plant material		
	❖ Features		
	3.9.3 Fencing		
	3.9.4 <u>Design sustainability</u>		
	Indigenous		
	<ul><li>Exotic</li></ul>		
	<ul> <li>Privacy between houses</li> </ul>		
	Have views been considered		
	<ul> <li>Balance and scale of landscape and buildings</li> </ul>		
4.	BUILDING FORM		
	4.1 Maximum 2 stories in height above NGL		
	4.2 Maximum height restriction - 8.5m		
	4.3 Garage		
	4.4 Levels		1
			-
	<ul> <li>No columns, piers or similar</li> <li>Respond to contours -step with slope</li> </ul>	-	+
			-
	4.5 Rectangular or square forms	-	-
	4.6 Privacy of adjoining properties' views		
-5.	COLOUR		
	5.1 Colour board to be submitted for approval	-	
	5.1 Colour podra to be submitted for approval		-
	5.2 Sample colour application on building required for approval		-
	CONCEDITION AND MATERIALS	-	-
6.	CONSTRUCTION AND MATERIALS		-
117 9	( 4 Parks		
Z Z	6.1 Roofs	-	
SENIOR BESTUUNDER: STATSBEP LANNING	6.1.1 Main and lean-to roofs 5 degrees		
S E	6.1.2 Flat roofs - stone chip		
N P	6.1.3 Variation of roofs required		-
1 2 2	6.1.4 Closing of roof ends required to detail	1	
2.25			
A P	6.2 External walls		
T & BE	6.2.1 Site walls and fences		
& N O	Materials allowed -Plaster, local stone		
- w	6.2.2 Max 60° of total site boundary subject to		
.	DRC approval		
	6.2.3 Wall to compliment house		
3 1		- 1	1
2 24 3			
7			
312124. ATUM			

	4.2 Equatization doors & shuttors	YES	NO
	6.3 Fenestration doors & shutters 6.3.1 Windows & doors:	+	-
		-	
		-	-
	6.3.2 Window proportions - vertical expression.	+	+
	6.3.3 No Win blocks allowed		
	6.3.4 Horizontal Garage door type - fibre glass/aluminium		
	6.3.5 No external burglar bars allowed		
	6.3.6 Boarded or louvred or timber shutters preferred		
	Aluminium allowed - to approved colour to match		
	windows  6.4 Chimneys - see details	+	-
	6.5 Pergolas:	+	+
	6.5.1 Timber/steel	-	-
	No corrugated or sheet metal on pergola's allowed.		
	6.6 Soil & waste pipes to be concealed in ducts - not visible		
	6.7 Gutters & down pipes to be unobtrusive.		+
	Downpipe colour to match walls.		
	6.8 Visible skylights not allowed		1
	6.9 Visible solar panels to DRC approval	+	1
	6.10 Balustrade - approval required		
	6.11 Colour scheme to approved schemes.		
	6.14 Laundry, gas & refuse areas to be enclosed		
	6.15 No visual TV aerials or dishes		
	6.16 No awnings, unless retractable canvas approved by DRC		
7.	DRIVEWAY		-
	Paving type to match adjacent roads.		
8.	STORM WATER		
	Layout to accompany plans		
	Layout to accompany plans		
9.	POOLS & FENCES		
	Pool fence design to be submitted. To comply with National Building Regulations		
10.	ROOF MATERIALS		
	10.1 Standing seam Zincalume or aluminium in Kliplock profile		
PLANNING	10:2 Concrete with stone dressing on flat roofs		
2 2	AITE WALLS A PENERS		-
3.2	SITE WALLS & FENCES		
TOWN P	44.4 No profehrigated walling gratem		-
57.2	11.1 No prefabricated walling system 11.2 Must follow contours		
NAGER: T	11.2 Must follow contours		
12 ST	WATER SAVING DEVICES (MUNICIPAL REQUIREMENT)		
S ES	MAILIN SATING DETICES (MONICIPAL NEQUINEMENT)		
N S S	12.1 Low flow shower heads		-
Z S S	12.1 Low flow shower fleads  12.2 Dual flush toilet cisterns		-
13.	SOLAR HOT WATER INSTALLATIONS (MUNICIPAL REQUIREMENT)		
× 1	47.4 Color collector on roof cooples 4.0		III.
DATE DATE DATUM	13.1 Solar collector on roof - see also 6.9		

14. SO	AR PHOTO VOL	TAIC ELECTRICITY	
14	1 Extent	of PV panels - see also 6.9	
14.	2 Positio	n	

#### 14. REVISIONS

To be submitted with building applications

17.08.2021

• Page 6 -

7.4.2: Estate housing changed to Group housing. Single story removed.

Page 2 - 7.16: Added.

Page 9 - 7.16: Materials, finishes and important details.

02.09.2021

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

## MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

13)12,124

DATÉ DATUM

#### 14. REVISIONS (CONTINUED)

- Page 20 -
  - 11.3: Deliveries
  - 11.5: Water and electrical meters
- 11.6: Construction site demarcation
- Page 21 -
  - 11.17: Building contractors
- Page 22 -
  - 1.1: 0,5m contours + benchmark
- 16.02.2022
- Page 1 -

Herold's Bay Country Estate logo updated

Revision date

• Page 2 and 3 -

Index altered according to document contents

- Page 6 -
- 6: Construction time (4 years)
- Pages 6 to 7 -

7.4 to 7.4.7: numbers altered

- Page 7 -
- 7.4.4: Main heading (Commercial) and sub-heading change Business Zone (IV and VI respectively) Height maximum (8.5m)
- Page 8 -
  - 7.7: Heading change (Walls, materials and finishes)
- Page 11 -
- 8: Heading change (Site services)
- 8.3 Heading change (Telephone fibre and electrical cables)
- 31.03.2022
- Page 1 -

Revision date

- Page 7-
  - 7.4.3 Group housing maximum height description
  - 7.4.4 Commercial maximum height description
- 26.04.2022
- Page 1 -

Revision date

- Page 7-
- 7.5.4 Description of gable types in fourth bullet point.
- 04.05.2022
- Page 9 -

7.13.1, 7.13.2 + 17.13.3 - additions and changes

7.13.7 Additional number added

- 06.09.2022
- Page 12 -
  - 8.9 Addition (energy efficient lighting)

Trees: Celtis cinencis removed from list

• Page 13 -

Rhus chirendensis replaced with Searsia chirendensis Ilex miles alteration: Ilex mitis

• Page 16 -

Rhus crenata replaced with Searsia crenata
Psycotria capensis alteration: Psychotria capensis

Page 19 -

Creapers altered to Creepers

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13112124 DATE DATUM

#### 14. REVISIONS (continued):

#### 23.08.2022

- Page 5 -
  - 6 Construction of a home must start within 18 calendar months (revised from 4 years)
- Page 6 -
- 7.4.1 Addition: A granny flat not exceeding 60m² in size is permitted if it forms part of the main house structure and is not loose standing (fifth bullet point)
- Page 9 -
  - 7.13.8 The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

#### 27.11.2023 (Revisions by Mere Group)

Page 5

Remove- A garage may be separate from a house but must be single story.

Add-Garages may not be separate from the dwelling, the design must be incorporated in the form of the dwelling.

Remove - Homes must be in harmony with the environment but must not dominate.

Add- Homes must be designed with an indoor to outdoor connection, connection to landscape and light.

Page 6

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

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

#### Page 7

Remove - veranda

Add- simplistic

7.2.1 Remove - metal, long

Add - to bring sunlight into the homes.

7.2.7 Remove The extensive use of verandas and pergolas

Add - verandas and pergolas are permitted.

7.4.1 Remove - lofts may be planned as living spaces.

Add - lofts are not permitted

Remove - Internal span widths 7m

Add - Internal span widths 8m

Group Housing Building Lines changed from 5 & 3m to 3m and 1.5m

#### Page 8

7.5.2 Remove- emanating from the main roof

7.5.3 Add - in different levels, mono-pitched roofs are encouraged on concrete flat roofs, with the intention to enhance sun light into the homes.

7.5.4 Add - that enhances the modern style

Remove - 600 to 1000mm Add 200 to 600mm

Max Overhang - Changed from 1000mm to 600mm

#### MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering latter.

13/12/24 DATE DATUM

Page 9

7.10. Add - Steel may also be closed with aluminium or timber cladding.

Remove - Balconies must be closed with pergolas.

Page 10.

7.12. Remove - Generally retaining walls must be discouraged. No retaining wall may exceed 1m. Add - retaining walls must be designed in context with the house design.

7.13.1 Remove 20% Add - 40%

Add - where plastered masonry boundary walls are used, it must be used in combination with timber or clear view fencing.

Add - Where possible the street boundary should not be fenced.

7.13.2 - Change 1.2m to 1.5m

7.13.5 - Remove Galv Steel, Add - aluminium.

7.15 Add- supporting columns may not be visible.

Page 11

7.17 Add- Stainless steel and glass balustrades is permitted

Remove - Galvanized painted steel

7.18 Carports must match and be incorporated

7.19 Remove - May be loose standing

Add - Must be linked

Remove - By means of a veranda or pergola structure.

### 11.07.2024 (Revisions by Mere Group)

Page 4

1. Removed 120m2 and replaced by 190m2

Page 6

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

Page 7

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

Page 8

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

Page 9

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

Page 10

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

Page 13

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

### 30.07.2024 (Revisions by Mere Group)

Page 4

Add: Country Estate Stands: No 1-102

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

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

MUNISIPALITEIT GEORGE MUNICIPALITY

TE SENIOR MANAGER

DATE DATUM SENIOR MACAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING Add: Group Housing Stands: Stand 103, 104 & 105.

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

Add: Commercial Stand

### Page 9

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

Add: 7.5.5

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

Add: 7.9.3: Golf cart doors are allowed.

### Page 9

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

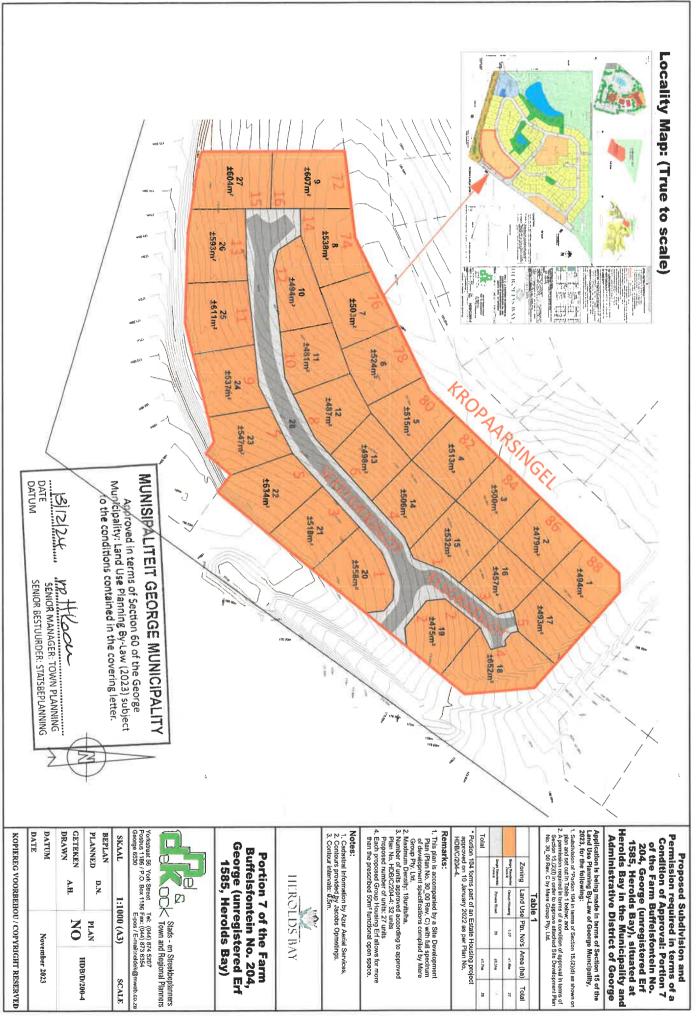
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13/12/24

DATE DATUM SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

## Annexure C - Subdivision Plan



1.27

21.40

Total

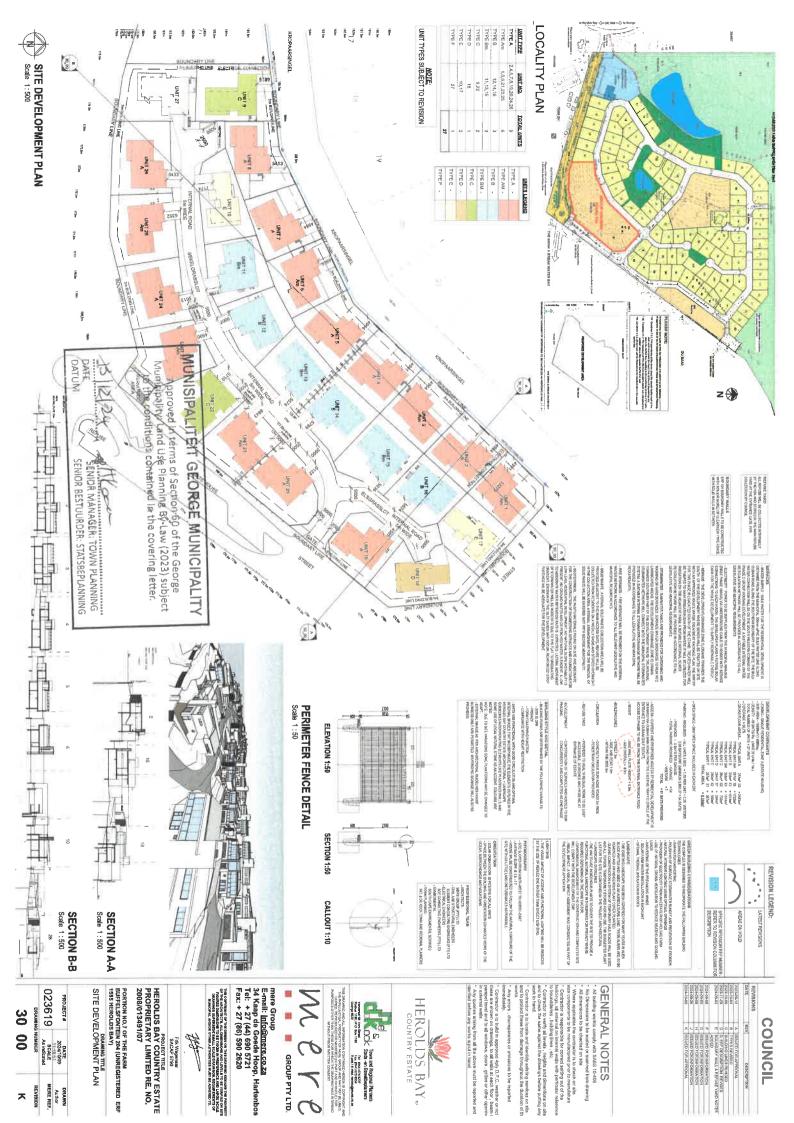
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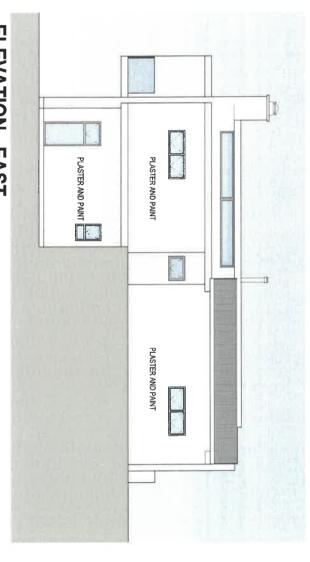
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HDB/D/200-4

