

Annexure “B”



ARCHITECTURAL DESIGN MANUAL
of the
CHAPMAN'S BAY ESTATE
HOME OWNER'S ASSOCIATION
MARCH 2020

Contents

1.	INTRODUCTION	1
2.	DESIGN FRAMEWORK	2
2.1	Single Residential Units	2
2.2	Group Housing Units	2
3.	SUMMARY OF DESIGN GUIDELINES	3
4.	ZONING	4
5.	BUILDING LINES	4
6.	HOUSE FLOOR SPACE	6
7.	HOUSE FORMS	6
7.1	Outbuildings	7
7.2	Chimneys	7
8.	ROOF FORMS	7
8.1	Permissible roof angles	7
8.2	Gables	7
8.3	Verandah roofs	8
8.4	Overhangs	8
8.5	Parapets	8
8.6	Dormers	8
9.	SCALE AND PROPORTION	8
9.1	Heights	9
9.2	Widths	9
9.3	Garages	10
10.	VERANDAHS, BALCONIES AND DECKS	10
11.	PERGOLAS	10
12.	MATERIALS AND FINISHES	10
12.1	Walls	10
12.2	Roofs	11
12.3	Fascias and gutters	11
13.	OPENINGS	11
13.1	Doors and windows	11
13.2	Burglar bars	11
13.3	Shutters	11
14.	GATE POSTS, BOUNDARY FENCES, COURTYARD WALLS & POOLS	11
15.	LANDSCAPING AND SITEWORKS	12
15.1	Driveways	12
15.2	Planting	12
15.3	External lighting	12
16.	GENERAL	12
17.	BUILDING PLANS SUBMISSION PROCESS	13
18.	PROTOTYPE UNITS	15
18.1	Avenue Unit	15
18.2	Courtyard Unit	17
18.3	Wetland Unit	19
18.4	Townhouse Units	23
19.	ANNEXURE 'A'	25

1. INTRODUCTION

The site is located in a visually sensitive area alongside a scenic route, with mountains as a backdrop. The architectural form of the development will respond to this context in order to mitigate the visual impact. This Architectural Design Manual has the following aims:

- To ensure a coordinated and aesthetically pleasing residential development.
- To enhance the investment value of the development as a whole, and individual properties in particular.
- To limit visual impact.
- To assist individual owners during the design and building processes to achieve a coherent and pleasing aesthetic.
- To protect established properties from haphazard building development in the vicinity.

The Architectural Design Manual will not emphasize a particular style, but rather focus on visual impact and natural materials as the key elements in governing architectural control. In order to manage the architectural aesthetic of the estate, plans must be submitted to the Architectural Design Committee of the Home Owners' Association. Such plans will be reviewed by the Controlling Architect, whose decision will be final and binding, subject to the provisions of the Constitution of the Home Owners Association and the appeal process set out herein.



Figure 1 – Typical dwelling and placement in the landscape to mitigate visual impact.

2. DESIGN FRAMEWORK

In terms of the estate development plan, there are two basic categories i.e. single residential & group housing dwelling units:

2.1 *Single Residential Units*

As a general principal the intention is to limit the footprint of the house without unduly restricting the size of the house. Over the majority of the single residential sites the slope is 1:7 or steeper. On these sites the semi basement unit is the preferred design solution. The total areas are limited in accordance with the table 1 (Section 6 – House Floor Space). On the flatter single residential sites the options are either single story or a loft unit where the majority of the bedroom accommodation is placed in the roof space, see table under Section 6 - House Floor Space).

2.2 *Group Housing Units*

In order to provide more affordable housing the sites on the flatter and lowest area of the development adjacent to the wetland permit group housing units. These units are of a standard type as illustrated.



Figure 2 – Typical permissible dwellings: Chapman's Bay Estate.

3. SUMMARY OF DESIGN GUIDELINES

The intention of this Summary is to give a clear but brief outline of what is, and what is not permitted within the development. It should be read in conjunction with the explanatory notes and diagrams in the text that follows.

	REQUIRED	NOT PERMITTED
MINOR WORKS	Plans must be submitted for any minor works, including street and boundary fencing, pools, etc.	
HOUSE COVERAGE	See Section 6 – House Floor Space (table 1).	
FORMS	Simple rectangular, inter-connected rectangular.	
ROOFS	Double pitch, hipped, lean-to, mono-pitch, flat concrete	
PARAPETS	To headwall of lean-to's only.	None to pitched roofs or lean-to barges.
ROOF OVERHANGS	To mono-pitches, gable ends of pitched roofs and eaves of lean-to roofs.	.
HEIGHT	6m to midpoint of pitched roof or top of mono-pitch roof measured from NGL. (see detail information under 9.1 Heights)	
UPPER FLOOR SPACE	See Section 6 - House Floor Space (table 1).	
WALLS	Stone, brick or block plastered. Natural stone or painted non reflective plaster in earth colours with reflective value of less than 35.	Face brick / block. Any finish which exceeds the permitted reflective co-efficient.
WALLS	Timber or fibre-cement clap-boarding (horizontal or vertical). Painted non reflective earth colours with reflective value of less than 35.	Any finish which exceeds the permitted reflective co-efficient.
ROOF FINISHES	Thatch, Chromadek, Fibre-cement, slate and Asphalt Shingles. Colour range light grey to dark grey.	Concrete roof tiles, clay tiles. Any other colours.
WINDOWS AND DOORS	Large glass areas to north and west facades to be under verandah or pergola.	Reflective glass.
BOUNDARY FENCES, GATE POSTS & COURT- YARD WALLS	Game fencing with planting, or timber 'latte', or square timber slats. As this is a secured estate fencing is limited to areas to contain domestic pets, swimming pools, etc. Plastered masonry or stone walls only permitted as an extension to the building to form courtyards. Height and extent of fences and walls are at discretion of Controlling Architect.	Pre-cast concrete. Face brick. Red/brown stained timber.
EXTERIOR LIGHTING	Low-level exterior lighting to be unobtrusive, recessed foot lights etc – fittings to project light downwards only and not beyond.	All bulkhead or lantern style fittings are to be avoided

4. ZONING

All development in the Cape Town Municipal area is subject to the provisions of the Cape Town Zoning Scheme and other municipal by-laws. In the case of Chapman's Bay Estate, the layout plan has been specifically designed around environmental features of the site and a number of departures from the zoning scheme have been granted to fit in with this layout plan. In addition the Design Manual imposes certain requirements that are more restrictive than the standard provisions of the zoning scheme.

