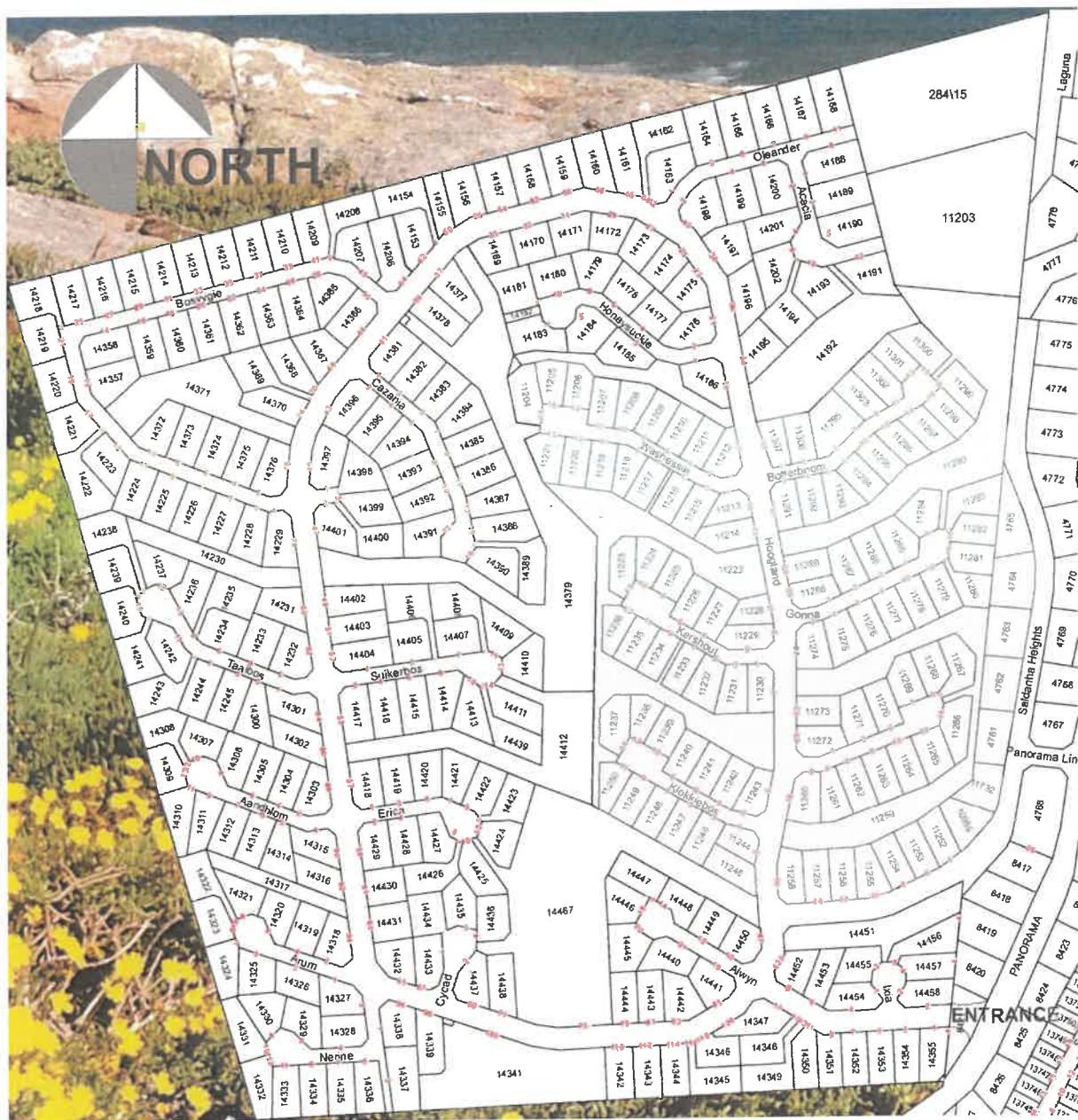




BUILDING DESIGN GUIDELINES (JANUARY 2023 VERSION)



This guideline is applicable to Phase 2 of the Hoogland Development in terms of condition “pp)” of Council approval letter, dated 31 October 2015, ref# PL284/3 [Shaded area represents Phase 1 erven]

1. PREAMBLES AND CONCEPT

The aim is not to reproduce a West Coast Cottage, but rather to create a variety of aesthetically pleasing homes, well suited to modern living, that reflect the character of the original architectural style of the area by adapting features, such as dark pitched roofs with parapets, white painted walls and simple decorations. To maintain the required standards, all buildings must be designed by a registered architectural practice or registered designer.