SCALE

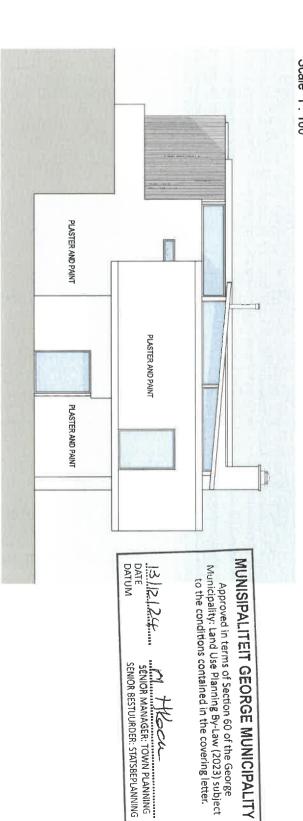
November 2023





### **ELEVATION\_EAST**

Scale 1:100



### **ELEVATION\_WEST**

Scale 1:100

SCALE: 1:100

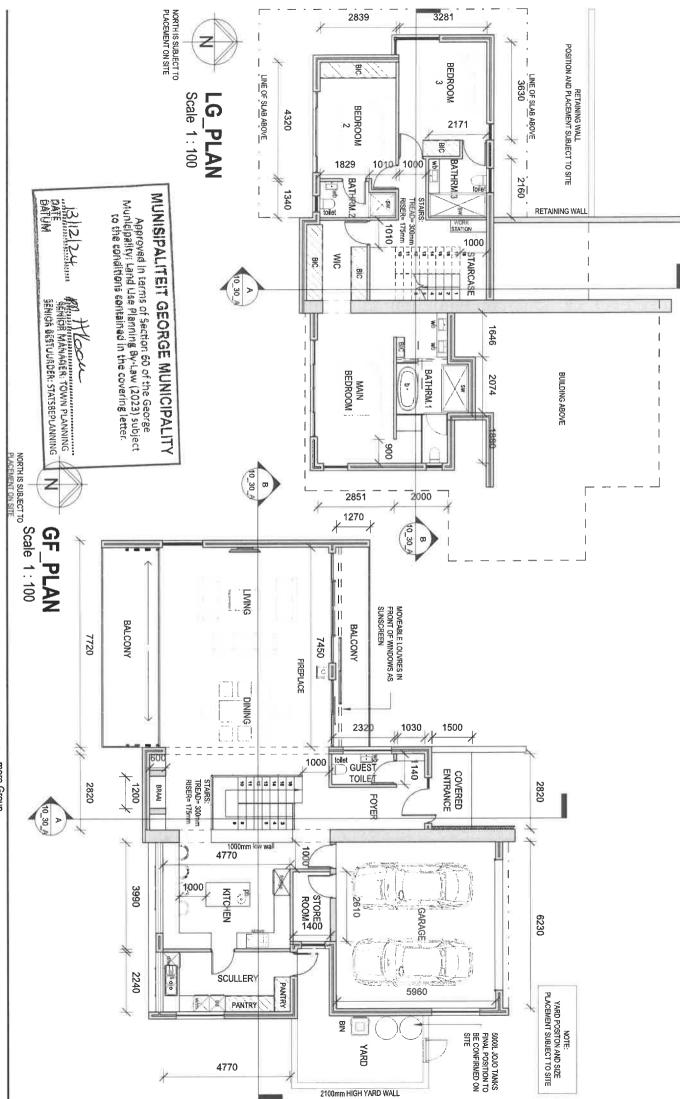
**ELEVATIONS** 

# STAND 104- UNIT A 023619 2023/11/06

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GF&LG\_FLOOR PLAN

SCALE: 1:100

STAND 104- UNIT A 023619 0233/11/06 07/00 20 A

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### YARD **BALCONY 2** COUNCIL AREAS GROSS BUILDING AREA BALCONY 1 ADDITIONAL AREA TOTAL COUNCIL AREA **COVERED PATIO** GARAGE **GROUND FLOOR AREA** LOWER GROUND FLOOR COVERED ENTRANCE COV. PATIO 15 m<sup>2</sup> LOWER GROUND FLOOR 103 m² 334m<sup>2</sup> 287m<sup>2</sup> 103m<sup>2</sup> 125m<sup>2</sup> 15m<sup>2</sup> 44m<sup>2</sup> 17m<sup>2</sup> 15m<sup>2</sup> 10m<sup>2</sup> 5m<sup>2</sup> MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING BALCONY 1 BALCONY 2 **GROUND FLOOR** COV. ENTRANCE 5 m<sup>2</sup> GARAGE 44 m² 2 YARD 17 m²

LG\_AREA PLAN
Scale 1:100

SCALE: 1:100

**AREA PLAN** 

STAND 104- UNIT A 023619 2023/11/06

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GROUP PTY LTD.

mere Group

GF\_AREA PLAN
Scale 1:100

AREA SCHEDULE

**SECTIONS** 

SCALE: 1:100

**∢**ნ RC ROOF 2 **4**위 RG ROOF 1 0 RC ROOF 2 Scale 1:100 **SECTION A-A. ₫**₽ **4** ♀ 3145 1105 3145 3145 3145 1105 LIVING VIC. BEDROOM 3 STAIRCASE DINING 7157 7157 STAIRCASE FOYER. FOYER COVERED KITCHEN BATHRM.1 4012 3315 SCULLER MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. 3145 2890

SENIOR BESTUURDER: STATSBEPLANNING

**SECTION B-B** 

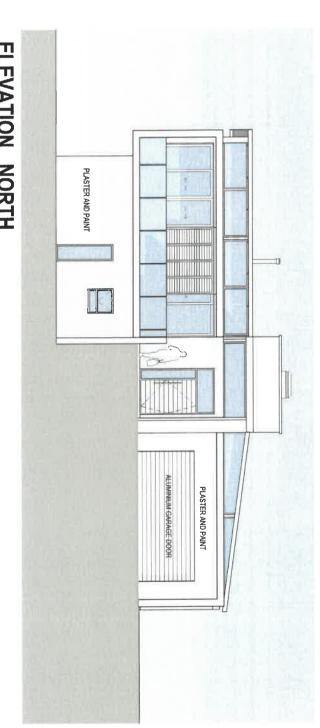
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STAND 104- UNIT A 023619 2023/11/06 6m 20 30 A

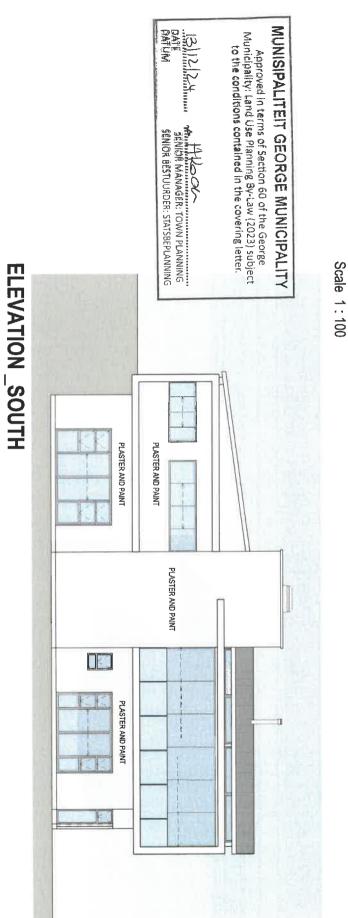
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**ELEVATION\_NORTH** 



**ELEVATIONS** 

Scale 1:100

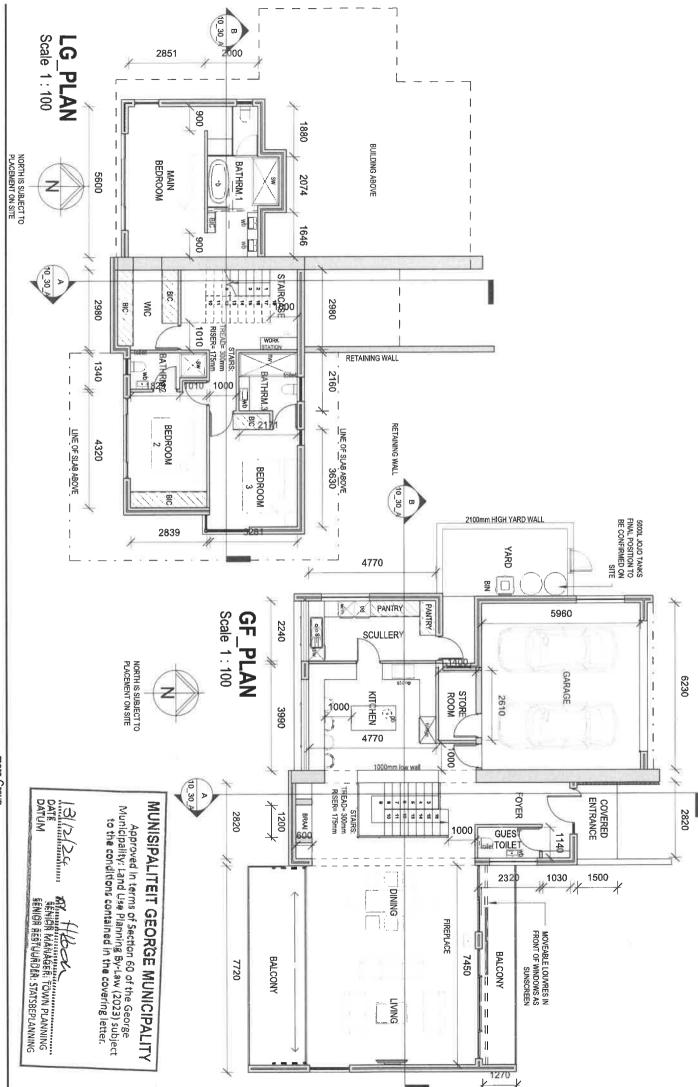
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STAND 104- UNIT Am

Project # 023619 02363/11/06 2023/11/06 10 40 A

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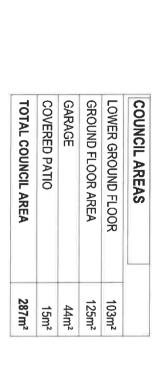
GF&LG\_FLOOR PLAN

SCALE: 1:100

STAND 104- UNIT Am

Project # 023619
Date 2023/11/06
Drw 10 20 A

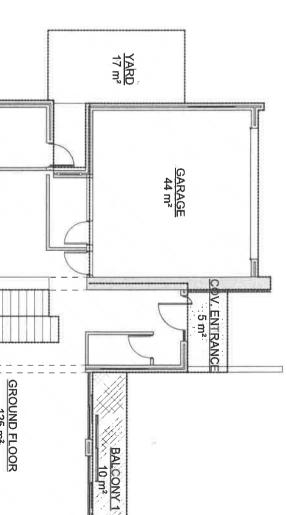
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AREA SCHEDULE

ADDITIONAL AREA	
COVERED ENTRANCE	5m²
BALCONY 1	10m²
BALCONY 2	15m²
YARD	17m²
GROSS BUILDING AREA	334m²

DOI TONAL AREA	
OVERED ENTRANCE	5m²
ALCONY 1	10m <sup>2</sup>
ALCONY 2	15m²
ARD	17m²
ROSS BUILDING AREA	334m²



GF\_AREA PLAN
Scale 1: 100

LOWER GROUND FLOOR

103 m²

## MUNISIPALITEIT GEORGE MUNICIPALITY

BALCONY 2 15 m<sup>2</sup>

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SENIOR MANAGER: TOWN PLANNING BHOR

**AREA PLAN** 

Scale 1:100

LG\_AREA PLAN

COV. PATIO 15 m<sup>2</sup>

SCALE: 1:100

STAND 104- UNIT Am

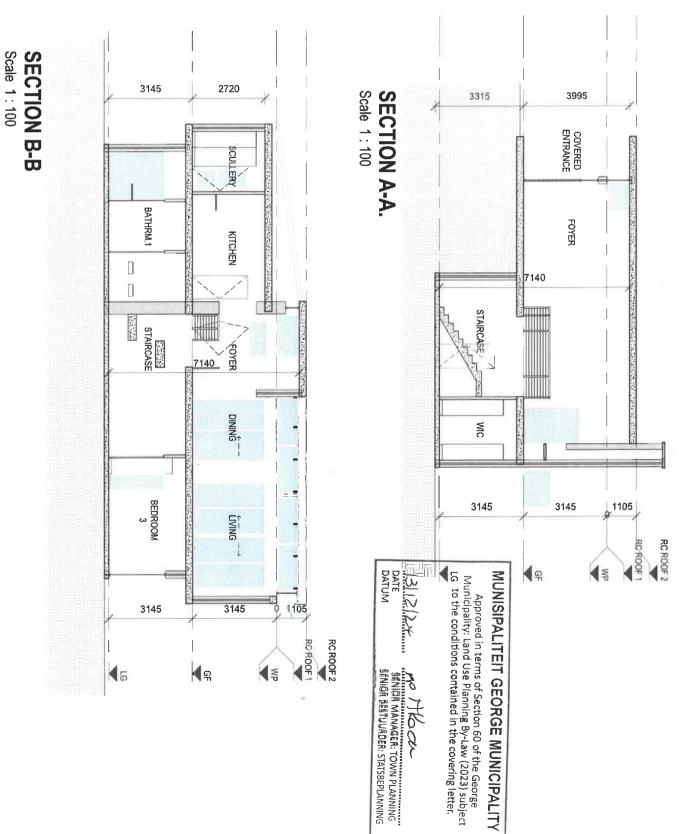
Project # 023619 Date 2023/11/06 Dw 10 22 A

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**SECTIONS** 

SCALE: 1:100

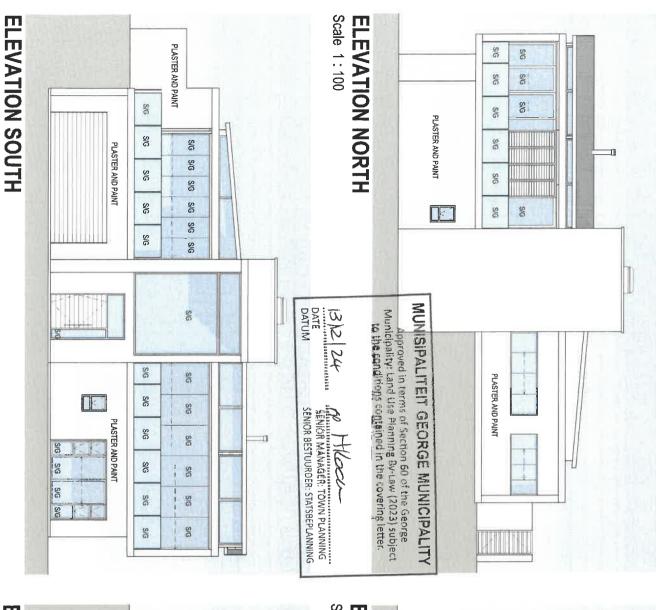


STAND 104- UNIT Am

Project # 023619 Date 2023/11/06 Daw 10 30 A

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**ELEVATIONS** 

Scale 1:100

SCALE: 1:100

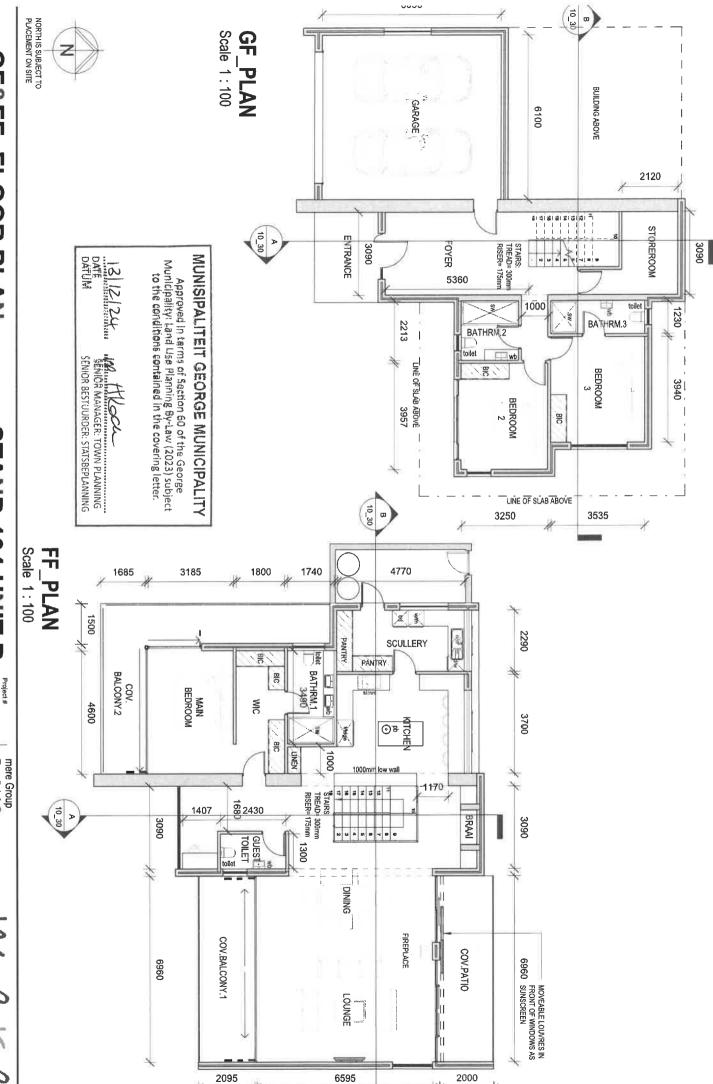
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GROUP PTY LTD.

