RIVERSIDE VILLAGE

kommetjie- cape town

ARCHITECTURAL DESIGN FRAMEWORK

OCTOBER 2021

DRAFT

DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

PREAMBLE, PRINCIPLES, IMPERATIVES, OBJECTIVES AND PURPOSE

The constitution of South Africa obligates the state, government and the private sector to promote and give effect to sustainable development and therefore to enable long term sustainability. The property development sector has a critical role to play in this regard and municipalities are the authorities of first instance to ensure that this is in fact achieved in practice.

The overriding principle served by this framework is to enable sustainable development and sustainability.

Sustainable development are defined as "*development that promotes human well-being and the integrity of the environment by the efficient and just use of resources*". This can be achieved in ten distinct but integrated steps (this is referred to the 10 Steps Model for Sustainable Development prepared by this office). In Annexure B of this document a synopsis of the 10 Steps model is included for reference purposes.

Having regard for the holistic development approach that Riverside Village is committed to, this framework document presents the Architectural Guidelines that will be applicable to the proposed development..

The images illustrated in this document and as per Annexure A encapsulate the vision for the development.

The task that lies ahead is to make the vision, principles and development parameters explicit and to add value to the development process by means of the guidelines and building codes summarized and illustrated in this document.

Guidelines are not intended to be strictly prescriptive. Therefore, unless otherwise specifically stated in this document, some discretion is allowed in the interpretation of the guidelines and scope exists for innovative and creative proposals on building plans submitted to the Home Owners Association (HOA) o If, in the opinion of the HOA, proposals that deviate from these guidelines would improve the overall design of an individual building and if such deviation would add value to Riverside Village as a whole, the HOA may consider the endorsement of such a proposal. However, if proposals were made that cannot be reconciled with the original development intent that was motivated and illustrated in the applications and the illustrations incorporated in the conditions of approval, such proposals would not be approved by the HOA.

The guidelines provided in this document are supported by building codes that are not discretionary. In this regard reference is, for example, made to the colour of the roofs, type of paving material such as bitumen, brick or concrete, exterior colours of walls, specific types of windows, garage doors, plant species etc.

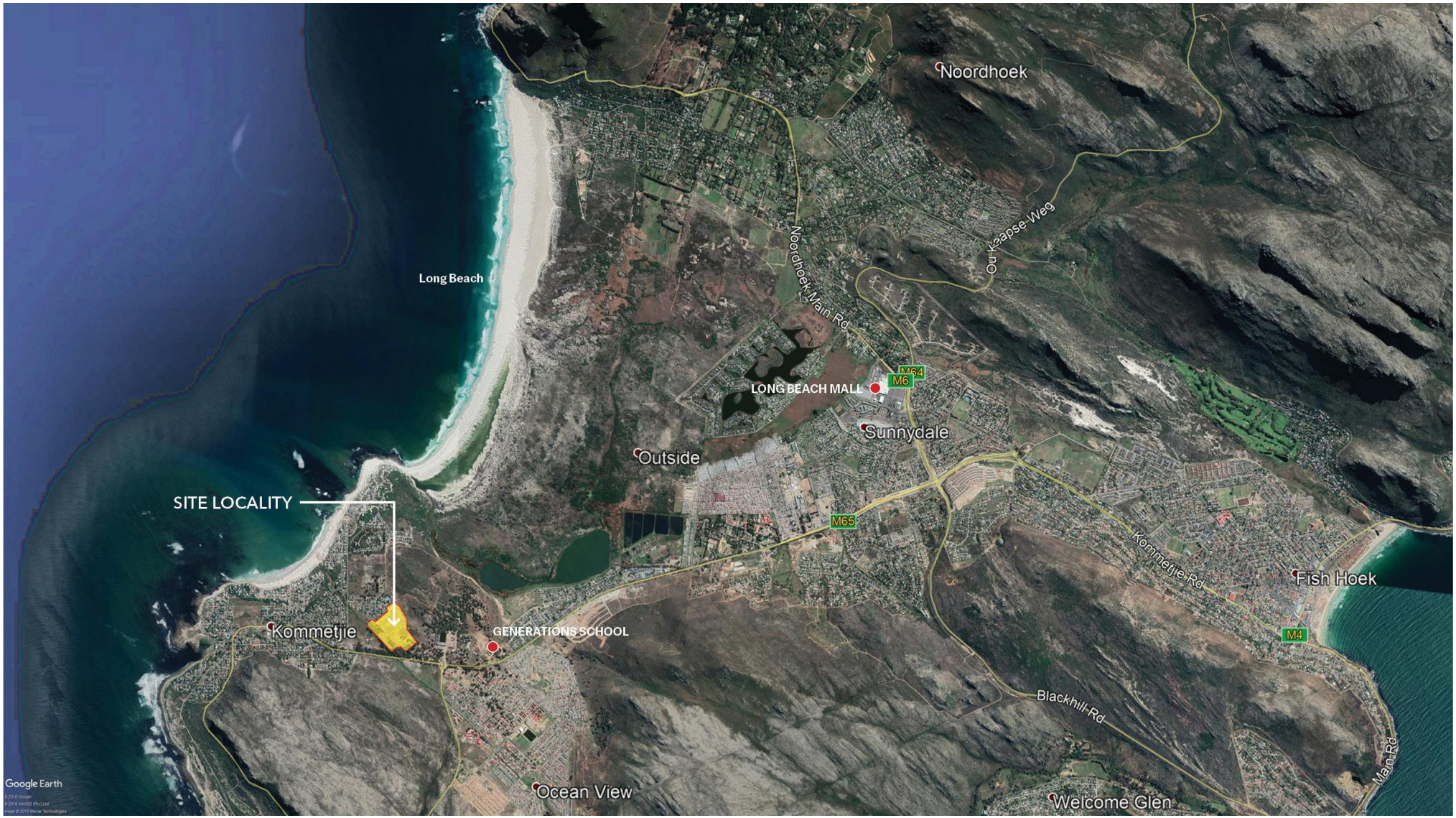
The final authority for the approval of building plans is the Local Authority/Municipality. In accordance with the constitution of the HOA, the latter has to endorse a plan approval application before it is submitted to the municipality. The responsibility for assessing and endorsing a building plans is delegated by the HOA to a professional architect registered with the South African Council of Architects (hereafter referred to as the control architects for the Development). It is the responsibility of the control architect to assess, support, comment and or request revisions to the plans submitted. If plans were, in the opinion of the control architect, not aligned with the guidelines and codes of this document, such plans would not be endorsed.