2. SUBMISSION FOR APPROVAL

No buildings, walls, fences or other structures may be erected until the Home Owners Association or their principle agent has approved them in writing.

It is advisable that designers must first hand in one hard copy of sketch plans / e-mail in pdf format for approval.

Following sketch plan approval, four sets of final documentation, signed by the owner, must then be submitted. All plan elevations and sections are to be dimensioned and drawn to scale. The following minimum requirements must be submitted:

- **Building Deposit – R 10 000.00 (adjusted annually)** is payable to the Home-Owners Association refundable after final completion and removal of rubble

- **Site and floor plans in quadruplicate** submitted to the controlling architect (as appointed by the HOA at the annual general meeting) for scrutinizing must show building lines, contours, datum level, floor level, proposed excavations, walls, swimming pool, driveway, all elevations of all buildings, structures, walls, gates, natural ground level, floor and building heights, material description and colour of roof, windows and doors, rainwater down pipes and gutters, columns and poles, section showing heights of building and natural ground levels, proposed external finishes and colour scheme.

- **Controlling architectural agent to be informed in writing within 24 h** after construction started.

- **Scrutiny fee – R 2 500.00 (adjusted annually)** payable with plan submission plus R 2 500.00 for an inspection during construction and as-built inspection prior to municipal issue of an Occupation certificate and refund of Building Deposit.

Rider plans, alterations and additions: R500/h but with a
R1000 Min. Fee



3. CONSTRUCTION

All building work once commenced shall be completed within a maximum period of one year. Vegetation on public and open spaces may not be disturbed. All paving, boundary walls and landscaping must be completed according to approved plan.

4. BUILDING RESTRICTIONS

- **Building lines:** - 4.5m street boundary, 2.5m side boundary, 3m rear boundary. Side building lines of plots adjoining public open spaces may be reduced to 1.5m. Plots with a street frontage of 17.5m and less, have side building lines of 1.5m. In the case of pan-handle stands, the remaining boundaries will all be deemed to have setbacks of 2,5 meters (i.e. also deemed lateral boundaries) Garages, with written consent of the adjacent owner, may be built up to the boundary considering regulations regarding fire and storm water.
- **Height restriction:** - 9 m measured from the average natural ground level, determined by a professional land surveyor. Only chimneys may exceed the restricted height by 1m.
- **Coverage:** - The footprint of the building may not exceed 50% of the size of the plot.

5. ACCOMMODATION REQUIREMENTS

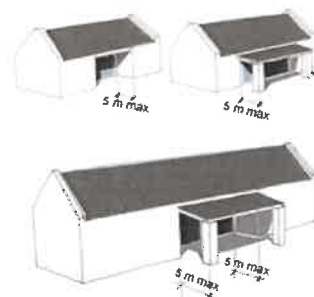
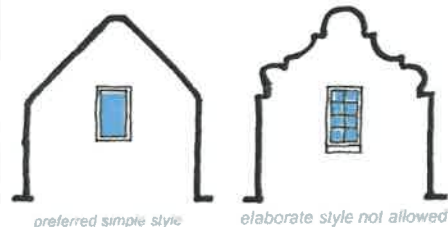
Minimum size of houses to be 100m² of habitable floor area, excluding garages, stores etc. Each property is to have a minimum of one garage and be provided with completed driveway.

6. ANCILLARY BUILDING RESTRICTIONS

No prefabricated structures may be erected, i.e. Wendy House, or any other temporary structure.

7. ROOFS

Pitch of between 30 degrees and 45 degrees maximum. Flat roofs must be behind parapet walls to form a terrace or link between pitched roof elements. (Soffit concept is allowed) Gable ends should be simple. Mock "Cape Dutch" or other elaborate shapes are not allowed. Maximum of 5m roof overhang on verandas or porches are permitted. Roofs may be hidden behind parapet walls. (Soffit overhang is allowed)



• **Recommended roof materials** - Natural slate, Fibre cement tiles, Coverland Elite cement tiles, S-profile, Colour-bond sheeting and IBR sheeting



- **Roof materials not permitted** - Metal tiles, BigSix corrugated fibre cement sheeting, Mediterranean style tiles, foam cement

- **Roof colours** - Grey slate, Dark Grey, Charcoal, Black,

8. EXTERNAL WALL FINISHES AND COLOURS

Walls must be finished with smooth, plain plastered surface with coloured paint finish, conforming to the rest of the Estate. Choice of colours must be submitted with plans for approval by the HOA. Plastered surrounds to windows and doors is allowed. Cladding allowed with prior written consent from the Board of Trustees or its principle agent.