The Zoning of residential properties at Chapman's Bay Estate are either Single Residential Zone 1 or General Residential Zone 1 (Group Housing). In cases where the provisions of this Design Manual are more restrictive than the zoning scheme, the provisions of this Design Manual shall apply. In cases where departures have been granted from the zoning scheme (principally in respect of building lines), then the provisions of the departures shall apply. The departures that have been approved are reflected in this Design Manual.

5. BUILDING LINES

Building lines for Single Residential Units are as follows:

	Street	Side	Rear
Garage	0m	0m	1m
House	3m Pitch & 1.5m Lean-to	3m Pitch & 1.5m Lean-to	1m

Building lines for Group Housing Units are as follows:

	Street	Side	Rear
Garage	0m	0m	1m
House	4.5m	1m	1m



Figure 3: Site Layout. Units 3-17 are double units, the remainder are single units.

6. HOUSE FLOOR SPACE

Component	Maximum floor space of single residential and group housing units			
	Semi-basement Unit <i>Single Res</i>	Double Dwelling <i>General Res</i>	Loft Unit <i>Single Res</i>	Singe Storey Unit <i>Single Res</i>
Garage	50m ²	100m ²	50m ²	50m ²
Covered veranda (1)	50m ²	75m ²	75m ²	50m ²
Ground floor	250m ²	250m ²	250m ²	300m ²
"Semi-basement" (2)	100m ²	N/A	N/A	N/A
"Loft"	N/A	100m ²	100m ²	N/A

Notes: (1): 50% of the covered veranda may be enclosed.
(2): Additional basement area below ground floor will be permitted if it has no visible face i.e. is entirely buried.

Table 1: Maximum size of single and general residential units

7. HOUSE FORMS

House forms must preferably be simple pitched, rectangular or composite rectangular (see figure 4)

House forms should preferably align with boundaries; any variance of alignment to boundaries shall be assessed on merit within the context of the development.

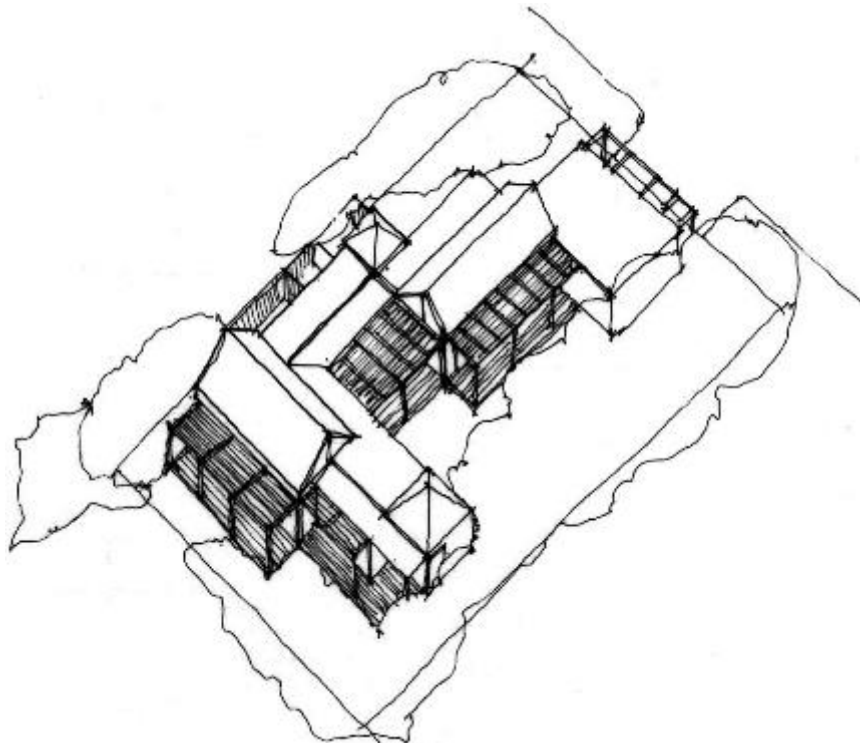


Figure 4: House forms.

7.1 Outbuildings

Outbuildings and garages must be of similar style and form as the main house. Double garages may not have a pitched roof over the entire width. Combination pitched roof over one garage and lean-to over the second garage is permissible (maximum width of pitched roof 4.5m).

7.2 Chimneys

Either masonry or stainless steel. Style must be consistent with the design of the house.

8. ROOF FORMS

Roof forms play a predominant role in establishing a cohesive architectural language and creating a sense of unity within a development. The traditional house form of combination pitched roofs and lean-to's as well as a more modern combination mono-pitch and flat concrete linking roofs are permitted.

8.1 Permissible roof angles

In order to limit height, scale and visual impact roof angles are limited. For permissible roof angles refer to Section 8.2 - widths.

8.2 Gables

No masonry gables are permitted to pitched roofs, mono-pitch roofs or lean-to roofs (with the exception of headwalls to lean-to roofs). Use of simple gable ends with barge boards. Half-hipped and hipped roofs are acceptable.

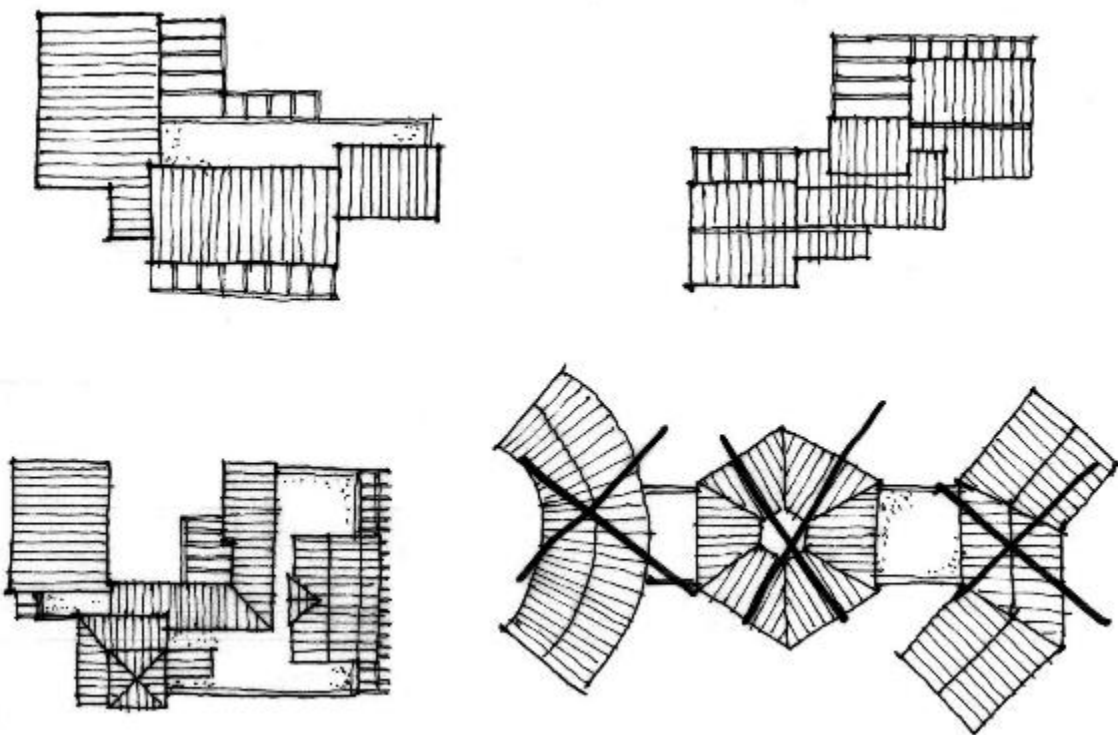


Figure 5: Typical roof plans.