Nothing in this document or any regulations herewith, will be construed as permission to contravene the Title of Conditions of any Erf or any Zoning, By-Laws or Regulations of Local Municipality, or its rezoning and subdivision conditions.

The design guidelines have been prepared to guide home owners and designers to contribute to the improvement and enhancement of the design. Individual property owners are invited to contribute to the optimization of the holistic vision for Riverside Village. The underlying philosophy is that the "whole is greater than the sum of its parts." In this regard individual property owners are to ensure that each house contributes to the quality of the development as a whole. This is a fundamental objective of this document.

NOTE:

1. These guidelines will be subject to periodical revision as deemed necessary from time to time.
2. In case of conflict, the control architects will make a final ruling.



Locality Map

SECTION 1: ARCHITECTURAL GUIDELINES

1. BUILDING PLAN APPROVAL PROCEDURE

1.1. PLAN APPROVAL STANDARDS AND PROCESS

1.1.1. The final authority to approve building plans vests with the Local Municipality. The municipality requires that plans must be endorsed/aesthetically assessed & approved by the HOA or their delegated control architect before being submitted to the municipality for consideration.

1.1.2. Building plans for consideration must be prepared by a professional registered architect or professional registered senior architectural technologist.

Documentation required

i) For aesthetic evaluation colour copies of the building plans must be submitted to the HOA by the owner of the property. For a first submission one (1) colour copies of the building plans may be submitted for evaluation. Following that if the drawings are aesthetically approved to comply with the guidelines the number of copies as required by the Local Authority need to be submitted to the HOA to be stamped by the controlling architect before the plans is returned to the HOA for collection. The HOA will provide a letter that will release the plans for council submission.

ii) A non-refundable scrutiny fee (amount to be determined by the HOA from time to time) is payable to the HOA before any plans can be accepted for assessment by the control architect.

iii) Dimensions of drawings should be A1, A2 and A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional technologist must be clearly recorded in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing.

**NOTE - All plans must be signed by the owner and the professional architect/senior technologist that prepared the plans.

1.2. INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR ENDORSEMENT

i) Site plan at scale 1:500 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 1m or 0,5m intervals, building lines and setbacks, building areas, coverage, etc.); Erf numbers of adjoining properties; location of all structures on site; the driveway (designated vehicle access); hard/soft landscaping (where required); retaining structures; boundary walls and gates; building services, e.g. storm water reticulation, drainage etc.

ii) Detail breakdown of construction areas must be tabulated indicating building coverage and building area per floor and the total area. All measurements must be in m^2.

iii) Building coverage must be expressed as a percentage of the total site area. The area of an erf must be provided.

iv) Height measured from the mean natural ground level to Ground floor top of concrete (TOC) and TOC to wall plate height to be indicated on drawings.

v) All floor plans (including a roof plan), elevations and a minimum of two sections through the dwelling and site at scale 1 : 100 must be provided. One of these sections must be a longitudinal section through the Erf and the other perpendicular to the street.

vi) Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated.

vii) Plan, elevations and sections through boundary walls, fences, gates and retaining structures at min. scale 1: 100 and chimney, handrails, timber

decks, boundary wall or fence details at a larger scale, 1: 50 or 1: 25, must be indicated. All drawings to include key specifications and finishes.

viii) Complete door, window and shutter schedule showing dimensions, material description, and finishes at scale 1: 50 must be provided. Window and door positions to be identified by a number or letter code. These must be cross-referenced on building plan and elevation.

ix) Schedule of external finishes and colour specification to be provided.

x) Construction Site Management Plan where everything will be stored.

xi) 3D Renderings in colour with finishes to be provided.

1.3. UNAUTHORISED DEVIATIONS FROM APPROVED BUILDING PLANS

i) In the event of an unauthorised construction undertaken it is the responsibility of the homeowner to ensure that such work is reported to the HOA and rectified. Deviations from approved building plans must be submitted to the control architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.

2. PLANNING CONTROLS

2.1. ZONING

i) All residential erven are zoned as Single Residential Zoning 1: Conventional Housing (SR1), in accordance with the City of Cape Town Development Management Scheme (hereinafter referred to as the zoning scheme).

ii) This design guideline document must be read together with the conditions imposed by the City of Cape Town relating to the land use planning approval for Farm No. 1529, Kommetjie.

2.2. DWELLING HEIGHT & FLOOR FACTOR

i) All buildings are restricted to a height of 8m above the lowest existing natural ground level of each erf.

ii) Where a building is permitted within 3.0m of a common boundary, common to the residential erf, the height will be limited to 4.0m measured from the existing ground level to the top of the roof.

iii) Notwithstanding the provisions of sub-paragraph (ii), within the first 12.0m along a common boundary measured perpendicular from the street boundary line and where a building is not set back from such common boundary, the height is determined in accordance with the provisions of sub-paragraph (i).

iv) A coverage of 60% is permitted.

2.3. BUILDING LINES

Building lines for the residential development are all in accordance with the zoning scheme.

2.3.1. STREET BUILDING LINES

i) A street boundary building line of 3.5m applies to all erven.

2.3.2. COMMON BUILDING LINE

i) A common boundary building line of 0.0m shall apply for the first 12.0m measured perpendicular from the street boundary and 0.0m for 60% of the remaining linear distance along all common boundaries around the land unit and 3.0m for the remainder.

2.3.4. GENERAL

i) **Swimming Pools:** No 'Porta Pools' or similar equivalent pool above ground level is permitted. The position, colour and design of all swimming pools are subject to the final approval by the HOA. The final position of the pool, pump and filter must be shown on plan, elevation and section and be submitted to the HOA for prior approval. The building line for **pools** is a setback of 1.0m all-round the erf boundary. Fencing around pools must comply with the National Building Regulations.

ii) **Braai's**: Note, when positioning a braai on an Erf, the private living area of the adjoining Erf also needs to be considered.