Scale 1:100 **ELEVATION EAST** PLASTER AND PAINT PLASTER AND PAINT PLASTER AND PAINT SG SIG PLASTER AND PAINT S/G PLASTER AND PAINT PLASTER AND PAINT SiG PLASTER AND PAINT SiG S/G S/G SVG S/G SIG SIG SiG PLASTER AND PAINT Sig

Scale 1:100 **ELEVATION WEST** 



## GF&FF\_FLOOR PLAN

SCALE: 1:100

## **STAND 104-UNIT B**

Project # 023619
Date 2023/08/31
Dow 10 20

E-mail: <u>info@mere.co.za</u>
34 Kaap de Goede Hoop, Hartenbos.
Tel: +27 (44) 690 5721
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Hartenbos. M &

Scale 1:100 GF\_AREA PLAN GARAGE 46 m² COV. ENTRANC . 8 m<sup>2</sup> GROUND FLOOR **GROSS BUILDING AREA** COV. ENTRANCE COV. BALCONY 3 COV. BALCONY 2 COV. BALCONY 1 COV. PATIO GARAGE COUNCIL AREAS **ADDITIONAL AREA** TOTAL COUNCIL AREA FIRST FLOOR **GROUND FLOOR AREA SCHEDULE** COV. PATIO 14 m<sup>2</sup> 378m<sup>2</sup> 358m<sup>2</sup> 159m<sup>2</sup> 90m² 21m<sup>2</sup> 12m<sup>2</sup> 14m<sup>2</sup> 46m<sup>2</sup> 14m<sup>2</sup> 14m<sup>2</sup> 8m² YARD 12 m² Scale 1:100 FF\_AREA PLAN MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. COV. BALCONY 3 SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING FIRST FLOOR 159 m² COV. BALCONY 2 COV. BALCONY 1 14 m²

AREA PLAN

SCALE: 1:100

**STAND 104-UNIT B** 

Project # 023619 Date 2023/08/31 Dw 10 22

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**SECTIONS** 

**4**#

**1**₽

SCALE: 1:100

Scale 1:100

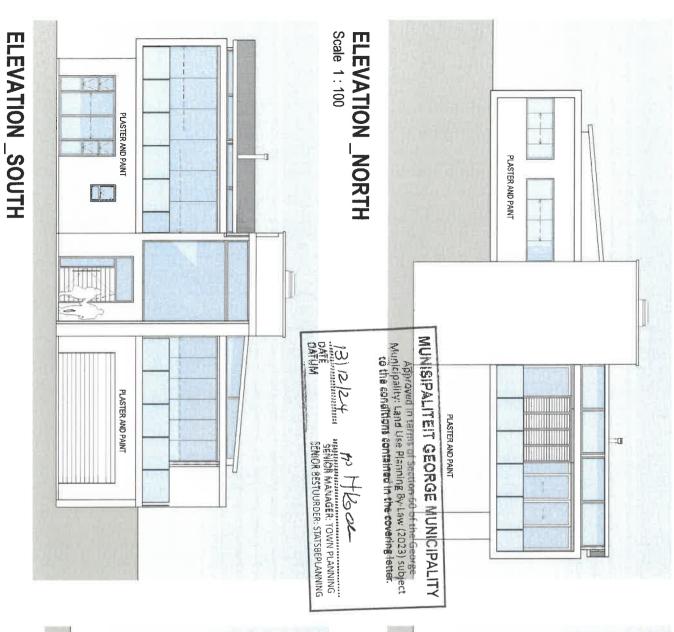
**STAND 104-UNIT B** 

Project # 023619 Date 2023/08/31 Dow 10 30

mere Group
E-mail: <u>info@mere.co.za</u>
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

GROUP PTY LTD.

RC ROOF 2 3145 3145 1105 **SECTION B-B** Scale 1:100 **SECTION A-A** RC ROOF 2 **4** ⊞ **4**♀ 1105 3145 3145 SCULLER STOREROOM BRAAI KITCHEN 255 2890 3995 BRAAI FOYER BATHRM 3995 2890 DINING FOYER BEDROOM 3 L'OUNGE ? ENTRANCE 255 2890 850 255 3145 255 255 2890 2890 DATE DATUM MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Lend Use Planning By-Law (2023) subject to the conditions contained in the covering letter. SENIOR MANAGER; TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



Scale 1:100

**ELEVATION\_EAST** 

PLASTER AND PAINT

METAL ROOF SHEETING

PLASTER AND PAINT

PLASTER AND PAINT

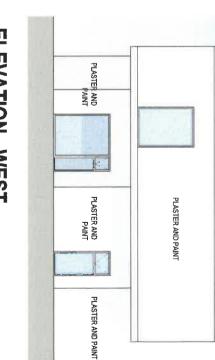
# **STAND 104-UNIT Bm**

Scale 1:100

SCALE: 1:100

**ELEVATIONS** 

34 Kaap de Goede Hoop, Hartenbos. 12 C Tel: + 27 (44) 690 5721 Fax: + 27 (86) 590 2620



## **ELEVATION\_WEST**

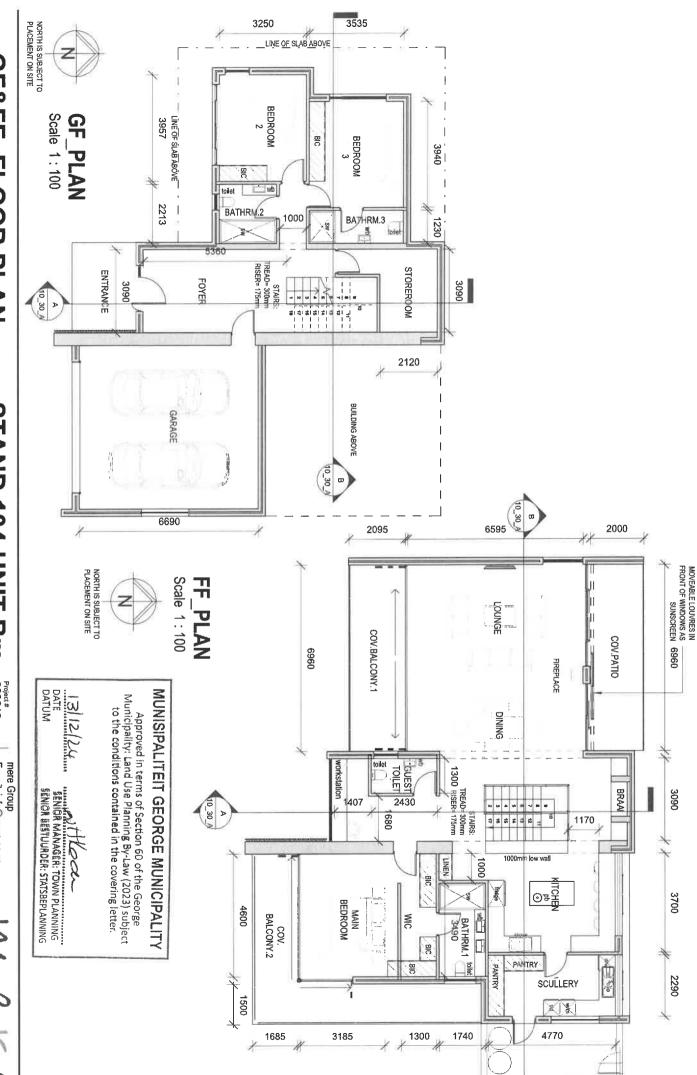
Scale 1:100

Project # 023619 023/11/06 2023/11/06 0w 10 40 A









GF&FF\_FLOOR PLAN

SCALE: 1:100

STAND 104-UNIT Bm

Project # 023619 Date 2023/11/07 Drw 10 20 A

34 Kaap de Goede Hoop, Hartenbos. Tel: +27 (44) 690 5721 Fax: +27 (86) 590 2620 E-mail: info@mere.co.za

GF\_AREA PLAN
Scale 1: 100 COV. PATIO GROUND FLOOR 90 m<sup>2</sup> OV. ENTRANCE 1 GARAGE 46 m²

YARD **ADDITIONAL AREA** COV. BALCONY 3 COV. BALCONY 2 COV. BALCONY 1 COV. PATIO FIRST FLOOR **GROUND FLOOR** COUNCIL AREAS **AREA SCHEDULE GROSS BUILDING AREA** COV. ENTRANCE TOTAL COUNCIL AREA GARAGE COV BALCONY 2 COV. BALCONY 1 14 m<sup>2</sup> 159 m<sup>2</sup> 378m<sup>2</sup> 358m<sup>2</sup> 159m² 21m<sup>2</sup> 90m² 14m<sup>2</sup> 14m<sup>2</sup> 46m<sup>2</sup> 12m<sup>2</sup> 14m<sup>2</sup> 8m² DATE DATUM MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. FF\_AREA PLAN
Scale 1:100 SENIOR MANAGER: TOWN PLANNING COV. BALCONY 3 21 m<sup>2</sup> 7 YARD 12 m²

### AREA PLAN

SCALE: 1:100

STAND 104-UNIT Bm

Project # 023619 Date 2023/11/06 Drw 10 22 A

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 5,90 2620

SCALE: 1:100 **SECTIONS** 

**STAND 104-UNIT Bm** 

**SECTION B-B** Scale 1:100 **SECTION A-A** 255 2890 255 3145 850 ENTRANCE LOUNGE BEDROOM 3 FOYER 2890 3995 BATHRM. F0YE90 2890 3995 BRAA STOREROOM 3145 3145 1105 RC ROOF 2 **∮**§ **4** # 🖣 କ୍ଲ DATE BATUM MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. 3145 3145 1105 RC ROOF 2 ∮ନ୍ନ **4**∄ **4**≨ SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

## Scale 1:100

255

2890

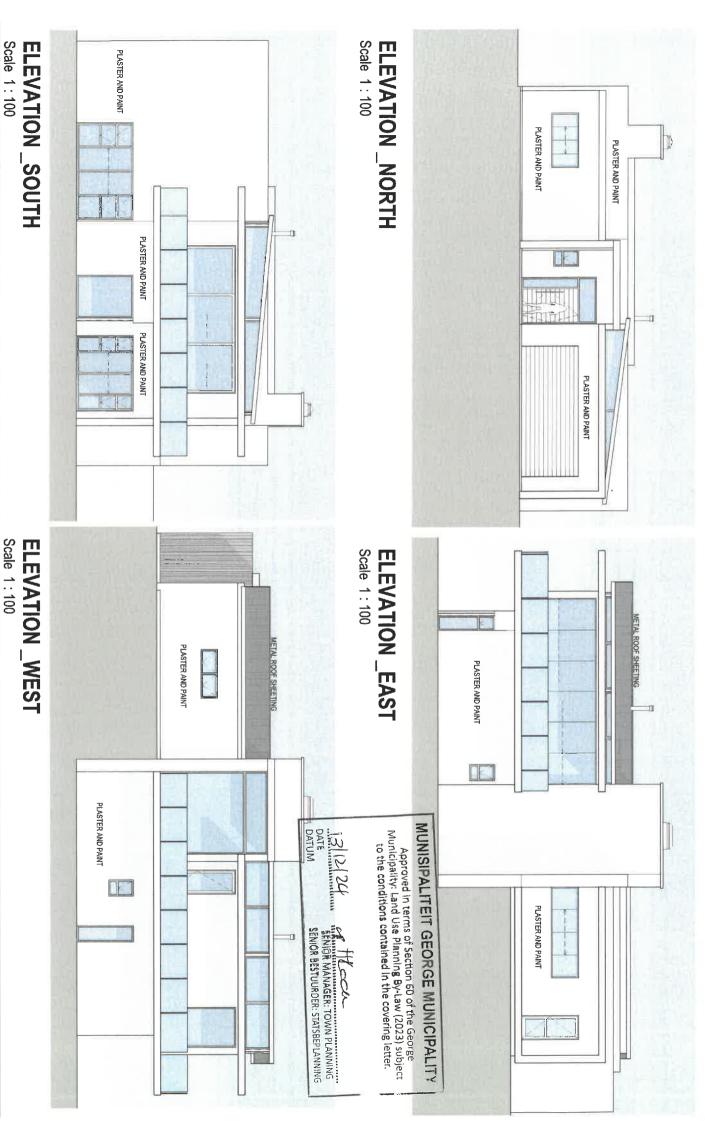
255

1105

2890

Project # 023619 Date 2023/11/06 Daw 10 30 A

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620



### **ELEVATIONS**

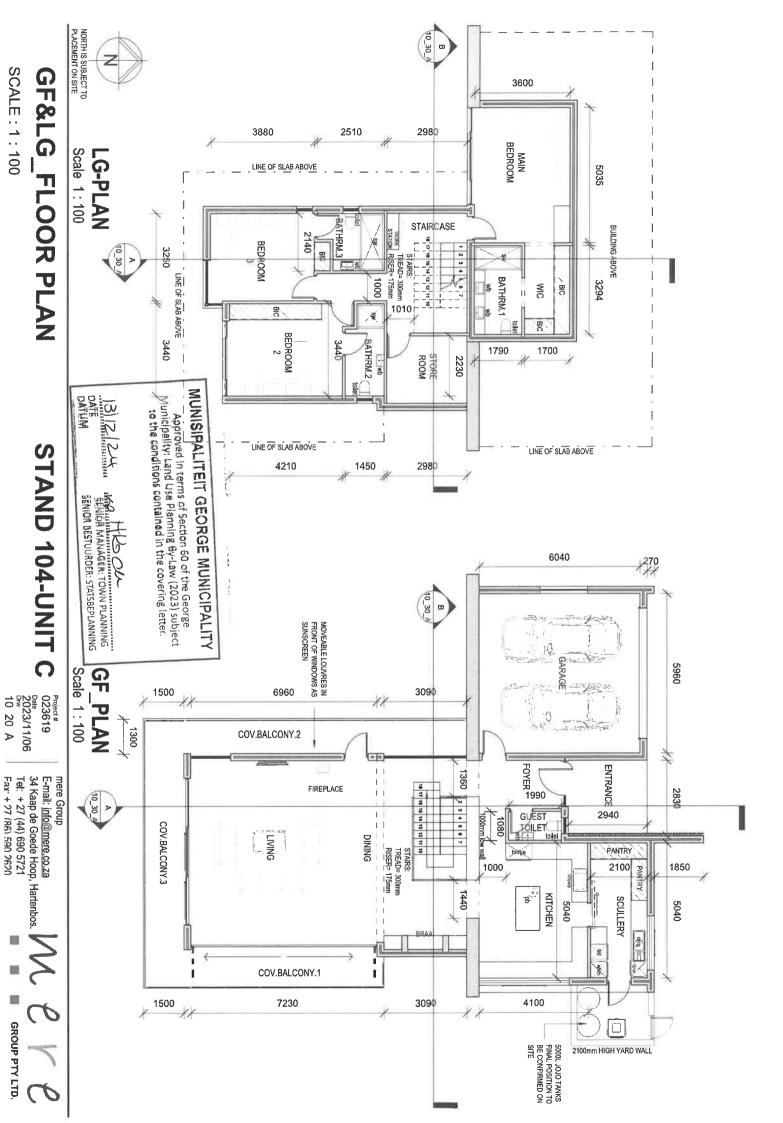
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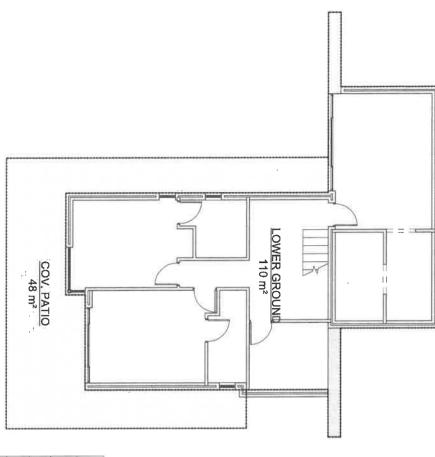
Scale 1:100

## STAND 104-UNIT C

Project # 023619 023619 2023/11/06 Dhw 10 40 A

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: +27 (44) 690 5721
Fax: +27 (86) 590 7620





GARAGE 44 m²

8 m²

YARD 7 m²

LG\_AREA PLAN
Scale 1:100

## MUNISIPALITEIT GEORGE MUNICIPALITY

BATE BATE Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. SENIOR BESTUURDER: TOWN PLANNING

> YARD COUNCIL AREAS LOWER GROUND FLOOR **ADDITIONAL AREA** TOTAL COUNCIL AREA COV. PATIO GARAGE **GROUND FLOOR GROSS BUILDING AREA** COV. ENTRANCE COV. BALCONY 381m<sup>2</sup> 366m<sup>2</sup> 110m<sup>2</sup> 124m² 40m<sup>2</sup> 48m<sup>2</sup> 44m<sup>2</sup> 8m² 7m<sup>2</sup>

**AREA SCHEDULE** 

GROUND FLOOR

1

GF\_AREA PLAN
Scale 1: 100

40 m<sup>2</sup>

COV. BALCONY

## **STAND 104-UNIT C**

SCALE: 1:100

**AREA PLAN** 

Project # 023619 Date 2023/11/06 Dw 10 22 A

34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620 GROUP PTY LTD.