8.3 Verandah roofs

Verandah roofs should tie in with the design of the house and can fall towards or away from the main structure. In general the pitch should be between 1 degree and 12.5 degrees.

8.4 Overhangs

Overhangs are permitted to mono-pitches, gable ends of pitched roofs and eaves of lean-to roofs. Eaves of pitched roofs to be clipped.

8.5 Parapets

Parapets to headwall of lean-to's only (refer to 7.2 Gables).

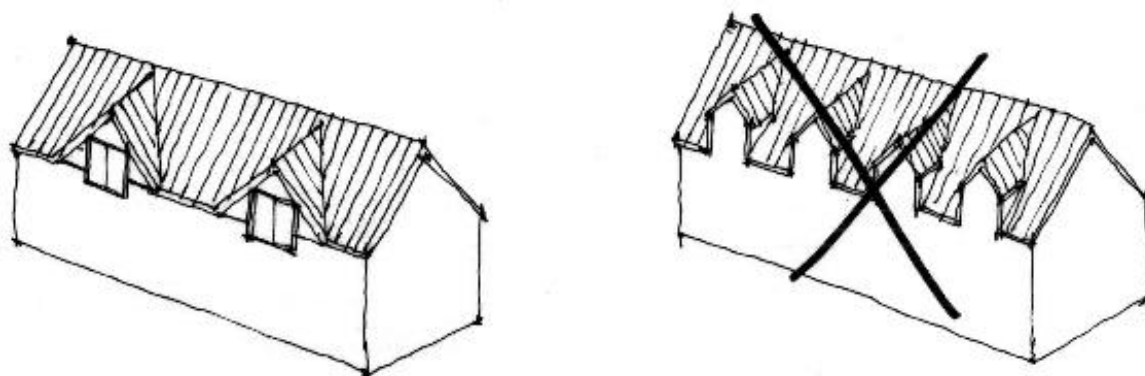


Figure 6: Dormers.

8.6 Dormers

Dormer windows play an important role in the roofscape and have the potential to significantly detract from the overall success of the development. The number and scale of dormers should therefore be controlled, taking advantage of the view where necessary without the tendency to create overly busy roofscapes.

The types illustrated are preferred. Roof windows are recommended where additional light or view is required.

9. SCALE AND PROPORTION

The design intention for Chapman's Bay Estate is to limit single residential units to ground floor living accommodation but to allow for additional accommodation as 'semi-basement' or lofts. The height restriction on dwellings is intended to make this possible even where the topography of the plot varies significantly. However, it may be possible to abuse the height limitation to build what is effectively a full double storey house, with upstairs living accommodation and terraces. This could lead to an unacceptable visual impact which will not be permitted by the Controlling Architect.

9.1 Heights

Building heights are restricted to ensure a reasonable vertical scale and to maintain views as far as possible.

The use of verandahs, lean-to roofs and stone plinths is recommended to control height scale.

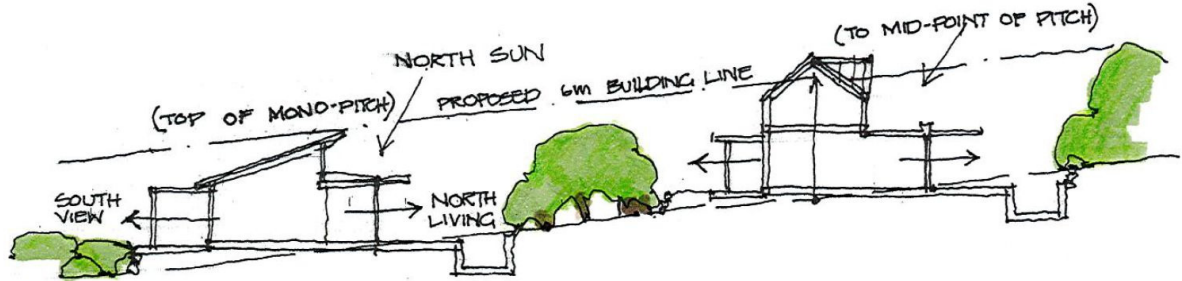


Figure 7 – Typical cross section through single story & loft units indicating 6m height restriction

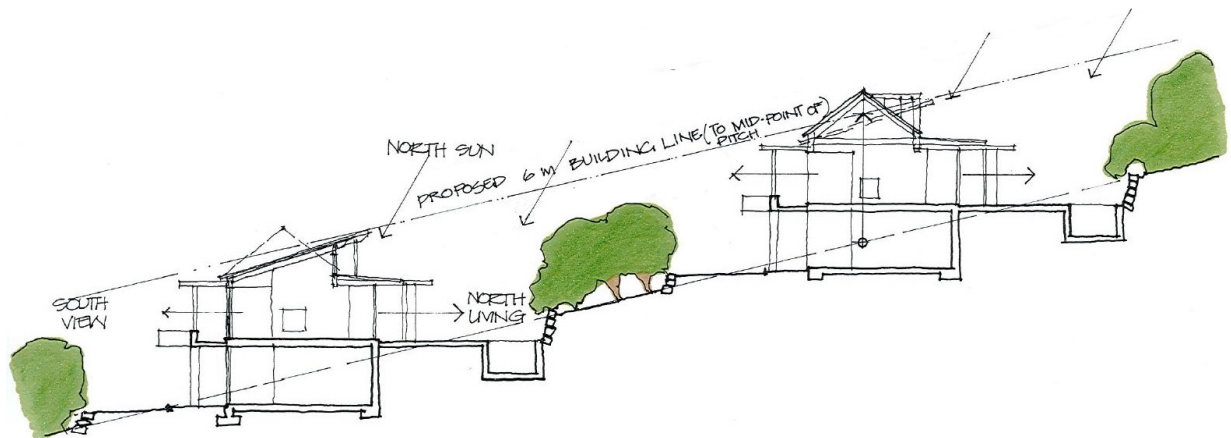


Figure 8 – Typical cross section through single story & loft units indicating 6m height restriction

9.2 Widths

In general, the width for double pitched roofs between 32 and 42.5 degrees (47.5 for thatch only) is restricted to 5.5m. The width for double pitch hipped roofs between 22 and 32 degrees is restricted to 7m. (This option only permitted on single storey units). Mono-pitch roofs between 5 and 12.5 degrees to be a maximum of 7m's wide. Lean-to roofs between 1 & 5 degrees have no restriction on width.