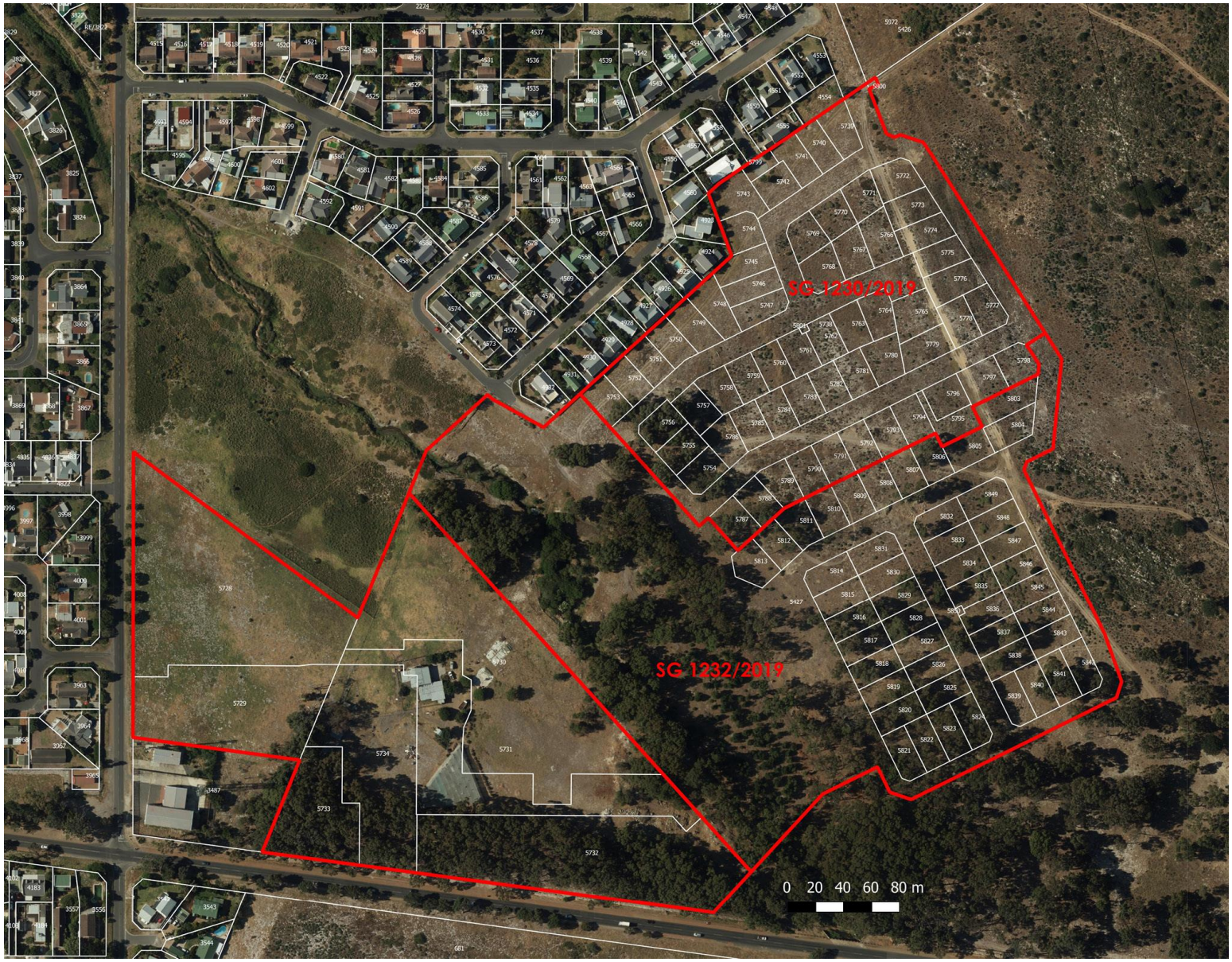
iii) **Windows and Door Placement:** Any portion of a building which contains an external window or door facing onto a common boundary shall:

- be set back a distance of at least 1.5m away from such boundary; and
- the portion of building to be set back from the boundary shall include the door or window, together with such additional length of wall as is required.

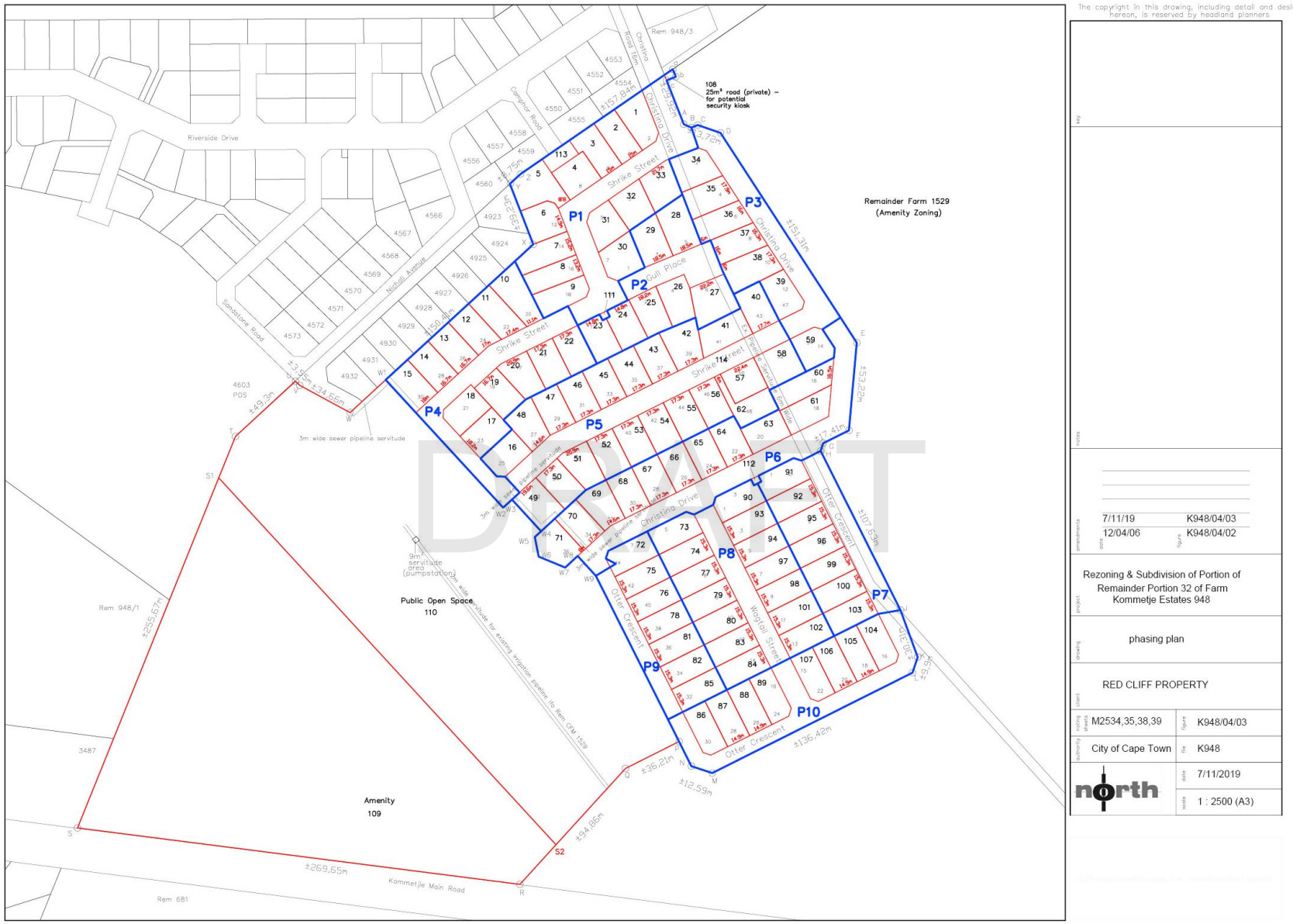
iv) **Garages and Carports:** A garage, carport and outbuildings are permitted within the common boundary building line or on the common property boundary provided that the garage, carport and outbuilding do not:

- extend higher than 3.5m from existing ground level to top of roof;
- contain more than a double garage façade; and
- exceed a width of 6.5m.

For land units exceeding 350m² up to 650m², a garage or carport is permitted up to 1.5m from the street boundary provided the garage or carport:



Subdivision Plan



amendments	7/11/19 K948/04/03
	12/04/06 K948/04/02
project	Rezoning & Subdivision of Portion of Remainder Portion 32 of Farm Kommetje Estates 948
drawing	phasing plan
client	RED CLIFF PROPERTY
town / street	M2534,35,38,39
figure	K948/04/03
diagram	City of Cape Town
file	K948
north	
date	7/11/2019
scale	1 : 2500 (A3)

Subdivision and Phasing Plan

2.4. BUILDING WIDTH - CORE BUILDING, ABUTMENTS AND LINKING ELEMENTS

2.4.1. CORE BUILDING

Differentiation is made between core buildings and abutments. This principle applies as all building dimensions and heights.

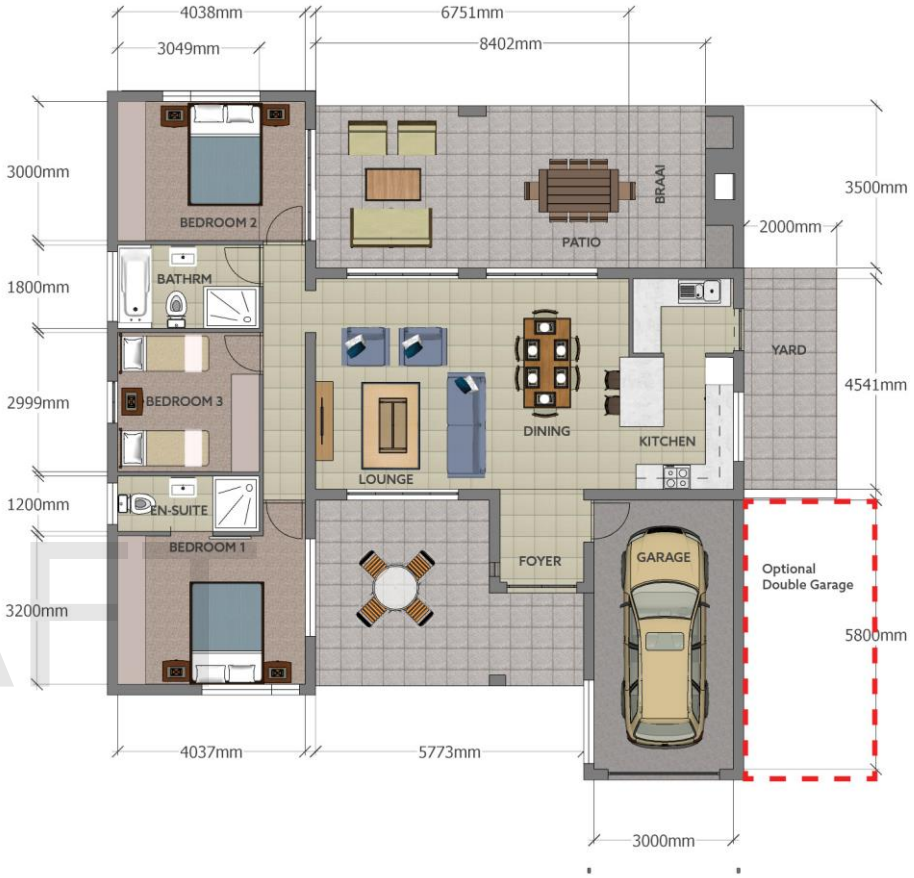
i) The width of any core building may not exceed 7m wide.
ii) Linking elements between core buildings may not exceed 5m in width.

2.5. ABUTMENTS

i) The width of any abutment to the core building may not exceed 6.0 metres wide.

FRONT ELEVATION

BACK ELEVATION



Typical Singe Storey Plan as depicted in Phase 1 SDP

2.6. PRIVACY AND VIEW LINES

It is to be recognised that the developer will be selling erven to individuals and that owners must take special care when preparing their building plans with regards to the Privacy and View Lines.