SCALE: 1:100 **SECTIONS** 

Scale 1:100

**SECTION B-B.** 

RC ROOF 2 3145 3145 1105 **ଏ** କ RC ROOF 2 **4** ₽ Scale 1:100 **SECTION A-A** ENTRANCE 3145 3145 1105 EDEQ ¥IC FOYER BATHRM.1 STAIRCASE 90 COV.BALCONV.2 3995 BATHRM.3 STAIRCASE DINING 255 3995 BEDROOM 3 LIVING おおなる。別様とよってなる。 STORE ROOM 1 COV.BALCONY.2 Section of the section. 2890 255 3145 255 2551105 2890 DATE MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

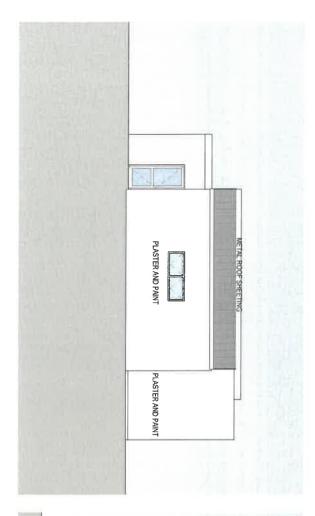
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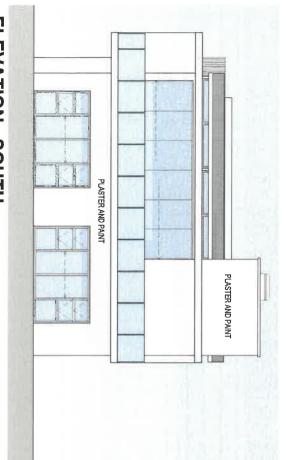
**4**6

STAND 104-UNIT C

Project # 023619 Date 2023/11/06 Daw 10 30 A

34 Kaap de Goede Hoop, Hartenbos.
Tel: +27 (44) 690 5721
Fax: +27 (86) 590 2620 mere Group E-mail: info@mere.co.za





## **ELEVATION\_SOUTH**

Scale 1:100

**ELEVATIONS** 

SCALE: 1:100

34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

PLASTER AND PAINT

PLASTER AND PAINT



## ELEVATION\_NORTH Scale 1:100

Scale 1:100

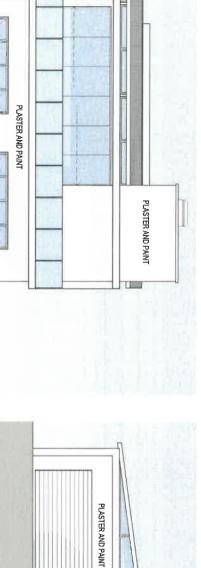
**ELEVATION\_EAST** 

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

SENIOR MANAGER: TOWN PLANNING

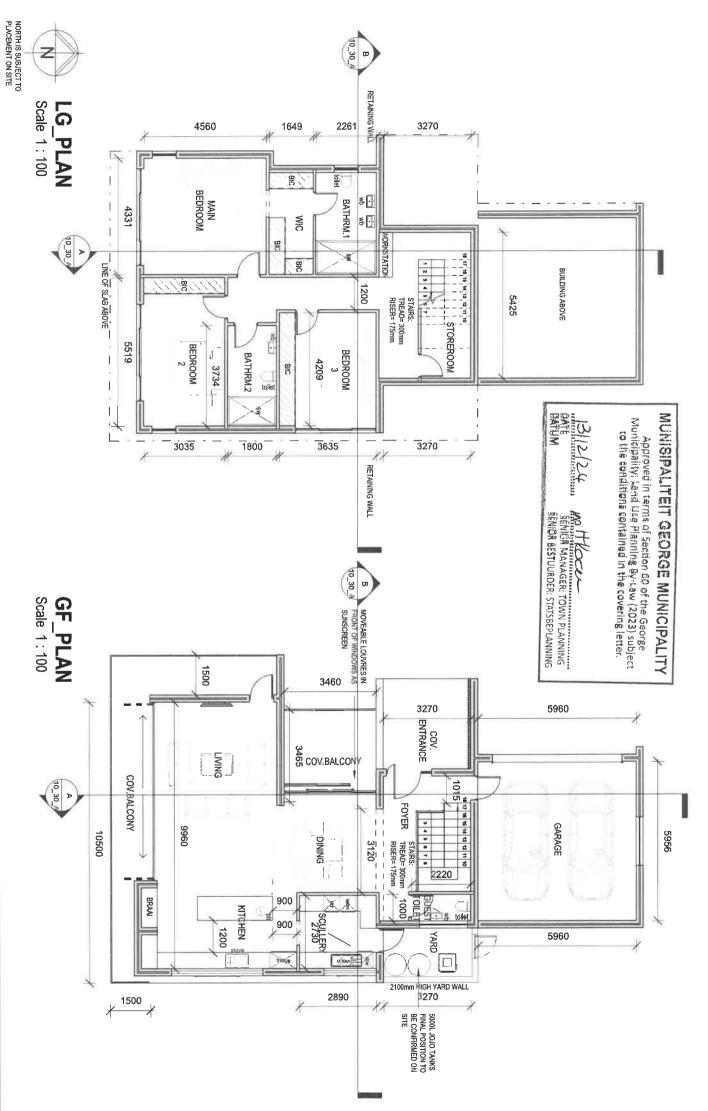
PLASTER AND PAINT



## **ELEVATION\_WEST**

Scale 1:100

STAND 104- TYPE D 023619
2023/11/06



LG&GF\_FLOOR PLAN

SCALE: 1:100

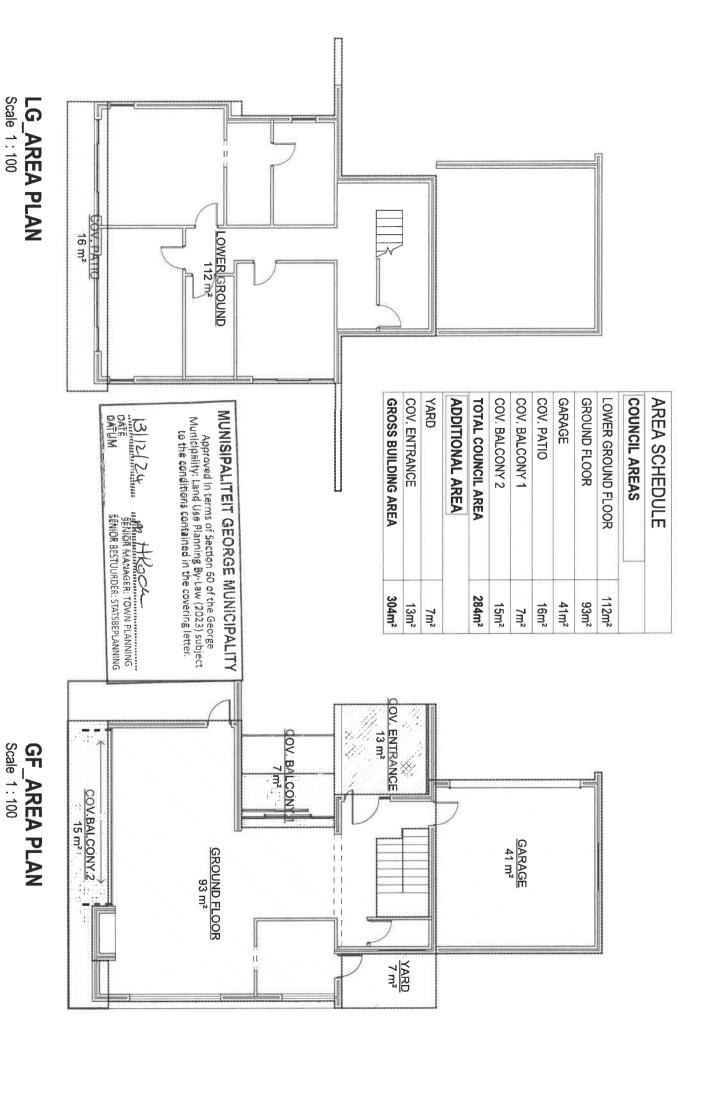
STAND 104- TYPE D 023619 2023/11/06 10 20 A

E-mail: <u>info@mere.co.za</u>

34 Kaap de Goede Hoop, Hartenbos.

Tel: +27 (44) 690 5721

Fax: +27 (86) 590 2620 mere Group



### **AREA PLAN**

SCALE: 1:100

# STAND 104- TYPE D 023619 2023/11/06

mere Group
E-mail: <u>info@mere.co.za</u>
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620 GROUP PTY LTD.

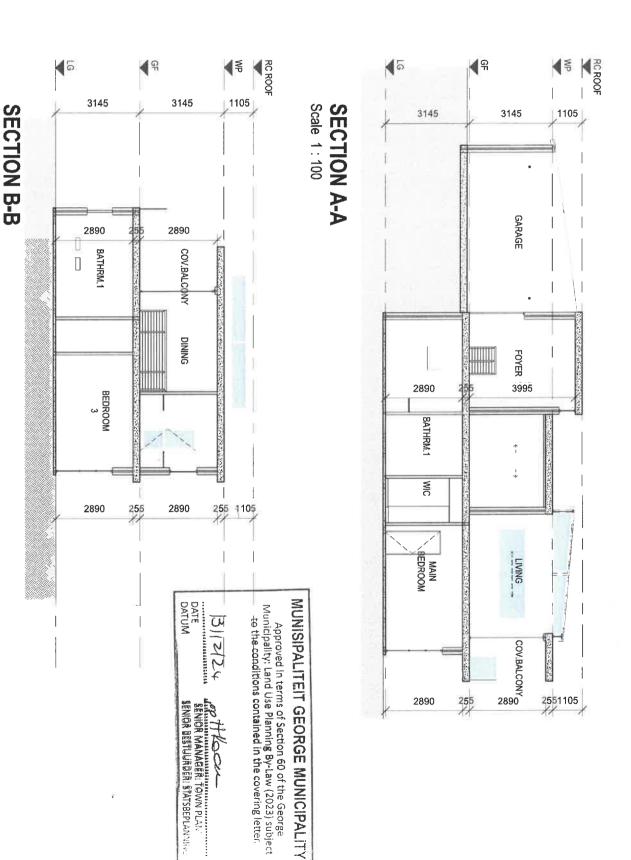
SCALE: 1:100

**SECTIONS** 

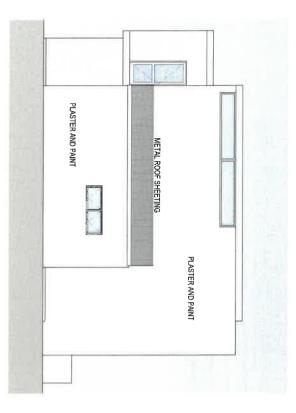
Scale 1:100

mere Group
E-mail: <u>info@mere.co.za</u>
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

GROUP PTY LTD.