House width can be increased by addition of lean-to, flat concrete linking roof or adjoining pitched roof.



Figure 8 – Typical permissible Chapman's Bay Estate architecture.

9.3 Garages

Double pitch will only be permitted on single garages. Mono-pitch or lean-to or flat concrete will be permitted for single or double garages or combination half double pitch and half lean-to roof.

A pergola over the garage door is recommended to break scale.

Double garages with double pitch are not permitted. Pre-cast garages are not permitted.

10. VERANDAHS, BALCONIES AND DECKS

In general, approval for balconies or decks to loft floor will only be granted in instances where loft balconies will not impact on the privacy of adjoining properties. Please note that such decks or balconies fall within the upper floor area restriction (See Section 6 - House Floor Space - Table 1) and may not exceed 20m².

11. PERGOLAS

Pergolas in natural hardwood or Tanalith treated pine are highly recommended.

12. MATERIALS AND FINISHES

12.1 Walls

Generally, walls should be plastered or bagged brickwork for painting, or timber framed construction with horizontal or vertical external cladding. Non reflective colours which blend with the natural surroundings are permitted and generally greys are recommended. Colours must have a reflective value of less than 35 and are subject to approval by the Controlling Architect.

Timber/fibre cement as well as glass may be used to enclose verandahs.

Face-brick, unplastered block-work, pre-cast concrete, and Spanish plaster will not be permitted

Note: Off shutter concrete if granular, textured paint and plaster are permitted.

12.2 Roofs

Generally, roofs may be constructed from concrete with gravel or planting, metal sheeting, fibre cement, asphalt shingles, thatch and slate. Colour range light grey to dark grey.

Either traditional corrugated profile or standing seam (Brownbuilt and Rheinzinc).

Asphalt roof shingles to be Tamko Heritage or similar to be approved by Controlling Architect.

Any other roof finish will have to be submitted for approval by the Controlling Architect.

12.3 Fascias and gutters

Timber fascias with charcoal aluminium gutters and down-pipes are recommended, or alternatively concealed box-gutters or roofs discharging to a flat concrete collector roof.

13. OPENINGS

13.1 Doors and windows

Whilst there are no restrictions regarding doors and windows other than shading of large glass areas to North and West facades, epoxy coated aluminium in grey range is recommended. Timber & steel doors and windows are permitted. .

No white doors or windows are permitted as colours must have a reflective value of less than 35.

13.2 Burglar bars

External burglar bars must be submitted for approval.

13.3 Shutters

Functional shutters internal or external, folding and sliding, louvred or solid are recommended. As for doors and windows, white is prohibited – greys are recommended (reflective index less than 35).

14. GATE POSTS, BOUNDARY FENCES, COURTYARD WALLS & POOLS

As a general rule walls will not be permitted other than as an extension of the building and at the discretion of the Controlling Architect.

Game fences to act as trainers for creepers and approved shrubbery are permitted as well as latte and squared timber fences. Fencing heights to be between 1.2m and 1.8m.

Street boundary fencing – to a maximum height of 1.2m. If however for privacy, aesthetic or security reasons, homeowners feel they need a higher fence it must then be set back a minimum of 1.5m from the street boundary and this area should be planted with indigenous vegetation which will entirely screen the fence.

Side and rear boundary fencing – to a maximum height of 1.8m.

It should be noted that any form of boundary definition tends to create a suburban quality and all fences should either be entirely obscured within planting which does not follow boundary lines or alternatively, fences should be limited to areas only to secure domestic pets. The Building Deposit will be returned once the planting has been done.

Block-work, face-brick, pre-cast concrete and elaborate designs are not permitted.

All yard walls, fences and screens must be indicated on plans. Laundry drying yards need structures that conceal laundry and the walls enclosing such yards should not exceed 1,8m.

Pool filter backwash must be dealt with in accordance with municipal regulations and must not run off into streets or the wetland. Swimming pool pumps must be screened from view and the position of the pump is subject to the approval of the Controlling Architect. Any pool fences must be approved by the Controlling Architect. No fixed porta type pool will be permitted.

15. LANDSCAPING AND SITEWORKS

Retaining walls should preferably not be higher than 2m. Dry pack stone walls are recommended. Run-off and erosion from the building site must be controlled with diversion channels and silt traps. Polluted run-off water, fuels, detergent and/or other wastes must be prevented from entering any natural water system.

15.1 Driveways

Paving extent is to be limited as much as possible.

Cobble, grass block, exposed aggregate tinted concrete in situ or precast pavers or an agreed alternative is recommended to surface the driveways. Colour to tie in with road surface (Yellow brick pavers or similar are not permitted).

15.2 Planting

The owner is to repair any damage to landscaping on the road verge adjacent to their site when building on the site is complete.

Minimal site clearance must be done when building so as to retain as much of the existing vegetation as possible. Owners are requested to inform the Home Owners' Association as to expected building dates two months before building commences, in order to permit the relocation and reuse of vegetation that would otherwise be destroyed by building operations.

Indigenous trees and shrubs are encouraged where possible and a recommended planting list is attached as Annexure 'A'. Plants not listed must be submitted for approval by the Design Review Committee before being planted or brought on to the estate.

15.3 External lighting

Wherever possible, lighting should be unobtrusive and contained within the site. Light should be directed downwards.

Exterior lighting should ideally be low-level lighting, using recessed foot lights or surface mounted louvered fittings – these fittings project light downwards only. All bulkhead or lantern style fittings are to be avoided

Security lights on sensors are recommended and these too should only illuminate for a limited time. They should not be triggered by activity outside the site.

16. GENERAL

Plumbing pipes and projections must be fully concealed.

Radio/TV aerials, outdoor radio systems or satellite TV dishes must be unobtrusive, and colour matched to the house.

Solar heating panels must be flush with roof or unobtrusive.

All unsightly objects i.e. dust bins, refuse containers, wash lines and storage areas, pets accommodation/kennels including commercial type vehicles, boats or caravans, trailers or derelict vehicles must not be visible from roads, parklands, nature areas or other stands.

Signage must be unobtrusive and street numbers must be displayed.