Typical Street Scene – Note Garages Between Houses to Maximise Privacy
Also note use of PVC Picket Fence

3. ARCHITECTURAL CHARACTER AND AESTHETICS

The architecture of Riverside Village is primarily informed by the historic typology and rural character of the typical Cape Village settlements.

Cape Village architecture has a characteristic typology which is used as the basis for the designs. One of these is the use of low walls to connect houses and form a continuity of the street edge. Consistent with contemporary design requirements, larger glazed areas are incorporated so as to create indoor/outdoor fusion. Care should however be taken that the glazed areas do not dilute the value of the typology of the Cape Village architecture to the point where the spirit of the Cape Village street scene is lost.

Furthermore, from an aesthetic perspective, the design of each building should be considered in context of its impact or potential impact on adjoining buildings and in context of the whole.

Scale and proportion are crucial elements in the establishment of the Cape Village architectural language, especially where contemporary elements are incorporated. Careful consideration should therefore be given to scale, proportions and the articulation of the building forms, their heights, dimensions, roofs, wall openings and detailing in order to achieve an attractive and cohesive architectural language.

The buildings shall be set on cut-and-fill platforms as dictated by the specific site contours, regulated to minimise the impact on the development in the natural environment.

EXCLUSIONS:

Cape Dutch Gables; Mediterranean/Spanish Style Architecture; Tuscan Style Architecture.

3.1. BUILDING FORM (TYPOLOGY)

Typology is the study and theory of architectural type, such as the form of the traditional "letter of the alphabet" house with its double pitch roofs, abutments with lean – to and flat roofs. This typology is the principal informant for the design of the houses. The courtyard concept should be promoted as far as possible. The combined use of double pitched roofs and flat roofs should be used to break down the scale/massing of the buildings as well as to help with the view lines from one dwelling over another. The traditional buildings typology is illustrated by the figures below.

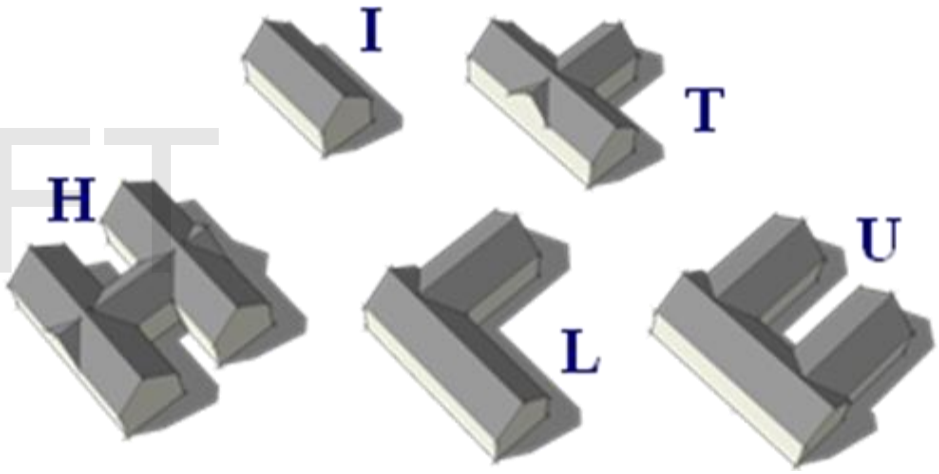


Illustration of the traditional letter of the alphabet building form

3.1.1 CORE BUILDING AND ABUTMENTS

i) The main building structure is referred to as the **core building.** The core building must conform to the traditional "letter of the alphabet" building

form. In this particular typology, the plan form of the core building forms part of the letters I, T, L, H or U or variations thereof.

ii) The core building has a double pitched roof with a pitch of 35-45 degrees.

TYPICAL FLOOR PLAN
illustration of the Traditional Cape Letter of the Alphabet Building Form

iii) **Abutments** (Extensions) to the core building must always be rectangular in plan form and may only be built perpendicular to the core building. No variation on this condition will be considered.

iv) Core buildings and Abutments must conform to the dimensions prescribed in this document.

v) In order to create larger floor plans than what the prescribed dimensions for a core building allow, the plan of the core building may be extended by adding abutments and/or using flat roof links to connect letter of the alphabet building forms.

3.2 ROOFS

3.2.1 ROOF CONSTRUCTION

3.2.1.1 Roofs over Core Buildings

i) It is prescribed that the same roofing material be used for all double pitched and lean-to roofs on a dwelling.

ii) The core building must have a double pitched roof of 35-45 degrees (always symmetrical) as illustrated in this document.

iii) Double pitched roofs must have clipped ends – maximum 100mm overhang with eave overhangs to be 100mm, measured from the wall and to exclude fascia and gutter.

iv) Parapet walls (gable ends) on core building, with pitched roofs are permitted.

3.2.1.2 Flat Roofs over Abutments

i) Roofs over abutments may be concrete flat roofs with waterproofing on screeds to fall OR mono-pitch metal roofs such as “Diamondek” or “Brownbuild Klip Lok” or similar approved concealed fix metal roof sheeting

ii) Metal roofs must match the core building in colour and material.

3.2.1.3 Roofs over Patios

i) Roofs over patios may be concrete flat roofs OR mono pitch metal roofs (lean-to roof) that match the core building in material, profile & colour
ii) Polycarbonate sheeting to promote light onto patios are allowed with the condition that it may NOT be used on the core building and are restricted to a flat roof application over pergolas or patios with the condition that the material may not be visible from any side. Such roofs must be hidden behind a fascia or horizontal parapet wall .

3.2.1.4 Roof Windows and Skylights

i) Roof windows and skylights are allowed subject to prior aesthetic approval. Velux or similar approved type roof windows may be used.
ii) Skylights in flat roofs may be used to permit light into interior spaces.

3.3 EXTERIOR COLOURS

In order for the development to maintain a harmonious and cohesive 'whole' with building form, material, colour and layouts being consistent throughout the development, building materials and colour specifications are limited to the pallet below. The principles and theories below should inform decisions taken in this regard.

3.3.1 PRINCIPLES AND THEORY

The visual character of Riverside Village in its completed form is illustrated in the preamble of this document.

As is illustrated, colour plays a critical part in realising the desired identity of this new place.