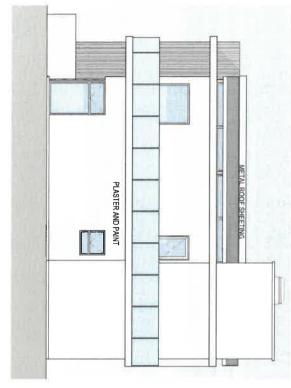


STAND 104- TYPE D 023619 0233/11/06 0233/11/06



## **ELEVATION\_NORTH**

Scale 1:100

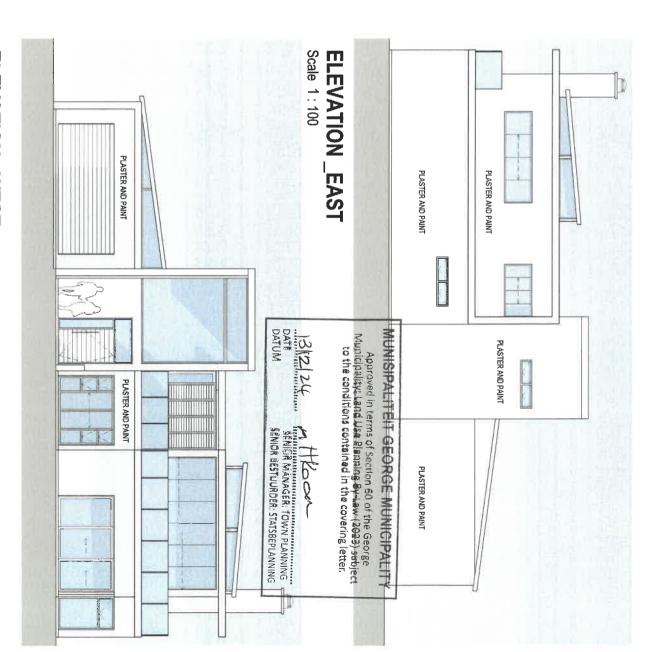


## **ELEVATION\_SOUTH**

Scale 1:100

### **ELEVATIONS**

SCALE: 1:100

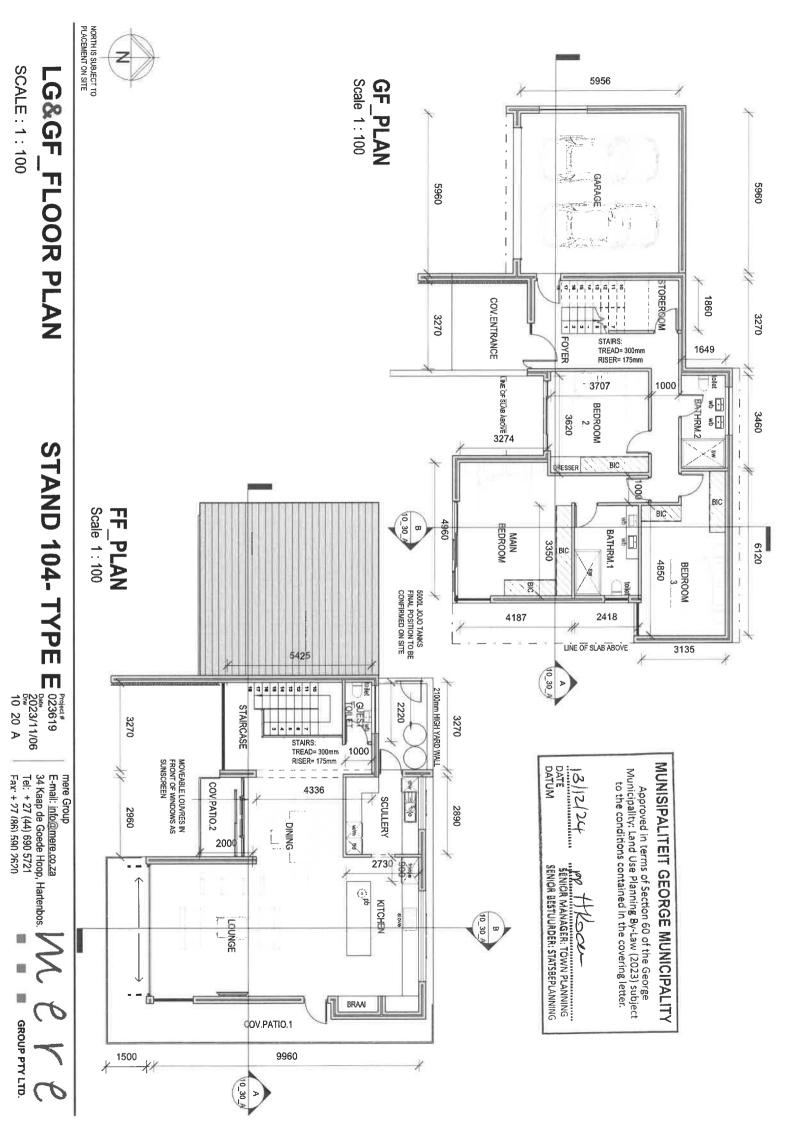


### **ELEVATION\_WEST**



mere Group
E-mail: info@mere.co.za





GF\_AREA PLAN
Scale 1:100 YARD FIRST FLOOR **GROSS BUILDING AREA** COV. ENTRANCE ADDITIONAL AREA TOTAL COUNCIL AREA COV. PATIO 2 COV. PATIO 1 COV. BALCONY 2 COV, BALCONY 1 GARAGE **GROUND FLOOR** COUNCIL AREAS AREA SCHEDULE GARAGE 40 m² COV.ENTRANCE 298m<sup>2</sup> 280m<sup>2</sup> 102m<sup>2</sup> 97m<sup>2</sup> 40m<sup>2</sup> 11m<sup>2</sup> 16m² 15m<sup>2</sup> 7m<sup>2</sup> 4m<sup>2</sup> 6m² GROUND FLOOR 102 m² COV.PATIO,2 4 m<sup>2</sup> FF\_AREA PLAN
Scale 1: 100 COV.PATIO.1 16 m² YARD 7 m² 13/2/24 DATE BATUM MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. OV BALCONY \_ 6 m². SENIÖR BESTUURDER: STATSBEPLANNING FIRST FLOOR 97 m<sup>2</sup>

AREA PLAN

SCALE: 1:100

STAND 104- TYPE E 023619
2023/11/06

34 Kaap de Goede Hoop, Hartenbos. Tel: +27 (44) 690 5721
Fax: +27 (86) 590 2620 GROUP PTY LTD.

**SECTIONS** 

SCALE: 1:100

Scale 1:100

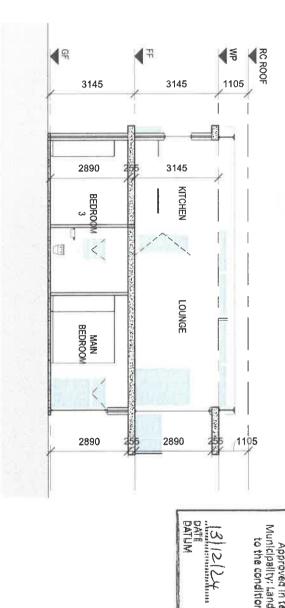
**SECTION B-B** 

# STAND 104- TYPE E 023619 2023/11/06

34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620 mere Group E-mail: info@mere.co.za

₹C ROOF **4**위 47 4€ 3145 1105 3145 GARAGE STAIRCASE 3995 FOYER 2890 BEDROOM, LOUNGE --MAIN BEDROOM COV.PATIO.1 255 255 2890 2890

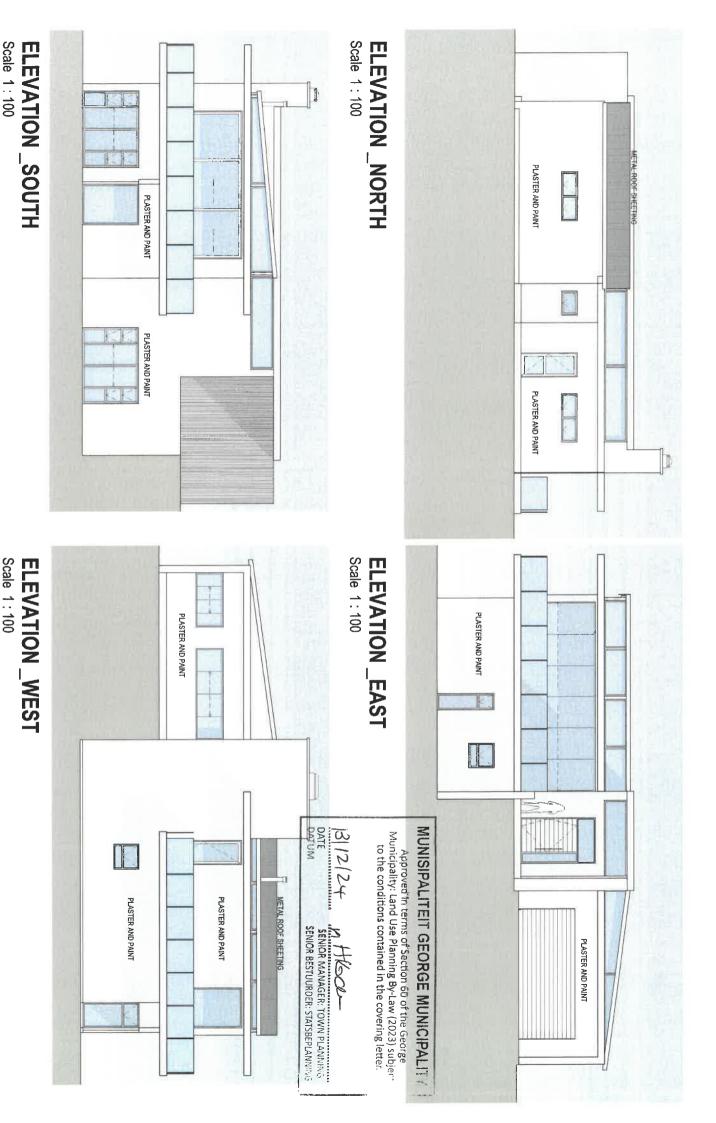
### SECTION A-A Scale 1: 100



## MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

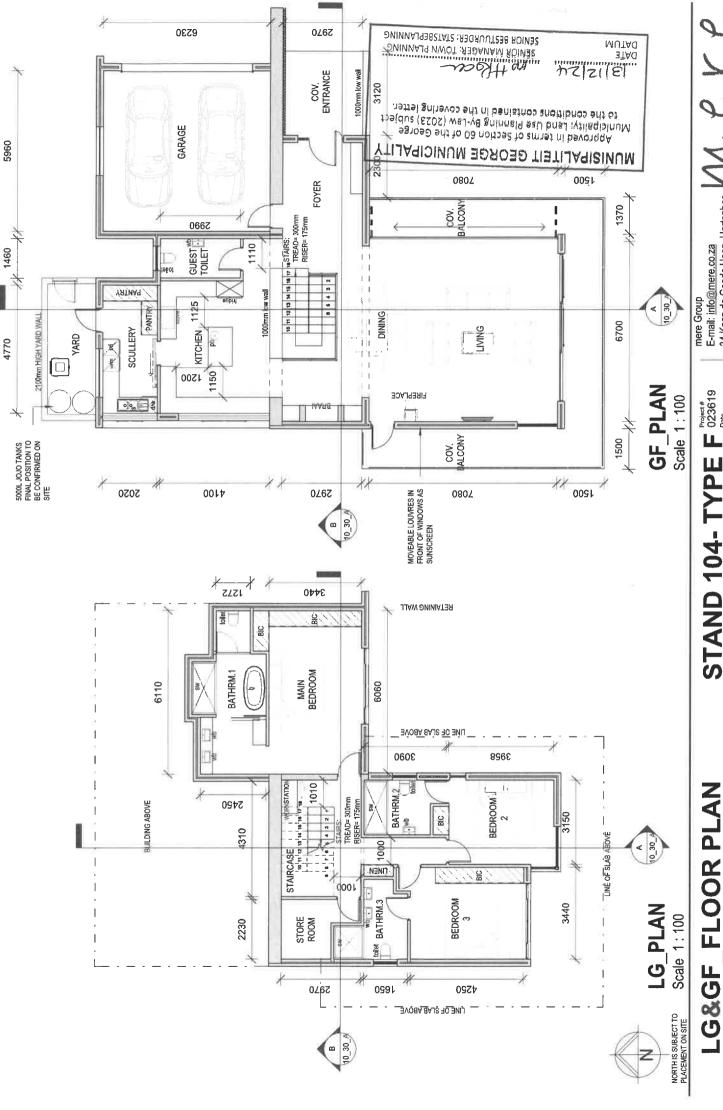


SCALE: 1:100

**ELEVATIONS** 

STAND 104- TYPE F 023619 2023/11/06 600 40 A

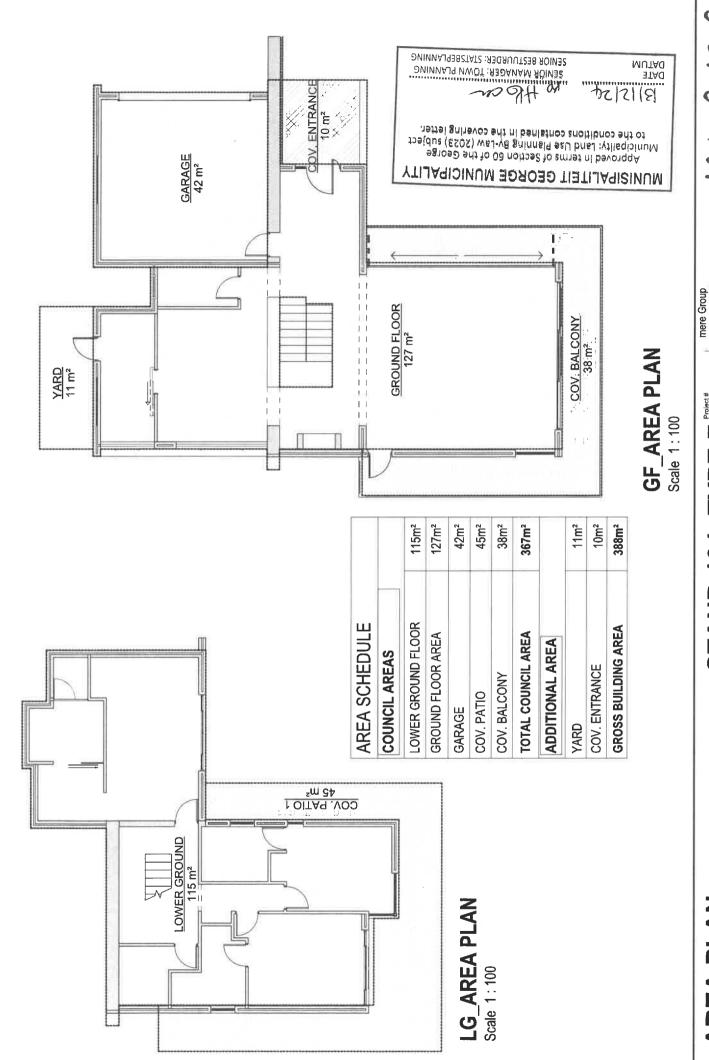
34 Kaap de Goede Hoop, Hartenbos.
Tel: +27 (44) 690 5721
Fax: +27 (86) 590 7620 GROUP PTY LTD.



STAND 104- TYPE F

E-mail: info@mere.co.za 34 Kaap de Goede Hoop, Hartenbos. Tel: + 27 (44) 690 5721 Fax· + 77 (86) 590 9620 Project # 023619 Date 2023/11/06 Dw 10 20 A

SCALE: 1:100



STAND 104- TYPE F 023619
2023/11/06
10 22 A

E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Теl: + 27 (44) 690 5721
Fax + 37 (86) 590 7620

**AREA PLAN** SCALE: 1:100

SCALE: 1:100

**SECTIONS** 



GROUP PTY LTD.

mere Group
E-mail: <u>info@mere.co.za</u>
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

RC ROOF **SECTION A-A** Scale 1:100 **∮**5 1105 3145 **ଏ**କ **4**€ RC ROOF 3145 1105 3145 3145 SCULLERY STORE KITCHEN STAIRCASE 2890 2890 3995 STAIRCASE 8 FOYER 3995 FOYER MAIN BEDROOM DINING ENTRANCE COV. BEDROOM 2 LIVING 255 255 2890 3995 BALCONY COV. DATE DATE MUNISIPALITEIT GEORGE MUNICIPALITY Approved in terms of Section 60 of the George Municipality: Land Usa Planning By-Law (2023) subject to the conditions contained in the covering letter. 1105 255 255 2890 2890 SENIOR BESTUURDER: TOWN PLANNING

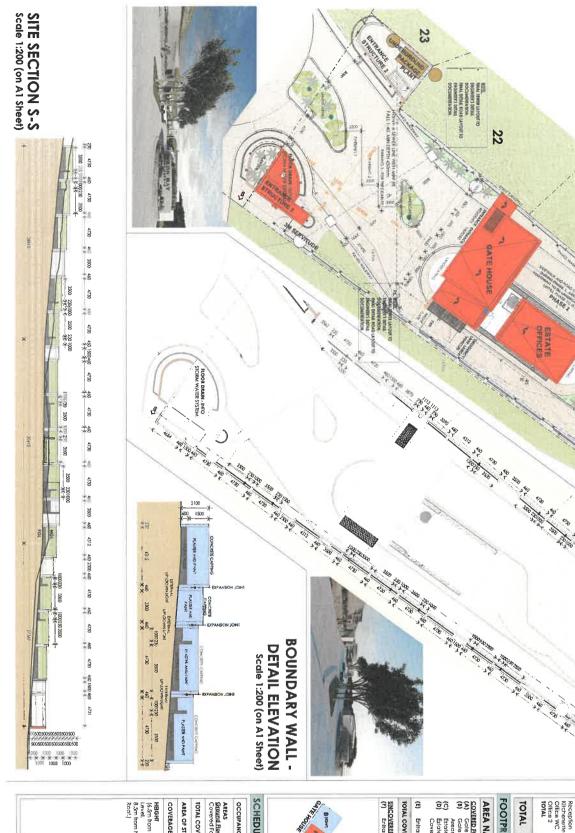
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4€

## **SECTION B-B**

Scale 1:100





NOTES/AANTEKENING

Almeasurement to be checked on site before

s to be checked on site. wings are not to be scaled. Dimensions to be checked on Surveyor to locate and point out boundary pegs. ork and material to comply with standard building lice guidelines and SABS, SAMS 18400 and Municipal By Icotions / installations side by according to acturer specifications. wings to be read in conjunction with those of specials be rodent proof and compty with applicable cked by allent prior to submission at local construction.

20

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TOTAL	Office 2	Office WC	Kitchenette	Reception	Office I	Display Room	PHASE 2 - ESTATE OFFICES	TOTAL	Garden Store	Gas Storage	Refuse Bins Area	PHASE 1 - ENTRANCE STRUCTURE 2	TOTAL	No Internal Room Areas	PHASE 1 - ENTRANCE STRUCTURE I	TOTAL	Passage	Store	Server Room	Security Room	Guard WC	Guard Dressing Room	Guard Room	FRASE I - GUARO HOUSE
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to the conditions, contained in the covering letter. Approved in terms of Section 60 of the George

Scale 1:200 (on A1 Sheet)

DATE

SENIOR MANAGER, TOWN DATING SENIOR BESTUURDER: STATS TO LANNING

SITE PLAN

### FOOTPRINT AREAS

140

Polessional Ambilectural Num

**3**, 3, 3, 3, 3, 3,

Wys. Datum Beskrywing Rev. Date Description

Sign

ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.