9. WINDOWS

Arched heads are not permitted. Timber, aluminium powder coated (black, bronze or white) window frames are recommended. Steel frames are not permitted. The use of reflective glass or reflective film on windows is prohibited. Simple rectangular burglar bars must be fitted on the inside of the window. External shutters must cover the entire window when closed.

Windows must comply with SANS 10400-XA standards regarding energy efficiency requirements

10. DOORS, GATES, FASCIAS, EXPOSED TIMBER FINISH

There is no prescription pertaining to width of sliding or folding doors to external walls. Recommended colours are dark stained and varnished or painted White. Deviations to be approved by Board of Trustees.

11. DRYING YARD

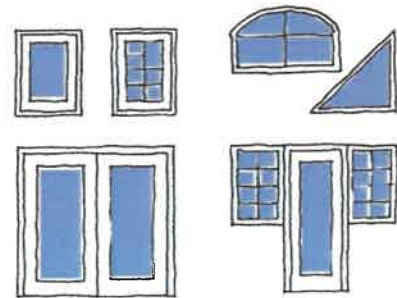
Drying yards must be provided, enclosed by 1,8m walls, within the building lines.

12. HEIGHT CERTIFICATE

A professional land surveyor certificate to the satisfaction of the council must be submitted.

13. BOUNDARY WALLS

Maximum Height 1.5m with smooth plastered finish and painted on both sides - top of the walls must be rounded or banded /or bagged with plaster band on top.. No pre-fabricated walls are permitted. Maximum Height of 1.8 m from natural ground level on the side and back of the property will be considered with the written consent form the owners of the adjoining properties.



Rectangular
Format

Not allowed



14, DRIVEWAYS

Driveways must be Black or Charcoal cement paving stones or Corro-brick paving bricks. No crushed shells or gravel may be used.

15. CARPORTS

Carports are accepted in Hoogland Estate. Must be attached to the house with Galvanized poles and covered with shade net - as per picture



CHECKLIST FOR SUBMISSION OF PLANS

LAND SURVEYORS CERTIFICATE (LSC) for natural ground level at highest point	
MANHOLE required at sewer connection point	
SITE PLAN natural ground levels of pegs as per L.S.C to be shown on plan	
Show HEIGHT RESTRICTION line according to L.S.C levels	
Indicate side, street and rear BUILDING LINES	
Specify all ROOF finishes and colour	
Square COLUMNS to be at least 330X330 min.	
Round COLUMNS to be at least 300 mm in diameter	
Specify PERGOLA timber to be painted in approved colour or varnished.	
Specify material and colour for WINDOWS AND DOORS	
SHUTTERS to comply with point 9 of the building design manual	
DRYING YARD to comply with 11 of the building design manual	
Indicate NORTH DIRECTION on ground plan	
Describe external WALL FINISHES	
Describe DRIVEWAY FINISHES	
All WASTE and SEWER PIPES to comply with of the building design manual	
ENDORESEMENT Signature of owner	



REMARKS:

SIGN OFF:

DATE:.....

Contractor

ERF NO

HOA Representative





27 January 2023

FOR ATTENTION: Mr Andre Fenwick

PER EMAIL: andre.fenwick@gmail.com

AMENDED ARCHITECTURAL DESIGN MANUAL: HOOGLAND PHASE 2, SALDANHA

Your application in the abovementioned regard refers,

Attached please find the approved amended architectural design manual for Phase 2 Hoogland, Saldanha for your records (*RE: amendment to panhandle erven's building line setbacks/ definitions*).

Please ensure that the amended approved manual is distributed to all home owners/ members for their records.

Hope the above-mentioned meets your satisfaction and should further clarification be required, please contact the writer.

Yours faithfully

for MUNICIPAL MANAGER

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