It is to be recognised that colour conveys specific meanings and can create specific and emotional responses. Colour can also be used to deconstruct the form of buildings and, together with tone (light to dark) can inform design decisions that have meaning and that can be explained in terms of values and the principles that inform qualitative place making. These decisions should be informed by sound theory.

3.3.2 A COLOUR PALETTE FOR RIVERSIDE VILLAGE

The principles summarised above can serve as informants for the preparation of a colour palette for the project. The architects / professional technologists would be required to have regard for the vision for Riverside Village as depicted on the plans and elevations included in this document – these were guided by the principles explained and illustrated under this chapter.

For this purpose, a range of colours have been selected as the key colour range for the buildings at Riverside Village.

3.3.3 PROPOSED WALL COLOURS:

- Standard White, Shades of White
- Shades of Grey

3.3.4 COMPONENT COLOUR

Darker or lighter as per wall colour.

- NOTE: Applicants should clearly illustrate on the drawings which they submit for endorsement how they intend applying these principles on the buildings and structures. To enable identification, control and continuity, the closest match of leading paint manufacturers' paint identification codes must be submitted with building plans.
- Only two accent colours may be used in any one building.

3.4 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

i) Core buildings: Pitched Roofs at 35-45 Degrees – Metal Roof Sheeting, Capping and Ridges

- "Diamondek" or "Brownbuild Klip Lok" or similar approved concealed fix metal roof sheeting.
- Colour: Charcoal

ii) Fibre-Cement Facias; Bargeboards; Eaves overhangs and Soffits

- Fascias and bargeboards to be medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint in the component colour as per par 3.3.3 OR to match the roof colour.
- Eaves soffits to be closed between rafters with medium density fibre cement board and finished with a high quality acrylic paint, colour white.
- Eave closures to be painted.

EXCLUSIONS:

Victorian or any profiled fibre-cement fascias.

iii) Flat concrete roofs

- Concrete flat roofs with torch-on fusion waterproofing.

iv) Mono-pitch roofs

- Roofs with a pitch of 5 degrees or less: "Diamondek" or "Brownbuild Klip Lok" or similar approved concealed fix metal roof
- Roofs with a pitch between 5 and 10 degrees (for stoep/patio overhangs): "Diamondek" or "Brownbuild Klip Lok" or similar approved concealed fix metal roof sheeting
- Colour – 'Charcoal.

EXCLUSIONS:

Roof sheeting other than the prescribed roof sheeting is not allowed;
Shade cloth on the main dwelling or any of the outbuildings, carports or freestanding buildings is not allowed;
Profiled perspex and/or fiberglass sheeting on the core building or any portion thereof MAY NOT be used, EXCEPT on patio's where flat sheeting as stipulated in text above (refer par. 3.2.1.3 ii) may be used;
Pergolas may not be covered with shade cloth; and
No Thatch roofs allowed.

3.4.1 RAINWATER GOODS

i) Rainwater Gutters - Visible

- Pre-painted seamless 'Watertite' Aluminium or similar approved, extruded gutter in domestic 'ogee' profile.
- Colour- charcoal

ii) Rainwater Gutters – Concealed

- Pre-painted seamless 'Watertite' Aluminium or similar approved, extruded gutter in square profile.
- Colour - charcoal or to match wall colour

iii) Rainwater Down Pipes and Hopper Heads

- Down Pipes - uPVC round down pipes with appropriate fittings and fixings painted to match colour of gutter or pre-painted seamless 'Watertite' Aluminium or similar, extruded round or square downpipe/s - colour – charcoal or to match wall colour
- Hopper heads - Pre-painted seamless 'Watertite' Aluminium or similar approved, standard hopper head.
- Colour - Downpipes may also be painted to match the wall to which they are affixed.

3.4.2 EXTERIOR WALLS

i) Exterior walls, window sills, plaster bands and building plinths to be plastered with a smooth wood trowel finish and painted. Colours as specified under par. 3.3.3 approved wall colours.

ii) All window sills to be painted the same colour of the wall.

iii) Simple plaster bands, with a max width of 300mm may be used above and around doors, windows and openings. However, plaster quoins, rustication and decorative mouldings are not permitted. A longer plaster band or recess below windows 600, 900 and 1200mm long is allowed to lengthen the vertical proportion of a window.

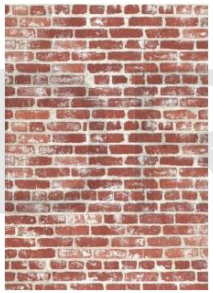
iv) Plaster bands must be painted to match the colour of the wall into which they sit or as stipulated as per par 3.3.3.

v) Thickened walls for building plinths may be used.

vi) Bagged and painted exterior finish will be allowed in contrast to smooth plastered areas.

vii) The use of **Fibre cement Horizontal Planks or Vertical zink cladding and white washed - or red exposed brick** will be allowed on certain part of the building to create accent and focus. All to be approval of the HOA.





Alternative materials to be considered

viii) Plumbing and AC pipes are to be suitably concealed within walls or ducts, where possible and when exposed to the exterior, painted to match the colour of the exterior walls.

EXCLUSIONS:-

Timber Logs

WINDOWS, DOORS and SHUTTERS

i) Windows and Doors

- All aluminium windows and doors to be epoxy powder coated
- Timber doors and windows to painted to match the aluminium.
- Corner windows are allowed.
- Selectively placed plaster bands are allowed and has to be painted in the approved component colour

ii) HW Meranti Front Door and Frame

- Front doors may be in aluminium or wood. Door & door frame must be of the same material. Doors may be solid or have glazing. Aluminium must be powder coated
- Glazed horizontal sliding doors with sidelights will be allowed.

iii) Glazing to Windows and Doors

- All glazing to comply with the National Building Regulations (NBR); SANS 10400-XA; SANS 204 and AAAMSA specifications.

EXCLUSIONS – WINDOWS & DOORS:

Natural or Bronze Anodised Aluminium;
Steel window and door frames;
Ornate or Carved doors
'Winblok" or other precast concrete windows, glass blocks or leaded windows with coloured glass patterns allowed;
Small cottage pane windows;
Reflective mirror glass or film.

iv) Shutters

- The use of functional, sliding or swing, shutters to reduce summer heat are strongly encouraged.
- No 'false/mock' shutters permitted.