ALL WORK TO COMPLY WITH SANS 10400.

SKE ONE	101	<b>6</b>	3	€0	3	39	607	AR
UNCOVERED AREAS (F) Entrance Structure 1.	TOTAL COVERED FOOTPRINT AREAS 283	Enfrance Structure 2.	Covered Areas.	Estate Offices.	Areas.	Gate House. Gate House Other Covered	COVERED FOOTPRINT AREAS	AREA NAME
66	283	85	8	8	23	8		AREA
3	3	3	71,2	3	3	3,		5

LOCAL COUNCIL APPROVAL one we want no contesting highly in the copylight visiting in the drawing and the copyright subspairing there in will, at all lines, Lemain the property of a little Architects. 

CLIENT

HEROLDS BAY COUNTRY ESTATE

ESTATE HOA/AESTHETICS COMMITTEE APPROVAL

### SCHEDULE OF RIGHTS

ENTRANCE ROAD RESERVE

Proposed New Gatehouse and Entrance Structures.

HBGHT (6.5m from N Level. 8.5m from NG Roof.)	COVERAGE - NA.	AREA OF STAND	TOTAL COVERED AREA	Covered Footprint Area	AREAS	OCCUPANCY
HBGHT (6.5m from NGL to Wall Plate Level. 8.5m from NGL to Ridge of Roat.)	NA.	ND	RED AREA	tprint Area		
Comply		990	283	283	Area	Ŧ
рly		ą.	₹.	₹.		

HBCE-001APR2023 April 2023 I. Weilbach I. Weilbach

Checked by: Drawn by:

HBCE - 001FEB2023 - 001/009

.06.28 Aunici Engineer:

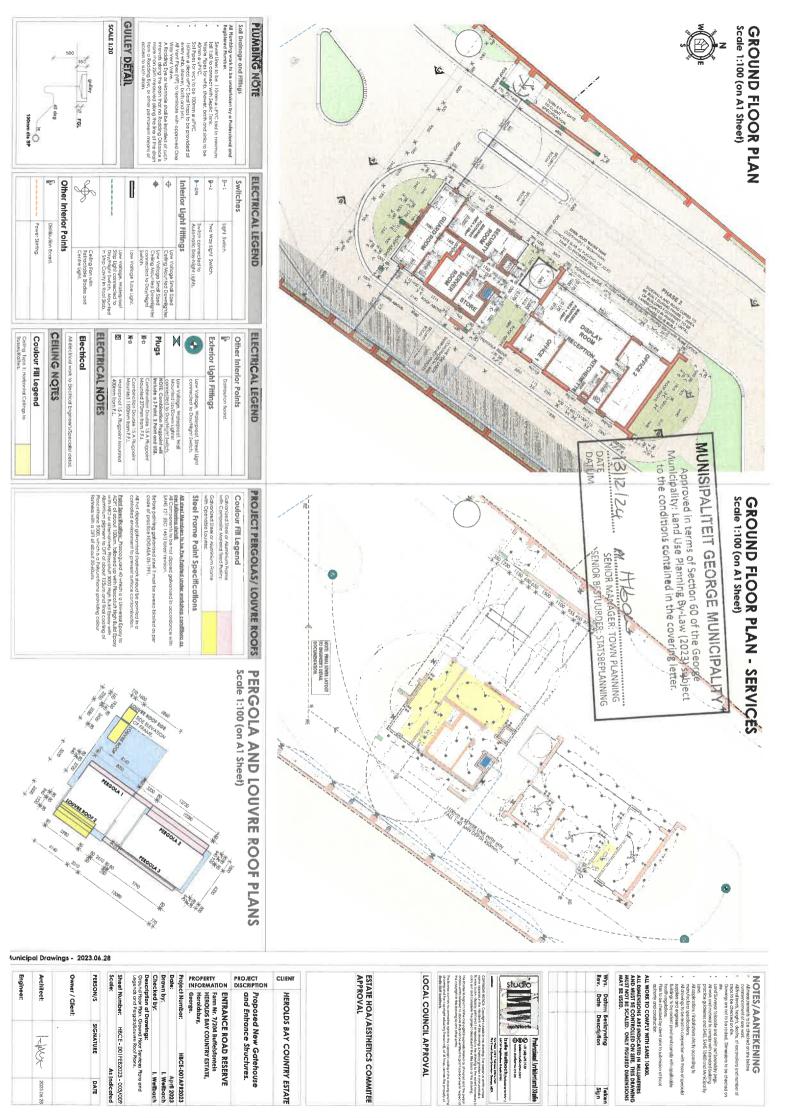
P	al Draw	ings - 20	23.
	Architect:	Owner / Client:	- LANGER
	1-decey		
	2023.06.28		2

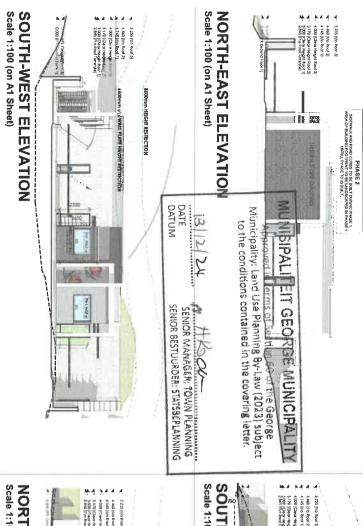


Teken

DATE

2023.04.28







Rev. Date Description

Teken Sign ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.

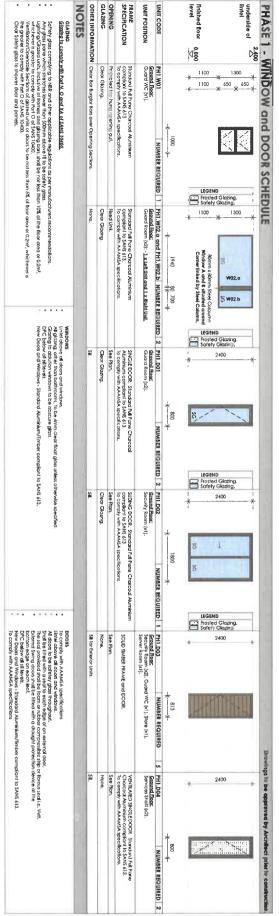
ALL WORK TO COMPLY WITH SANS 10400.

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commiscretized of any work.

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ARTIST IMPRESSIONS

Not to Sca

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al Drawi	ngs - 20	23.06	.28									
Architect	Owne	PERSON/S	Scole	Sheet	Descri	Chec	Drawn by:	Date:	Projec	PROPERTY INFORMATION	PROJECT DISCRIPTION	CHENT
ec:	Owner / Cllent:	S/N		Sheet Number:	Description of Drawings: Bevations and Phase 1 - Win	Checked by:	ıby:		Project Number:	HEROLDS BA Heroldsbay, George.	Propos	1
-X-X-4-1		SIGNATURE		HBCE - DO2FEB	Description of Drawings: Elevations and Phase 1 - Window and Door Schedules					HEROLDS BAY COUNTRY ESTATE, Heroldsbay, George.	Proposed New Gate House	
		DATE	As Indicate	D02FEB2023 - 004/00	oor Schedules.	I. Weilbaci	I. Wallbac	April 202:	HBCE-001APR202	ПАТЕ,	House	

ESTATE HOA/AESTHETICS COMMITTEE APPROVAL

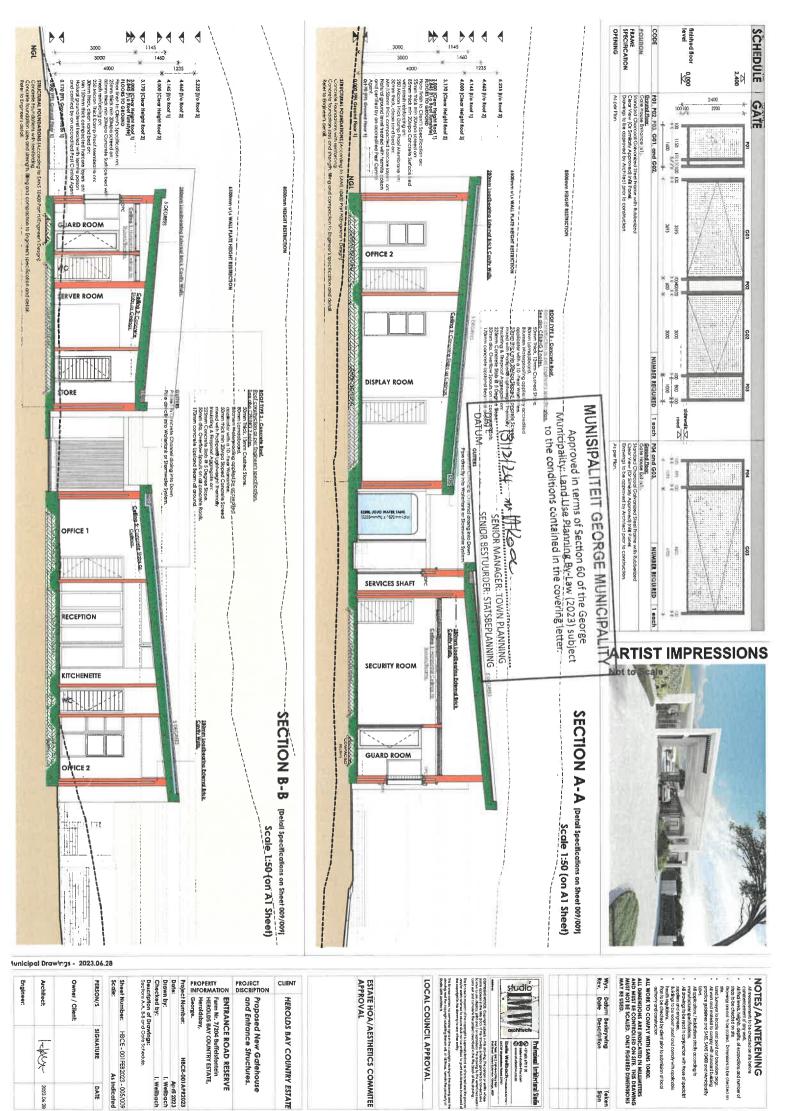
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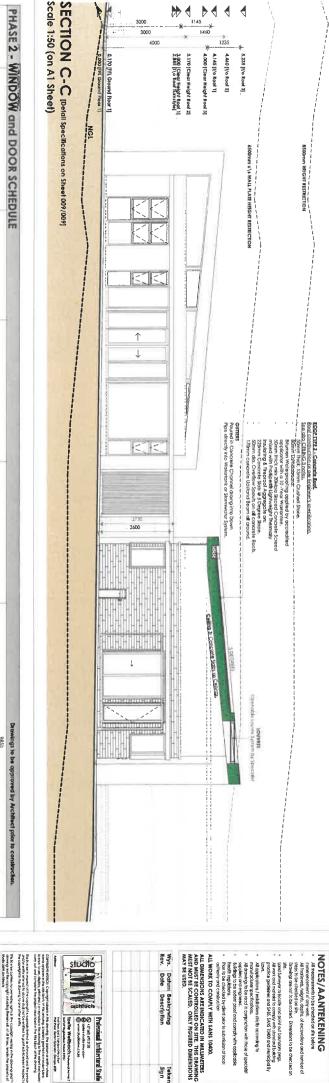
REVICE Copyright Judgidt in this downing. This pation or entity who or in the life took of this rounding is hereby graded on non-ent-like hy, digitally, print and if our exproduce this downing to the earliest mode of complete the project described in the life block of the drawing.

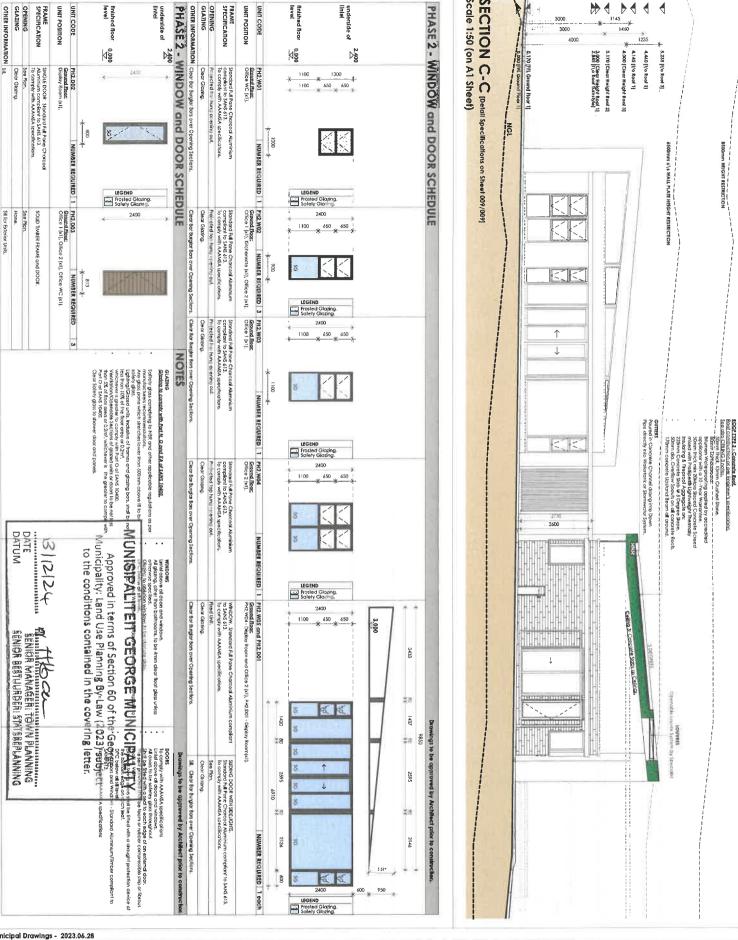
Professional terbatectural Number

Aunicipal D

Engineer:







**Sunicipal Drawings** Archifect: Owner / Client -XXX 2023.06.28

OPERTY ORMATION	PROJECT DISCRIPTION	CLIENT	
ENTRANCE ROAD RESERVE Farm Nr. 7/204 Buffelsfontein HEROLDS BAY COUNTRY ESTATE, Heroldsbav.	Proposed New Gatehouse and Entrance Structures.	HEROLDS BAY COUNTRY ESTA	

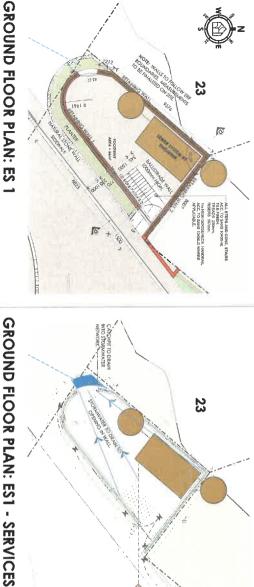
ESTATE HOA/AESTHETICS COMMITEE APPROVAL

LOCAL COUNCIL APPROVAL

Professional Inhitestural Studio

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}	PERS	Scale	Shee	Section	다	Draw	Date:	Proje	PROPERTY INFORMATION	PROJECT DISCRIPTION	CLIENT
	PERSON/S		Sheef Number:	ons C-C and P	Checked by:	Drawn by:		Project Number:	Farm Nr. 7/ HEROLDS Bu Heroldsbay, George.		HEROLD
	SIGNATURE		HBCE-001FE	<b>Description of Drawings:</b> Sections C-C and Phose 2-Window and Door Schedu					ENTRANCE ROAD RESERVE Farm Nr. 7/204 Buffelsfontein HEROLDS BAY COUNTRY ESTATE, Heroldsbay, George.	Proposed New Gatehouse and Entrance Structures.	HEROLDS BAY COUNTRY ESTAI
	DATE	As Indicate	-001FEB2023 - 006/0	and Door Schedu	I. Wellbac	I. Weilbac	April 202	HBCE-001APR202	ESERVE Iteln ISTATE,	ehouse tures.	NTRY ESTA

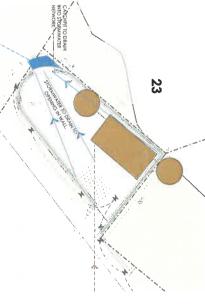


## Scale 1:100 (on A1 Sheet) **GROUND FLOOR PLAN: ES 1**

Scale 1:100 (on A1 Sheet)

4.300 [1/a Relaining Wall 2]

ISTEPS AND CONC. STAIRS ACC. TO SANS 10400-



### finished floor SCHEDULE GATE OTHER INFORMATION 100 2.400 NUMBER REQUIRED

Wys. Date Description

Sign

ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON STE. THIS DIAWNING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.