A shut off valve must be installed to the main incoming water supply to the individual property at least 1m on the estate side of the water meter in order to be able to isolate the main incoming water feed to the property. This is to prevent entire sections of the estate having to be cut off in the event of a burst water connection or meter at the property.

17. BUILDING PLANS SUBMISSION PROCESS

One of the main objectives of the Design Review Committee, in terms of the Home Owners' Association Constitution, is control over the architectural standards to which new buildings are constructed. This Design Manual contains the specifications which reflect the tone for architectural development at Chapman's Bay Estate. However it is not the function of the Design Review Committee to check building plans for compliance with Municipal by-laws or building regulations, and that remains the responsibility of the Municipality.

Buildings and any other structures in the estate must be constructed in accordance with the specifications of this Design Manual and the relevant Municipal by-laws and building regulations. It is a requirement of the Constitution that all building plans be submitted to the Design Review Committee for consideration before submission for approval to the Local Authority. A member is not entitled to erect any such building or structure without the written consent of the Design Review Committee.

The Home Owners' Association shall establish a Design Review Committee to process applications in terms of this Manual. The Design Review Committee shall comprise the following persons:

- The Controlling Architect
- One Trustee of the Home Owners Association
- One representative of the Developer for such time as the Estate remains in the development phase.
- Any other expert that may be required, either on a regular or ad hoc basis, such as an environmental or landscape professional.

The Trustees have designated Rory Cameron-Smith, as Controlling Architect until further notice. Contact details of the Controlling Architect are:

- a) 74 Bermuda Drive, Wingate Heights, Sunnydale
- b) or e-mailed to rorycs@netactive.co.za

In payment for these professional services, a scrutiny and approval fee has been negotiated, and is payable at the outset of the scrutiny process by the owner directly to the architect.

The process of scrutiny and approval of plans for building at Chapman's Bay Estate is as follows:

- All plans for construction of houses or alteration to houses should be prepared by registered architects, except in special cases with the prior written approval of the Design Review Committee.
- Preliminary sketch plans of buildings must be submitted to and approved by the Chapman's Bay Estate Design Review Committee before working drawings are commenced. A single copy only is required. Such plans must be sent directly to the Controlling Architect.
- The scrutiny fee of R7 500.00 must accompany submission of the preliminary sketch plans. These fees will cover the cost of all activities defined in this Scrutiny Procedure. The intention of this initial scrutiny of sketch plans is to assist owners and their architects to comply with the letter and spirit of the Design Manual, and to eliminate the necessity for expensive and frustrating rework of building plans.
- The requirements for Preliminary Sketch Plans are as follows:
 - Erf. No and name of owner to be stated
 - Drawings to be to scale and indicate materials and colour being considered
 - All boundary walls, paving extents, and external constructions of whatever kind are to be shown
 - Preliminary landscape proposals to be included
 - A site plan drawn to scale to be provided

- Floor plans at all levels to be included
- All drawings to have contour lines and show levels relating to **mean sea level** on all plans, sections and elevations
- The main elevations (i.e. street or sea facing) to be shown
- A cross section also to be shown - this should reflect the slope of the site and the building platform relative to **existing ground level**.
- The property must be surveyed to reflect current existing ground level. If the ground level has been temporarily raised because of the activities of subcontractors, home-owners or other agents, then the ground level must be shown as the level that existed before such activities raised the level
- A roof plan to be included

If there is any doubt as to the requirements for sketch plans, then contact should be made with the Controlling Architect.

The Design Review Committee may request any changes in design or site layout, that in its opinion, is required to conform to the Design Manual,.

- The owner's architect will be advised in writing of the outcome of scrutiny of the sketch plans.
- Two copies of final working drawings that are ready for submission to the Local Authority, and that reflect the recommendations or requirements of the Design Review Committee must be submitted directly to the Controlling Architect. These plans will be scrutinised by the Design Review Committee and the Controlling Architect. Plans that comply with the requirements of the Design Manual will be approved on behalf of the Association.
- The Design Review Committee will normally meet once monthly, provided there is business on the agenda.
- All plans received by the Controlling Architect will be logged for control purposes. Where possible, plans will be circulated to members of the Design Review Committee before meetings for scrutiny purposes.
- If any problems or questions arise at a Design Review Committee meeting, the owner and or the architect may be contacted and asked to attend a special meeting in order to address such issues. Any owner may request a special meeting concerning his/her plans after the initial meeting to scrutinise sketch plans has taken place.
- The Design Review Committee has discretion to approve deviations from the Design Manual provided that, in its opinion such deviations have merit and do not detract from the amenity and aesthetic of the Estate. Any deviations shall be fully motivated.
- The Design Review Committee will stamp and sign all copies of working drawings once approved through this process. An owner shall not submit building plans to the Local Authority unless they have first been duly stamped and signed by the Design Review Committee or its designated representative, which will include the Controlling Architect.
- One copy of the plans as approved by the Design Review Committee will be returned to the owner's architect for submission to the Local Authority. The Design Review Committee shall retain a copy of the plans for its records. All Local Authority scrutiny fees and connection fees are to the account of the home owner.
- All correspondence in connection with plans and/or the planning process should be addressed to the Home Owners' Association but sent directly to the Controlling Architect. All correspondence to members and their architects concerning plans and/or the planning process will be sent out on the letterhead of the Association.
- Should an owner feel that the Design Review Committee has made a substantive error in rejecting approval of a submitted plan, the owner may lodge an appeal in writing with the Trustees Committee setting out the detailed reasons for the appeal. The Trustee Committee may, in their sole discretion, elect to hear representations from the Controlling Architect. The Trustee Committee will then rule on the matter. If the owner still feels the ruling is incorrect, the Trustee Committee will appoint an independent architect to act as an expert and rule on the dispute. The independent architect's ruling is final and binding and the costs of the independent architect are