- Shutters may be internal or external mounted, folding or sliding and louvre or solid.
- Shutters may be in aluminium or wood. Aluminium must be epoxy powder coated. Timber louvres must be varnished or painted.
- Shutter widths must be in harmony with the windows they cover.
- The surface finish and colour of the shutters must match that of the window frame over which they close
- Powder Blue, Green, Red – only one colour per house

EXCLUSIONS - SHUTTERS:
No fake/mock shutters;
No permanently fixed shutters; and
No Metal roller shutters for windows.

3.4.3 GARAGES AND CARPORTS

- Garage door openings may be for one x double or two x single garage doors.
- The pattern on garage doors may only be horizontal.
- Aluminium/metal garage doors to be epoxy powder coated
- The growth of vines on pergolas in front of garages is encouraged
- Garages to be screened / softened with pergola in front.

EXCLUSIONS:
Prefabricated garages;
Shade cloth covering to carports.

3.4.4 OTHER

- Hard wood Meranti Timber Posts and Beams - Must be varnished or painted to match one of the accent colours chosen for the windows or doors.
- Balustrades & metal, wrought iron or timber gates must be painted to match the accent colour chosen for the windows & doors

3.5 PATIOS AND VERANDA

3.5.1 GENERAL

- Patios may be covered with a roof or a pergola with evenly spaced rafters or left uncovered. Vines or other suitable creepers are encouraged to be grown to cover pergolas.
- For roofs over patios refer par. 3.2.1.3 i & ii)
- The underside of the roof structure to verandas may be exposed below the roof sheeting or a suitable ceiling may be installed.
- Patios or verandas located on the private side of the core building are defined as 'private patio'.
- Patios may be enclosed with frameless glass panels & frameless folding stacking doors .

3.5.2 VERANDAH AND PERGOLA COLUMNS

The following column structures are allowed for patios and verandas:

- Plastered masonry columns
- Hardwood timber posts
- Square metal columns or steel I-sections. All external metalwork to be galvanized & painted.
- PVC Posts

EXCLUSIONS:
No precast concrete columns or concrete pipe sections are permitted.

3.5.3 VERANDA AND PERGOLA CORNER BRACKETS

EXCLUSIONS:
No wrought iron, steel, cast aluminium or decorative corner brackets allowed.

3.5.4 TIMBER DECKS

- Hardwood timber decks may only be constructed on the private outdoor side of the dwelling.
- Timber for decks to be appropriately selected & treated to weather external conditions and sustainable composite timber materials may be used.

3.6 BALCONIES

It is advised that through these guidelines, the Control Architect or the Home Owner's Association cannot guarantee visual privacy. Special precaution must be taken in the design to ensure that the placing of balconies does not compromise the privacy of neighbouring dwellings.

i) Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

3.7 BALUSTRADING

Handrails must always conform to the National Building Regulations (NBR). In addition, the following conditions apply:

- The height to the top of all handrails, including those mounted on brickwork, MUST be 1000mm above the adjoining floor finish.
- Balusters may be positioned vertically or horizontally.
- Hardwood timber balusters are allowed, varnished or painted as prescribed in this document.

- Square mild steel tubing and flat metal balustrades are allowed. All external metalwork to be galvanized & painted in one of the accent colours chosen for the windows or the component colour prescribed under par 3.3.3.
- Painted and plastered brickwork is allowed.
- Glass balustrading is allowed.
- Stainless Steel balustrading is allowed.
- PVC balustrading is allowed
- Additional ranges and purpose-made balustrades will be subject to the approval of the Control Architect.

Typical Architectural Style

3.8 BOUNDARY WALLS AND PALISADES

3.8.1 BOUNDARY WALL DEFINITIONS

For the purposes of these Guidelines, the following internal boundary wall conditions are defined for the development, as follows:

3.8.1.1 Common Boundary (Side Boundary):

i) Any single boundary, which separates two adjoining residential erven must be a solid wall or PVC Type Wall with a maximum height of 1800mm, Built walls to be plastered and painted smooth on all sides. This wall type may also be used to link the building to the side boundary to create edge continuity. These walls must step to follow the slope of the site.

ii) Side boundary wall lengths have to be determined in consultation with the control architect. The criteria are to ensure that a harmonious relationship is established between wall height, the terraces and the surrounding landscape.

3.8.1.2 Street & Front boundary:

i) Where an erf is situated on a corner, the Control Architect will at their discretion, determine the street boundary. The other boundary will be defined as the back or side boundary, or where required, a street boundary whichever applicable. This wall may not be higher than 0.9m

ii) Where possible all erven must have low walls (max 0.9m) on the front of their property to form edge continuity with the adjacent properties and form a cohesive development. These walls can be built, or PVC picket type fencing as per street perspective.

The perimeter fence or wall will remain the property of the HOA. Access may be required for maintenance of the security purposes.

Boundary Wall Conditions

3.8.2 GENERAL CONDITIONS IN RESPECT OF THE DESIGN OF BOUNDARY WALLS

Any walls not built on an actual boundary line, but which fulfil the function of a boundary wall in relation to a boundary or dwelling, will be deemed to be a boundary wall for the purposes of this document and as may be determined by the Control Architect.

i) The provisions described in this guideline document apply to all erven, other than where a specific code applicable to an erf is in conflict with these guidelines, in which case the provisions of such specific code shall prevail.

ii) PVC type walls allowed

iii) Where walls incorporate masonry columns (spaced at max. 2,5 - 3m centres as advised by a Structural Engineer), such columns must be square and may protrude no more than 100mm from the face of the solid wall section.

iv) Boundary walls must be simple and may not incorporate any recessed or raised panels, or any other form of embellishment.

v) Any reference to the maximum height of a wall shall be taken as a measurement to the top of any coping forming part of the wall. The adjoining columns may be slightly higher.

vi) Shared boundary walls between erven may not exceed 1800mm in height, measured from the highest platform level at any one side of the erf boundary.

vii) Where privacy are required walls may be built to 2100mm High.

viii) On the internal street boundary side, it is prescribed, that where walling is required, only low garden walls restricted to a maximum height of 900mm may be built. It is prescribed that the shared side boundary forming part of the street domain, i.e. walling on the side boundaries on the street side of the dwelling must also be kept low at a maximum height of 900mm to allow visual interaction with the street in order to enhance the quality and character of the development.

ix) All boundary walls, boundary fencing and fencing around pools must be designed and built to comply with the National Building Regulations (NBR). Specific conditions apply to pool fencing, refer applicable NBR for detail.

x) A service yard may be incorporated as part of a boundary wall and may only be constructed to a height of 1.8m to effectively screen any items contained in the service yard from the view.

xi) **NOTE: Each property owner should ensure that adequate emergency escape routes exist for surface stormwater runoff to exit the property should the secondary stormwater drainage system malfunction.