ALL WORK TO COMPLY WITH SANS 10400.

gs to be read in conjunction with those of special and engineers.

To be readent proof and comply with applicable /installations stricitly according to pecifications. NOTES/AANTEKENING

# MUNISIPALITEIT GEORGE MUNICIPALITY

Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter. Approved in terms of Section 60 of the George

DATE BATUM

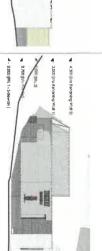
SENICR MANAGER: TOWN PLANNING SENICH BESTUURDER: STATSBEPLANNING

LOCAL COUNCIL APPROVAL

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Scale 1:100 (on A1 Sheet) **SOUTH ELEVATION: ES 1** 

# SECTION D-D: Entrance Structure (ES) 1 [Detail Specifications on Sheet 009/009] **EAST ELEVATION: ES 1** Scale 1:100 (on A1 Sheet)

Scale 1:50 (on A1 Sheet)





### CUENT HEROLDS BAY COUNTRY ESTATE

ESTATE HOA/AESTHETICS COMMITTEE APPROVAL

) JE	CT IPTION	
and Entrance Structures.	Proposed New Gatehouse	

PROJE-	ČT PTION
and Entrance Structures.	Proposed New Gatehouse

Project	PROPERTY INFORMATION
Project Number: HBCE-001APR2	ENTRANCE ROAD RESERVE Farm Nr. 7/204 Buffisfontein HEROLDS BAY COUNTRY ESTATE, Heroldsbay, George.

Description of Drawings: Entrance Structure 1 Drawings.	Checked by:	Drawn by:	Date:	Project Number:
	I. Wellbach	1. Wellbach	Ap rll 2023	HBCE-001APR2023

PERSON/S SIGNATURE DATE

Scole:

HBCE - 001FEB2023 - 007/009

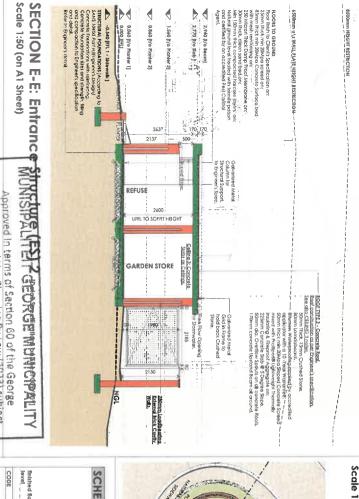
As Indicated

Aunicipal Drawings - 2023.06.28 Engineer - Jack 2023.06.28

# ARTIST IMPRESSION Entrance Structure (ES)1 ARTIST IMPRESSIONS Entrance Structure (ES)2



Not to Scale



2.740 |t/o Beam] 2.770 |t/o Slab] 1.560 P/o Monter 2 UN WALL PLATE HEIGHT RESTRICTION indakon sizes and strength, filling and to Engineer's specification and detail. GAS STORAGE Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject 13112124 to the conditions contained in the covering letter. GARDEN STORE SENIOR MANAGER TOWN FLANNING SENIOR BESTUURDER: STATSBEPLANNING vn readbearing External Rick Cavity vina Yiali.

SECTION F-F: Entrance Structure (ES) 1 [Detail Specifications on Sheet 009/009] Scale 1:50 (on A1 Sheet)

## Scale 1:100 (on A1 Sheet) **GROUND FLOOR PLAN: ES 1**

Scale 1:100 (on A1 Sheet)

**SERVICES** 

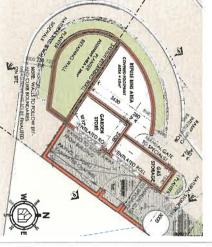
**GROUND FLOOR PLAN: ES 1 -**

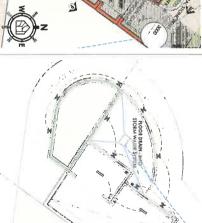
NOTES/AANTEKENING

larveyer to locate and point out boundary pegt. It and material to comply with standard building to guiddines and SABS, SARS 10400 and Municipal By to be checked on site. ngs are not to be scaled. Dimensions to be checke

igs to be read in conjunction with those of specials cations / installations stricity according to sturer specifications.

ingrieers. radent proof and comply with applicable





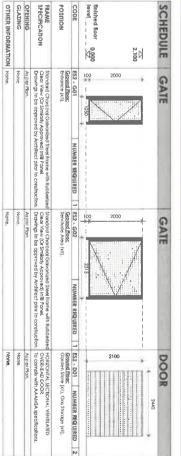
ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.

ALL WORK TO COMPLY WITH SANS 10400.

Wys. Datum Beskrywing Rev. Date Description

Sign

Professional Inhitectural Studie





## Scale 1:100 (on A1 Sheet) **NORTH ELEVATION: ES 1**



**SOUTH ELEVATION: ES 1** 

Scale 1:100 (on A1 Sheet)

Scale 1:100 (on A1 Sheet) **WEST ELEVATION: ES 1** 

### - 1.560 [I/o Planter 2] - 0.860 [I/o Planter 2] 4 - 27/0 [I/o Beam] Scale 1:100 (on A1 Sheet) **EAST ELEVATION: ES**

HUROLIS

ENTRANCE ROAD RESERVE
FOR BATT Nr. 7/208 Buffelsfortein
FEAR HEADLDS BAY COUNTRY ESTATE,
PEO Heroldsbay,
Reiner George.

ENTRANCE ROAD RESERVE

PROJECTION Proposed New Gatehouse and Enfrance Structures.

CLIENT

HEROLDS BAY COUNTRY ESTATE

ESTATE HOA/AESTHETICS COMMITEE APPROVAL

LOCAL COUNCIL APPROVAL

ease in respect to the copyright is suppress trained as diversion and an alternation of the confidence shall not be entitled to graft sub-scenes in original in this decrease in only other entity.

us own within rights in this coopigat vesting in this drowing or program subdating therein will of all finses, semain the property

HBCE - 001FEB2023 - 008/00

Aunicipal Drawings - 2023.06.28 SIGNATURE THE Y 2023.06.28 DATE

### Main SIPALITEIT GEORGE Management of Section 60 of Section This project is classified as IH4 (Dwelling House: Occupancy consisting of a dwelling unit on its o site, including a garage and other domestic authoridings; if any,) accoording to A20, Table 1. Occupancy or furbing Classification, of SANS 19240. All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Cades of Practice. M Timber Continuetton According to SANS 10-082:2007. Ill Proprietary Systems to be designed, installed and certified by an accredited installer or he Design Population for the class of occupancy 14 it <u>2 persons per bedroom</u> according to A21, able 2 - Design Population, of SANS 10400 - A. rethed Notes electrical work to Electrical gineer's/Registered Professional detail. A viral, first or tome at sail to privided by the counts of pit I wan with a color so in the count of pit I wan with a color so in the count of pit I wan with a color so in the count of pit I wan to wan to pit I wan to wa Such wat, lence or bentile and any such gate threit in tall be not less than 1.2 m light man measured brom the adocem level and and not required brom the adocem level and and all contain any opening that will be mit if he passage at a 100 mm deamest bott and shall no passage at a 100 mm deamest bott and shall no provide any lorm of leathage. Waler Systems Notes tot Waler Reliculation Systems to be installed s Registered Professional. Rintess poats, where the change in level between the edge of the pool and only the adjacent halfvoll ground fevel exceeds I mushall have a permanent stretching device incorporated as post of the poal design. y, foundations, relating walls slabs, sitch, coldimans, bearst, awithrifug pool or any and a sure of the coldination of the col The hinges of a gate shall be positioned at least 900 mm apart and the fatching and betting dwo shall be filted to the pool side of the gote in the highest position possible. The design of a gate shall be such, that after th intradition, it shall not be possible to ppen the gate fowards the swinzning pool, AL ENGINEER SPECIFICATION: right Work Each gate shall be litted with a rang lunge, a spang or other acceptable self-closing device, lattining device and locking device. Swimming pools and swimming balls ng to SANS 10400-D:2022 DBAIL COCAMANDER time, a per-pomied their for sense cocaid or national environment (power for cocae), inventor methods environment (power for cocae), inventor methods cocae for parties cocae for cocae for parties cocae for co INCOLUTE! 1- knows & seak-mit det c. Celebra. Radic Landaucal Long and Emparts a seak-celadan. Radic Landaucal Long and Emparts a seak-celadan. Radic Landaucal Long and Emparts and Em RODETYELS. Exceed is extra medicated tools Bool constitution and tripoperture the constitution Sea who EBBMS 2 holes. So x Yomen Droubs 55.6 Prin pure 9 "100 cit. holes with Stricture Server on: Doubsi deter in left-fire owners to installion with the retiration trappereur egit studion R4.03 holes beleeven pureture. from expondant joint; (4.3.2.4) The insulption requirements of the supplier of namenties goods, such as conventer outlets, guillets and downoloss, shall be adhered to. cround the outlets. (4.3.2.3) The position of all outlets shall be at least 500 mm away from upstands, parapet walls and 1 000 mm away Forhlad Colour, While. Reacher Faire, Stankel (Aerokie - Think Fink) with a min fleckness of 135mm and min R-Value 2,500 to be millated above ceiling. Celling: Type 1: Mortoontal Cellings to Trusses/Boffeat: forms Principourd Gypsum Celling Scord feed to 38mm x 38mm \$A Pine Brandering @ 459mm c/c feed to bottom of fout. CUEAN COLORADND® ULTRA MATT: Gronite MATT AZ200 Namn fibre cerneal disciplinate complete with metal incial pienes scriewas to rathe ends and § A. Free cleats fulled strety or per mounded treat specifications and streft with pamer , undercool and 2 costs point (some dour as roal) as per manufacturers specifications. If Elitted James. Somm Fred James Cubed Store. Somm Inmitaboard. Barnian Westprosing properly processing a page 12 per Double kidet, intelligible abeninan foli insulation, with the retrigical properties og: Saladistra (RADS Sod Berween purkt). Sod Perween purkt. Sod Ziehm Grade SAS Prie purkt kinned an ball utde 8 same spotting at husen, fleed with Shichtool Stewn on: Spotting 272-34, tgjm? Right Estituted Polish besein 272-34, tgjm? Right Estituted Polish besein 272-34. me rooms; on: 11 it x Särm & Rine Wall Plate; Trust rifles lied into wall with 1, smm galvanised hoop iron or fixed with 2 thands 8 guage galvanized wee anchos jimo wall. colingion: collingion SA Pine Wol Plate. Strom SA Pine Wol Plate. prors or fixed with 1,4mm galvanised prors or fixed with 2 strands 8 guage united was anchors into wall. All High Demah 272-34, tig prim signatured of more (prig ) 1000 Chane (Continued on Christian Change (Continued on Christian Change (Continued on Christian Change (Continued on Christian Cutious As fin () [inul) Somm Incit. I Jame Contract Stone Somm Incit. I Jame Contract Stone Somm Incit. min 2004po Sloped Concrete Screen Incit. min 2004po Sloped Concrete Screen Incit. min 2004po Sloped Trama Contracts Sob Indian At Fin (SM At) TOTAL In-VALUE Proposed new residence in the figure JLSANS\_10400-XAL2021 \$ANS 10400-XAL2021; Table 8 Outdoor Ar fan (7 (m/s) Rool Coverng (40)entil Rool Ar Sporce Real Ar Sporce Real Britishe Fox Samm Reable Foxo Gloss Blonkel Omm ROOBOARD Indoor Ar Fan (5til Ar) According to Table 8 for Jape 1. Alternam Assembly total Rivake [mt.K/W] Direction of heat flow R-Value of Roof and Ceiling Minimum R-Value of fundation CEUNG TYPE 3 will show skir concrete skip. A roaf assembly shall achieve the minimum specified in table 8 for the direction of heat Thus, outlined insufation that ophieves a minerum R-value 3.35 in the upwards airaction is required to be installed. CRUMO TYPE 2 will show vowfied/cathedral cellings above invises. SANS 10400-XA:2021: Table 8 ROOF TYPE 2 Thus, additional insulation that achieves a minimum R-value 3.35 in the upwards direction is required to be installed. CEUNG TYPE 1 will show Hostrantal Cellings (Celling Type applied below frustes, A roof astembly shall achieve the minimum total a specified in table 8 for the direction of heat flow LEAK TOOM É Idina hits consideration the Specifications of the Inci. A roof assembly shall achieve the menmum peculied in liable 8 for the direction of hear Stern Tibids, 13mm Crushed Stone with a R-Value of 0,273 is. d 0,273 is. d 0,273 is. d 0,073 is. d 3 mm Lamdaboard with a R-Value of 1,370 is. daren Lamdaboard with a R-Value of 1,370 is. daren Lamdaboard with a R-Value of Concree Screet of States with Pradiated Lightheshy Internation of the Concrete Lightheshy Internation of the States of the Paragraph of the States with a R-Value of 10,74 is a State Contribution of the States of 1,74 is a State of 1,74 is a Reflective Foil insulation with a R-Value of 0.55 and a 135mm Flexible Fibre Glass Blanket (Aeraite - hark Pink) insulation product is recommended. barres, and discribe safe or effective operation of does not affect the safe or effective operation of any services, equipment, or lighting installation. 75mm flexible fibre Ghas Blanket with R-value 1.880 (Aerolde - Plink Pink) insulation product t commended. 0.030 0.273 1.670 0.416 1.500 0.110 3,999 Last contract. 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The height of a chimney outlet shall be not less than than a) I m above the highest point of confact the going: If the teaplement of 4.2.6, or the case of a flight containing bath se case of a flight containing bath non-topered freads, the going of the to requirement of 4.2.7 for variation is such variation is, in each case, he same distance from the narrower m gaing of 125 mm, led that the angle between s, meusured in the honzontal plane Corte(M. Interfations. On allowing sin sings one to be provided at oil anternal close it deploying sin sings one to be provided at oil afferred close if toppicable, Stept to have a man feed at 250mm and a max rise of \$50mm to the sings at the top of the sings of the sing AMERICA LOCALDRADING External BICLE WAIL: 10 DO 2000MN DICK, Re-biforced with brick force from the second course bodyer ill for every fourth brick level up to world Puttle level. · <u>P</u> Wall Intel Intel A. FUNTH Natival Stone Cladded Brick Wall from NGL up to FR Ground: Bidd: As per Engineer. EXTERNAL TIMBER ELBACHTS CCA Treated Pine or alther approved timber for external use. Sociant to be recommended by Specialist Installer. And the state of t called to Estate Guidelins. Enter the protection of a copymer (the strate) to an extension of the copymer copymer copymer copymer positive to province copymer copyme o control - of apparation/controlion losts in foundation was untest specified by Physics of Conditions was untest specified by Physics of Control of the Physics of Control of the Physics Bac Ell belvman walk not to allian more than Soamn for a Soamn walk or all Colomn for a Soamn walk whose the colomn for all all the colomnia. was whose the colomn walk of a board 35 for a particular force count may be all all a soam of 35 for a particular force count and that a secretar of count the force! 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I wall comins with concrete where steel is discated in wall contry. discated in wall contry. all contry steel to be casted or doweled into undation. withes in foundation walls to be filled with 200mm vertical Centre wire type will not be demitted. 14MPO Brick Strength Morlor Class cforce to be 300mm. ery second course up to gro PERGOLA FOOTING DETAIL BLAND.BLOCK.ILD.ON.LABE: Block fish to Client's Specification on: Starm Inick min Zwingu screed on Starm Inick min Zwingu screed on Starm Inick min Zwingu screed in Starm (niteroal) or 1/2mm (Screena) Thick Rib and Rack Starb in Engineer's calcidat. Concrete a Bearms and Columns with Foolings to Engineer's Scale 1:10 Foor joint positions in concrete surface bed must be compared with layout of lites prior to coaling ensure contexponding joint poritions in concrete face must the final. 200 Micros Polyetiflyane woterproof in lisk. 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In general a the shallout a movement joint should not exceet Role, Ruly Welde It is implication activities: The ciliferate used for the work's behavior to the control of the work's behavior to the control of the work's behavior to the control of the For a detailed Report please refer to the A& Document. Rational Design Report - Gate House SANSI0400XA. Compliance Report consumption and the demand intensity are below. The maximum allowed levels, and thus the building complies with SANS 10402-Studio NAM Architects have uncertaken the delign of: The Eadle Nation and HECE for which planning approval is sought in terms of the amendments to the variance Building Regulations for thesty Usage. Appointed Competent Person: Suzanne O'Keeffe Director Msc (Mech. Eng.) 8Sc (Mech. Er RATIONAL DESIGN: Compliance with the use of a Reference Building. Both the maximum energy. GREEN XA CONSUILING. Appointed firm: Summary of Results: If the values for the actual building are below these energy values, the building is deemed to be compliant. to Clent has required that an Energy to Clent has required that an Energy and a Rabband Besign is settlemed in order to a voldence that a proposal of seight has a lower search? It is easy to a lower search? It is easy to that a serious of the search of t Anual Energy Intensity Invitori 95.00 58,00 22,06 ALL WORK TO COMPLY WITH SANS 10400. ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST MOT BE SCALED. ONLY FIGURED DIMENSIONS HAY BE USED. This Idense content no ownerhologots in the copylight vesting in the drawing and drawing and the copyright subsating thesen will, all of times, terrain the property of studio staff Architects. 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The person or writin whose Name access in the life block of the drawing, a final by granted a non-west with Event a town, disclay, print and it a respectable in the drawing is the water throws cony out and complete the project described in the flip block of the drawing. Datum Beskrywing Date Description engineers. radent proof and comply with applicable

NOTES/AANTEKENING

SANS 10400 -

COMPLIANCE

commencement of any work.