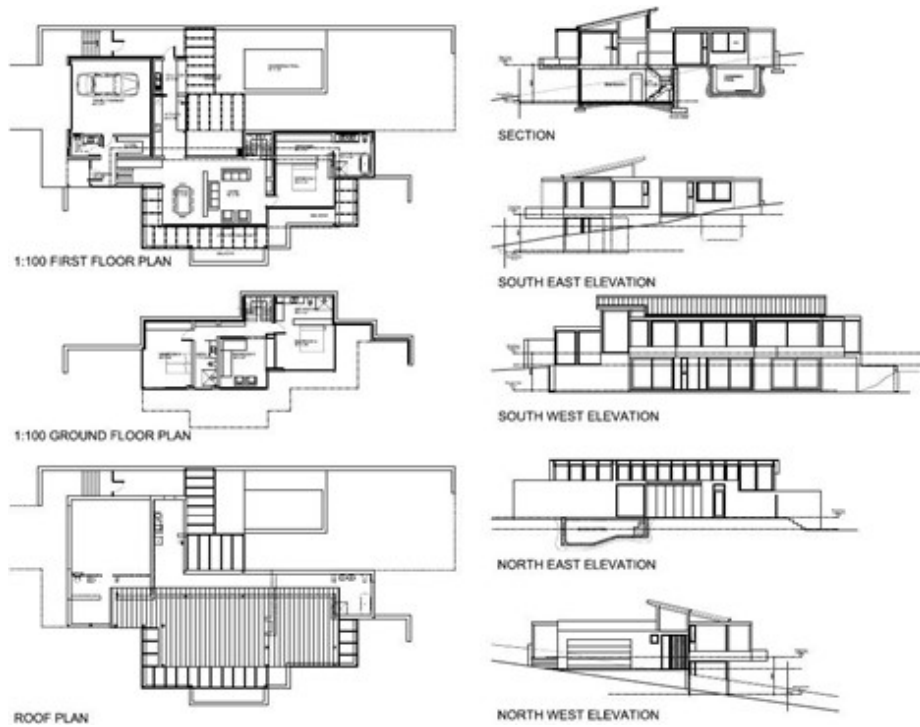
for the account of the owner and the costs of such expert must be lodged with the Home Owners Association before the independent architect will consider the matter.

18. PROTOTYPE UNITS

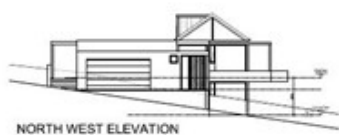
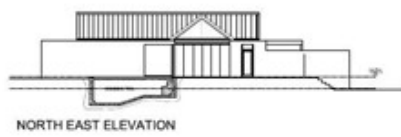
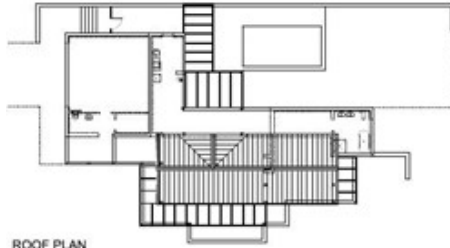
Please note that owners are at liberty to prepare their own designs as long as they comply with the design manual.

18.1 Avenue Unit

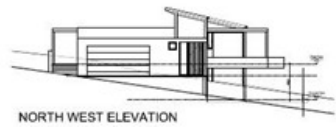
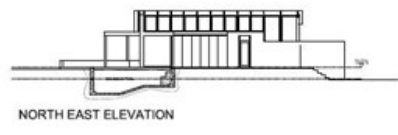
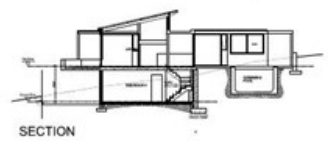
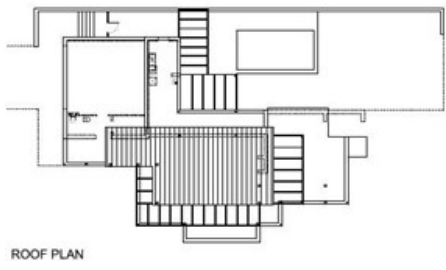
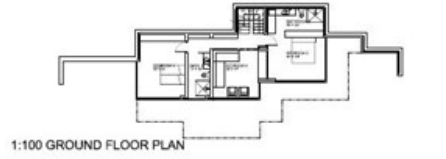
4 Bedroom mono-pitch roof



4 Bedroom double pitched roof

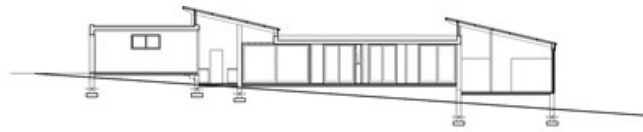


3 Bedroom mono-pitch roof



18.2 Courtyard Unit

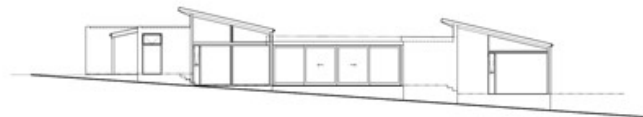
Large 3 Bedroom mono-pitch roof



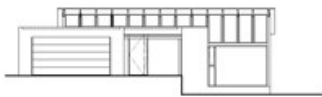
SECTION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