All find levels, heights, depths, of excavalions and number of
steps to be checked on site.

Browings are not to be scaled. Dimensions to be checked or

od by afenil prior to submission at local struction.

Teker Sign

Professional Architectural Study

Roof Pitch According to Site/Roof Plan

GENERAL SPECIFICATIONS

HSULATION - SANS 19400-XA:2021 - 5.4.1:

Thermal Insulation shall be installed so that it class a control catals as aveilage coloring insulation, or it sented forms a continuous barner with cellings, walls, buildings or floors that continues to the thermal harden and

comply with Part V to SANS 10400

FOUNDATIONS AND FLOORS

APPROVAL

HEROLDS BAY COUNTRY ESTATE

Proposed New Gatehouse and Entrance Structures.

ENTRANCE ROAD RESERVE
Farm Nr. 7/204 Buffelsfontein
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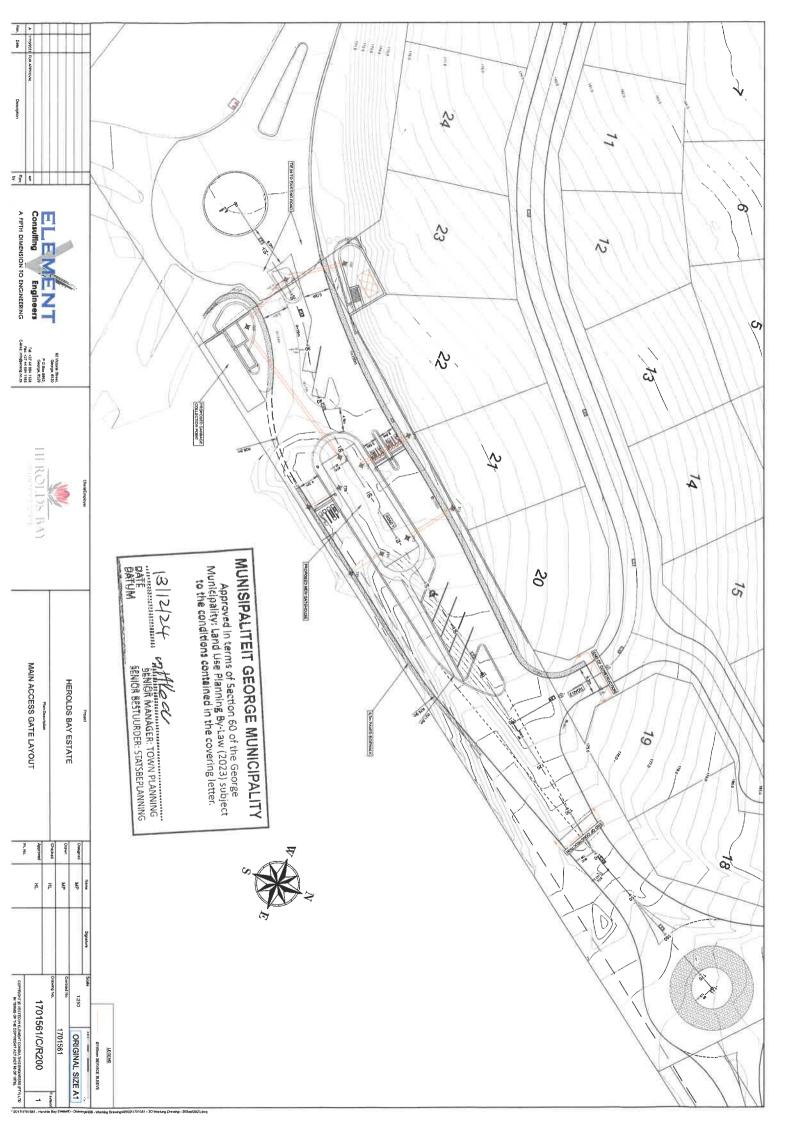
HBCE-001APR2023

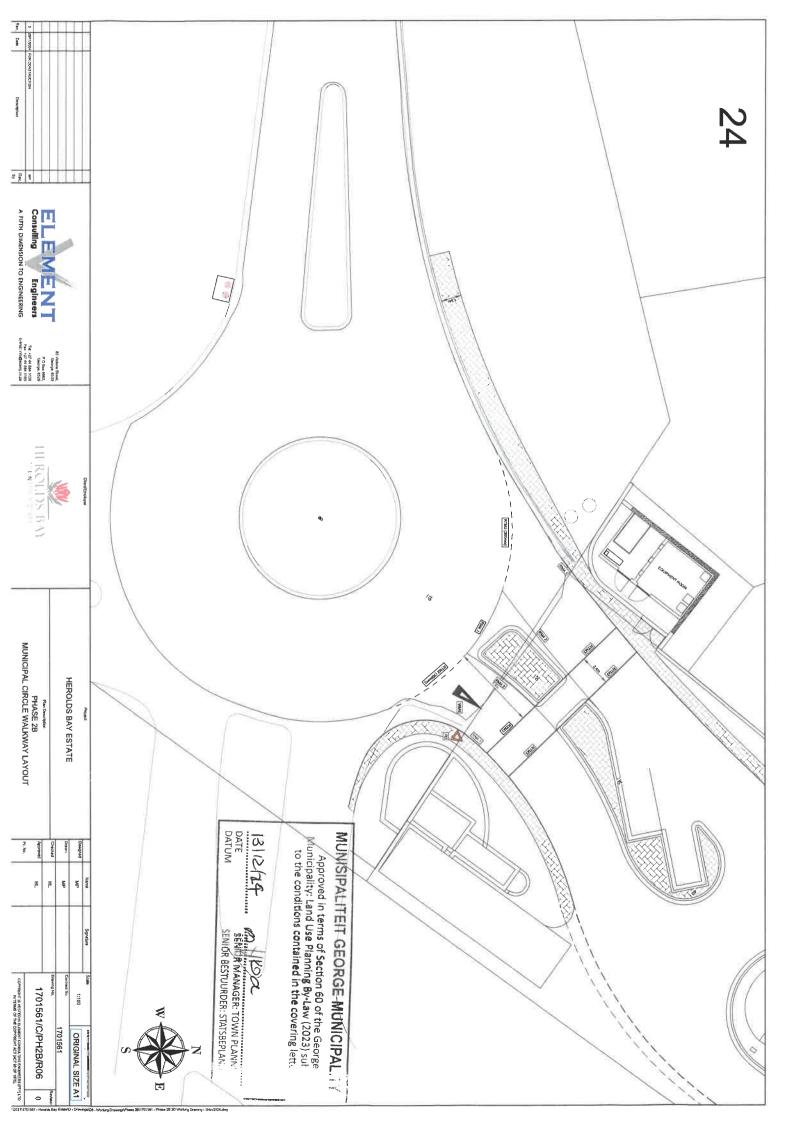
**Description of Drawings:** Specifications, Details and Energy Efficiency Rational April 2023 I. Wellbach I. Wellbach

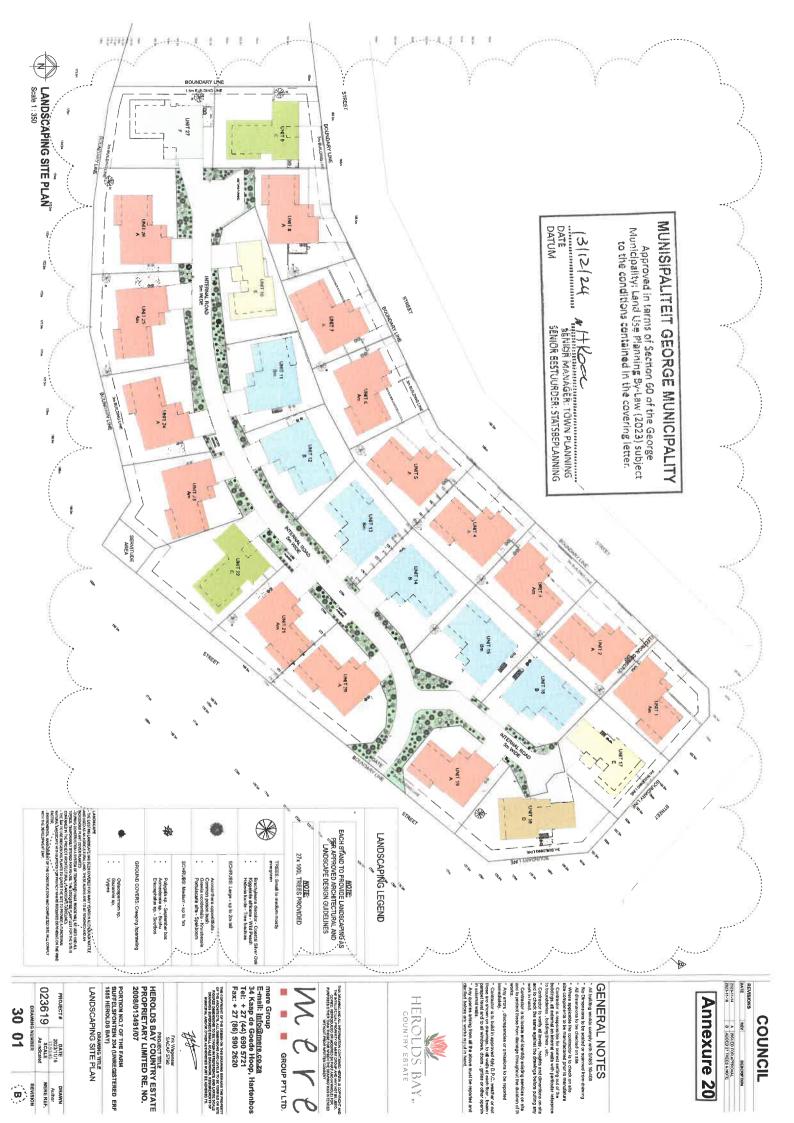
HBCE - 001FEB2023 - 009/009

SIGNATURE

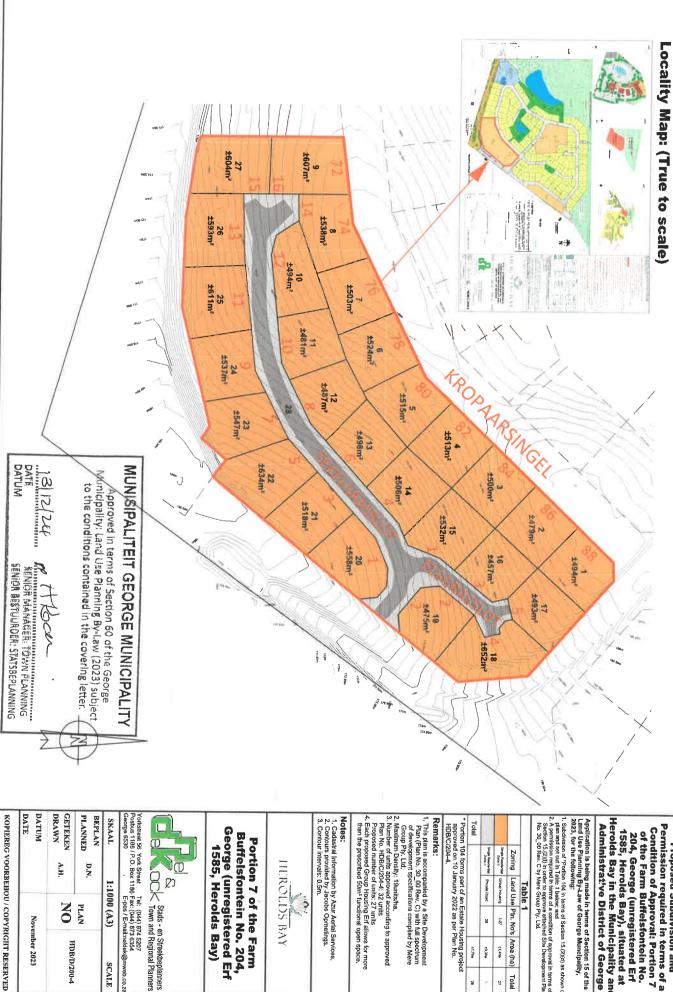
2023.06.28







# Annexure C - Subdivision Plan



Proposed Subdivision and Permission required in terms of a Condition of Approval: Portion 7 of the Farm Buffelsfontein No. 204, George (unregistered Erf 1585, Herolds Bay), situated at Herolds Bay in the Municipality and Administrative District of George

Application is being made in terms of Section 15 of the Land Use Planning By-Law of George Muncipality, 2023, for the following:

Subdivision of Portifion (Od in learns of Section 15.(2)(d) as shown on plan and set ut in 194bb 1 below; and plan and set ut in 194bb 1 below; and A pormission repulmed in terms of a condition of approval in terms of Section 15.(2)(f) in order to approve attached site Development Plan to. 30\_00 flow. C by Mee Solup Pby, Ltd.

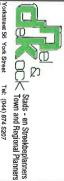
١,		,	or of arm		
		Table 1	1		
	Zoning	Land Use	Ptn. No's	Land Use Ptn. No's Area (ha) Total	Total
	Single Readuntial Zone II	Group Housing	1-27	£1,49a	27
	Single Readential Zone II	Physie Road	28	10,384	
Ú					

- This plan is accompanied by a Site Development Plan (Plan No. 30\_00 Rev. C) with full spectrum of development specifications compiled by Mere

Cadastral Information by Azur Aerial Services.
 Contours provided by Jacobs Opmetings.
 Contour intervals: 0.5m.



Buffelsfontein No. 204, George (unregistered Erf Portion 7 of the Farm 1585, Herolds Bay)



Yorkstraat 56 York Street Tel: (044) 874 5207 Posbus 1186 / P.O. Box 1186 Fax: (044) 873 6354 George 6530 E-pos / E-mail:neldek@mweb.co.za

O HDB/D/2004	A.H. NO	GETEKEN DRAWN
PLAN	D.N. PL	BEPLAN