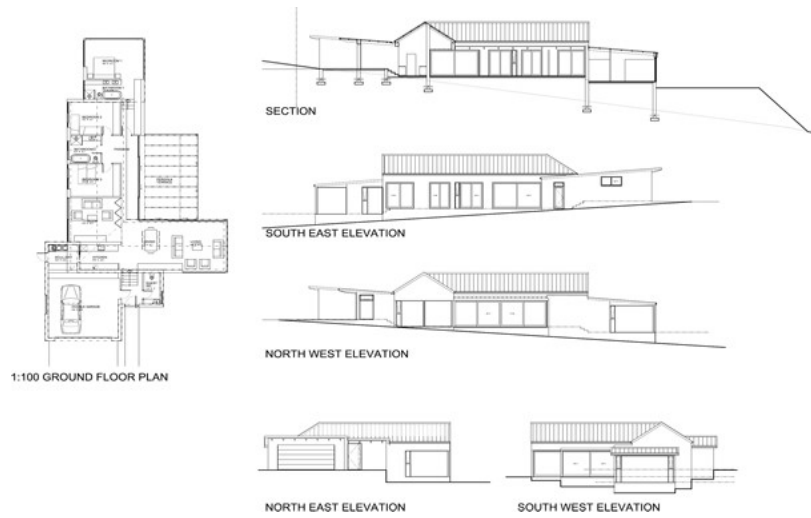


NORTH EAST ELEVATION

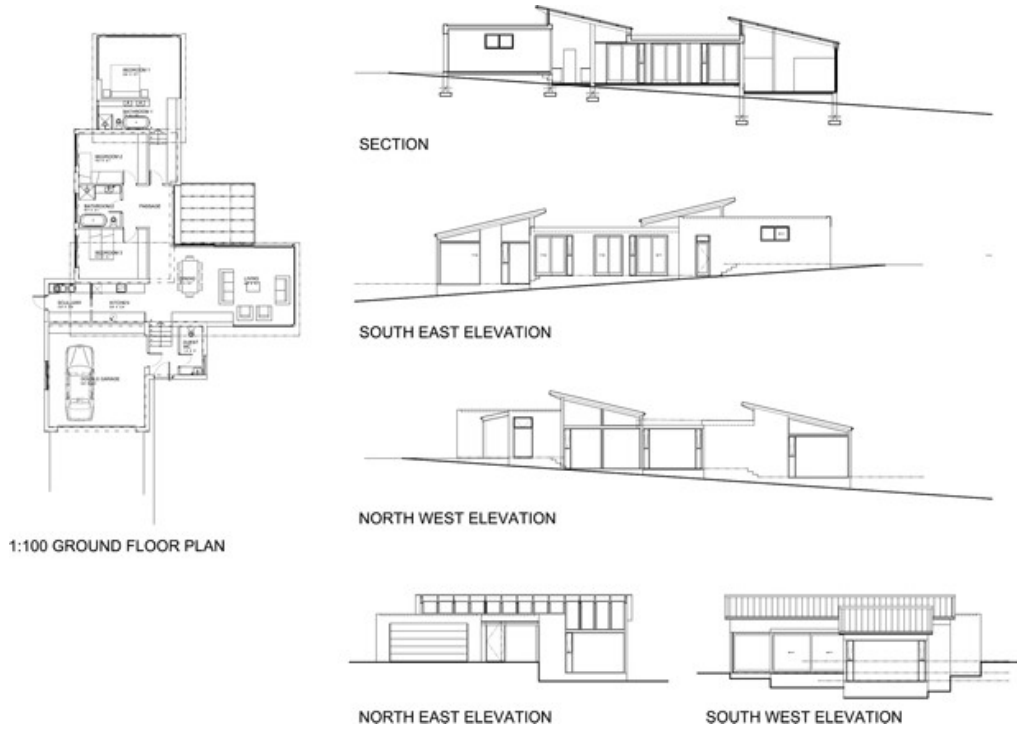


SOUTH WEST ELEVATION

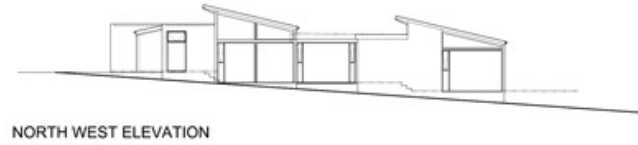
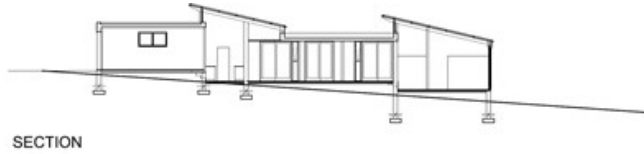
Large 3 Bedroom double pitched roof



Std 3 Bedroom mono-pitch roof

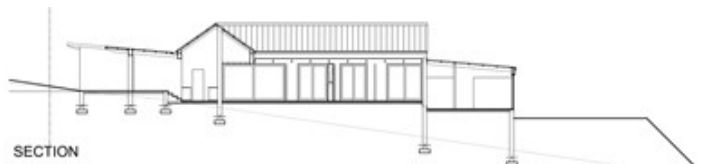


Std 3 Bedroom double pitched roof



18.3 Wetland Unit

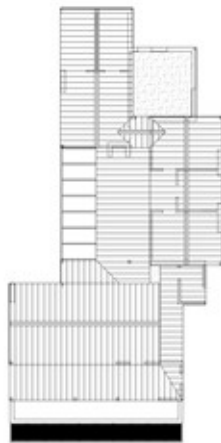
4 Bedroom flat roof



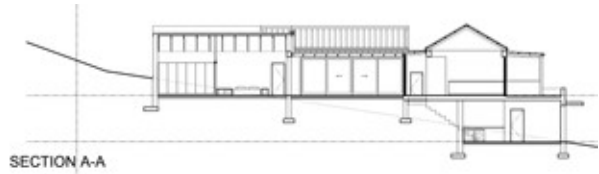
4 Bedroom pitched roof



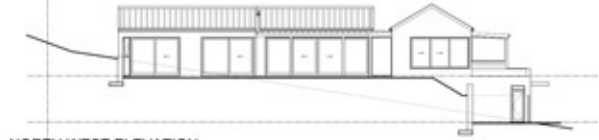
1:100 GROUND FLOOR PLAN



1:100 ROOF PLAN



SECTION A-A



NORTH WEST ELEVATION

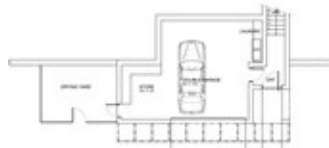


SOUTH EAST ELEVATION



NORTH EAST SECTIONAL ELEVATION

SOUTH WEST ELEVATION

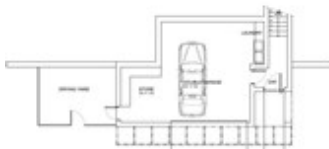


1:100 LOWER GROUND FLOOR PLAN

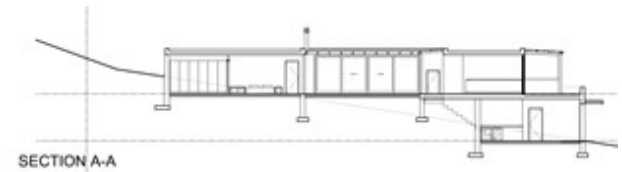
3 Bedroom large flat roof



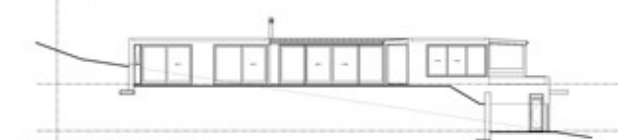
1:100 GROUND FLOOR PLAN



1:100 LOWER GROUND FLOOR PLAN



SECTION A-A



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



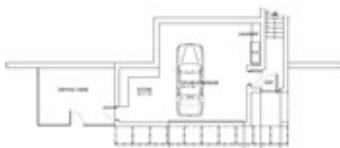
NORTH EAST SECTIONAL ELEVATION

SOUTH WEST ELEVATION

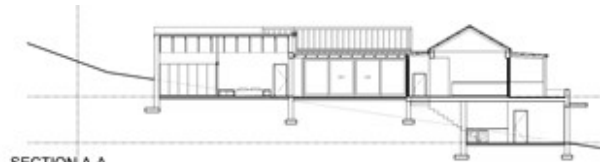
3 Bedroom large pitch roof



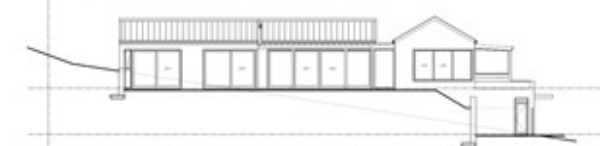
1:100 GROUND FLOOR PLAN



1:100 LOWER GROUND FLOOR PLAN



SECTION A-A



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST SECTIONAL ELEVATION

SOUTH WEST ELEVATION

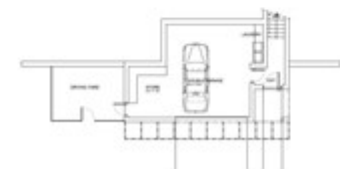
3 Bedroom small flat roof



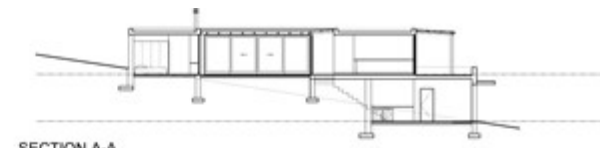
1:100 GROUND FLOOR PLAN



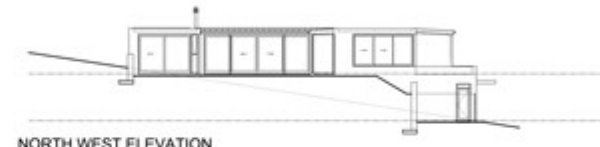
1:100 ROOF PLAN



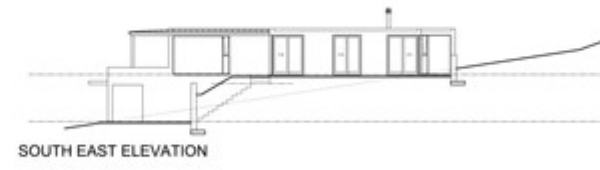
1:100 LOWER GROUND FLOOR PLAN



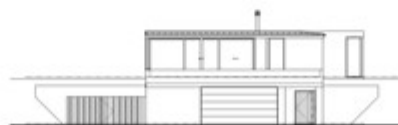
SECTION A-A



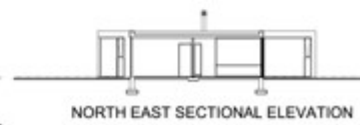
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST SECTIONAL ELEVATION

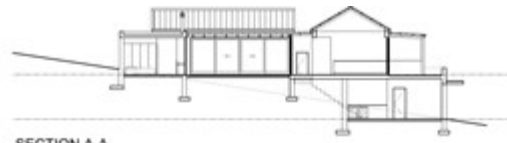
3 Bedroom small pitched roof



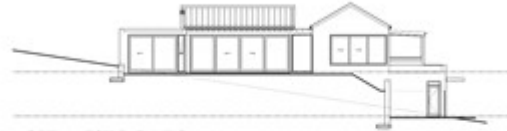
1:100 GROUND FLOOR PLAN



1:100 ROOF PLAN



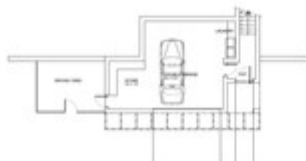
SECTION A-A



NORTH WEST ELEVATION



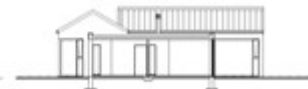
SOUTH EAST ELEVATION



1:100 LOWER GROUND FLOOR PLAN



SOUTH WEST ELEVATION



NORTH EAST SECTIONAL ELEVATION

18.4 Townhouse Units

4 Bedroom unit



3 Bedroom unit



19. ANNEXURE 'A'

Trees (Road Reserves)

Brachylaena Discolor
 Buddelja Saligna
 Buddelja Salviifolia
 Buddleja Auriculata
 Cussonia Thyrsiflora
 Ekebergia Capensis
 Grewia Occidentalis
 Harpephyllum Caffrum
 Kiggelaria Africana
 Maurocena Frangularia
 Olea Europaea Subsp. Africana
 Pittosporum Viridiflorum
 Podalyria Calyptata
 Rapanea Melanophloeos
 Sideroxylon Inerme
 Tarchonanthus Camphoratus
 Virgilia Oroboides

Hedgelike Trees & Shrubs

(Road Reserves & Corridors Between Plots)

Aloe Arborescens
 Aloe Commixta
 Aloe Succotrina
 Aloe Thraskii
 Chrysanthemoides Monilifera
 Dovyalis Caffra
 Euclea Racemosa
 Halleria Lucida
 Leucadendron Coniferum
 Leucospermum Conocarpodendron
 Maytenus Heterophylla
 Metalasia Muricata
 Polygala Myrtifolia
 Portulacaria Afra
 Psoralea Pinnata
 Rhus Angustifolia
 Rhus Crenata
 Rhus Glauca
 Rhus Lucida
 Salvia Chamelaeagnea
 Tecomaria Capensis

Restios

Calopsis Paniculata
 Chondropetalum Ebracteatum
 Chondropetalum Tectorum
 Elegia Capensis
 Elegia Cuspidata
 Elegia Filacea
 Elegia Stipularis
 Rhodocoma Arida
 Rhodocoma Capensis
 Thamnochortus Cinereus
 Thamnochortus Fruticosus
 Thamnochortus Insignis
 Thamnochortus Lucens
 Thamnochortus Pellucidus
 Thamnochortus Punctatus

Lawn Grass

Cynodon Dactylon
 Stenotaphrum Secundatum
 Eragrostis Curvula

Wetland Plants

Aristea Ecklonii
 Aristea Major
 Calopsis Paniculata
 Chondropetalum Tectorum
 Cyperus Textilis
 Elegia Cuspidata
 Kniphofia Uvaria
 Merxmuellera Cincta
 Pennisetum Macrourum
 Phragmites Australis
 Psoralea Pinnata
 Schoenoplectus Litoralis
 Wachendorfia Thyrsifolia
 Watsonia Meriana
 Zantedeschia Aethiopica

Strandveld Plants

Agathosma Imbricata
 Agathosma Ovata
 Aloe Distans
 Aspalanthus Hispida
 Chrysanthemoides Monilifera
 Cotyledon Orbiculata
 Erica Haemanatocodon
 Erica Verticillata
 Euphorbia Bumanii
 Euphorbia Marlothiana
 Geranium Incanum
 Helichrysum Retortum
 Ischyrolepsis Sp.
 Kedostriis Nana
 Metalasia Muricata
 Myrica Cordifolia
 Nylandtia Spinosa
 Passerina Vulgaris
 Pelargonium Capitatum
 Pelargonium Cucullatum
 Phyllica Ericoides
 Rhus Glauca
 Rhus Laevigata
 Rhus Lucida
 Salvia Africana - Lutea
 Salvia Lanceolata
 Saphesia Flaccida
 Selago Sp.
 Solanum Quadrangulare
 Tetragonia Decumbens
 Tetragonia Fruticosa
 Willdenowia Teres
 Zyophyllum Flexuosum