EXCLUSIONS APPLICABLE TO BOUNDARY WALLS:

No Face brick, natural stone wall or stone cladding;
No sheet material; and
Barbed wire on walls is not permitted.
No Vibracrete
No Timber

3.9 MISCELLANEOUS AND GENERAL

i) The location of all television aerials or satellite dishes should be considered carefully. The final position, size and location of all satellite dishes and television aerials are subject to approval by the Riverside Village HOA. Satellite dishes must be White composite or approved equivalent as approved by the HOA.

ii) All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

iii) All gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the neighbouring properties, or the street.

iv) House numbers may not be larger than 150mm high and 100mm wide. The preferred lettering style is Verdana Bold and the colour is charcoal to match the roof sheeting OR may be in a natural brushed aluminium colour. All lettering and numbering to conform to the approved design for the project. All lettering and numbering to be placed horizontally and in line and to be understated. The size and location of all house numbers and letter boxes are subject to the final approval of the HOA.

v) All **exterior lighting** should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic. Exterior lighting should shine down. It is recommended that all exterior lights be energy saving fittings. Security lights may not cast direct light outside the erf upon which they are situated and must be activated by movement sensors. All exterior light fittings to dwellings to match the fittings of Riverside Village and to be approved by the HOA. Colour for exterior light fittings is to match the roof sheeting OR may be in a natural brushed aluminium colour.

vi) The aesthetic approval of all **burglar bars and security gates** are subject to the approval of the HOA prior to installation. Any burglar bars and security gates MUST under all circumstances be fixed on the interior of the dwelling and burglar bars may only be the clear view transparent type burglar bars. Security gates are only permissible if mounted internally behind a solid door and may not be visible from the exterior of the building.

EXCLUSIONS:
Any alternative type of burglar bar or security gate than specified above; and
No burglar bars or security gates fitted on the exterior face of any buildings allowed.

vii) **Awnings (retractable or fixed)** are acceptable if in a plain design without stripes and scallops in the fabric and of a single approved colour such as natural canvas, as approved by the Control Architect. Aluminium or fiberglass awnings and canopies are not permitted. Proposals/designs for awnings must be submitted to the Control Architect which must approve this before installation.

viii) **Solar or heat pump thermal systems** - are required (refer to Section III). The angle at which the flat plate solar collector or evacuative tubes are mounted must lie flush with the roof and the frame and fittings must be powder coated to match the roof colour. Heat Pumps must be installed inside service yards or a purpose built enclosure and be fixed as low to ground as possible in order not to be visible from street view. Position of solar equipment must be shown on plan and elevation and be submitted to the control Architect for aesthetic approval prior to installation.

EXCLUSIONS:
Solar tank systems, where the solar hot water storage tank is fitted outside or on top of the roof are not allowed.

ix) **Swimming Pools:** No 'Porta Pools' or similar equivalent pool above ground level is permitted. The position, colour and design of all swimming pools are subject to the final approval by the HOA. The final position of the pool, pump and filter must be shown on plan, elevation and section must be submitted to the HOA for prior approval. Fencing around pools must comply with the National Building Regulations.

x) **Air-conditioning condenser units** must be installed inside service yards & fixed as low to the ground as possible in order not to be visible from the street view. These units must always be screened by an aesthetic approved hardwood timber lattice or louvre screen, installed a minimum of 500mm or at alternative distance recommended by AC manufacturer away from the condenser unit, ducts, grilles and heat pumps, etc. to ensure that such installations are suitably concealed and not visible/exposed on the exterior façade of the building and also not be visible from the front of the building or street side. All pipework must be concealed in the wall and no exposed conduits are allowed. Air conditioning & heat pump condenser units must be located in the least visually intrusive position available (i.e.

on side walls and hidden in service yards) and always be installed as low to ground level as practically possible. Units may not be installed higher than 1200mm above ground level. Proposed positions must be submitted to the Control Architect for aesthetic approval prior to installation. Units outside service yards must be entirely screened from visibility with a painted timber screen, painted to match the wall to which it is attached.

EXCLUSIONS:
No window mounted air-conditioning units are allowed.

xi) **No sewer, vent and water pipes** may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

xii) All **chimneys** must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR). Built masonry chimneys as illustrated in this document are preferred and must be plastered and painted. The only exception to this rule will be in the case of internal combustion stoves or similar approved energy efficient heating devices where such chimney pipes are less than 200mm in diameter. Said chimney pipes will be permitted to protrude above a built masonry chimney base or may protruded through and above the roof in accordance with the manufacturer requirements and the chimney pipes MUST in all cases be manufactured from stainless steel. In the case where chimney pipes exceed 200mm in diameter the built masonry chimney rule applies, i.e. a built masonry chimney, plastered and painted as stipulated above MUST be built. Fixed metal chimney cowls in matching stainless steel material must complete the installation. All chimney installations to be submitted to Control Architects for aesthetic approval.

EXCLUSIONS:
No exposed fibre cement or galv. mild steel flue pipes except stainless steel;
xiii) No **garden/tool sheds, Wendy houses or temporary structures** will be allowed.

xiv) No **dog kennels** and covered facilities for **caravans, boats or trailers** may be visible from the street. Dog kennels, caravans & boats must be stored out of sight.

SECTION 2: PRINCIPLES OF SUSTAINABLE DEVELOPMENT

4. SUSTAINABILITY

Sustainable development has long term sustainability as the ultimate goal. The philosophy supported in Riverside Village is that "every bit counts" and that unless the sustainable development process is managed and measured, success rates will be low, or worse, the principles would fail.

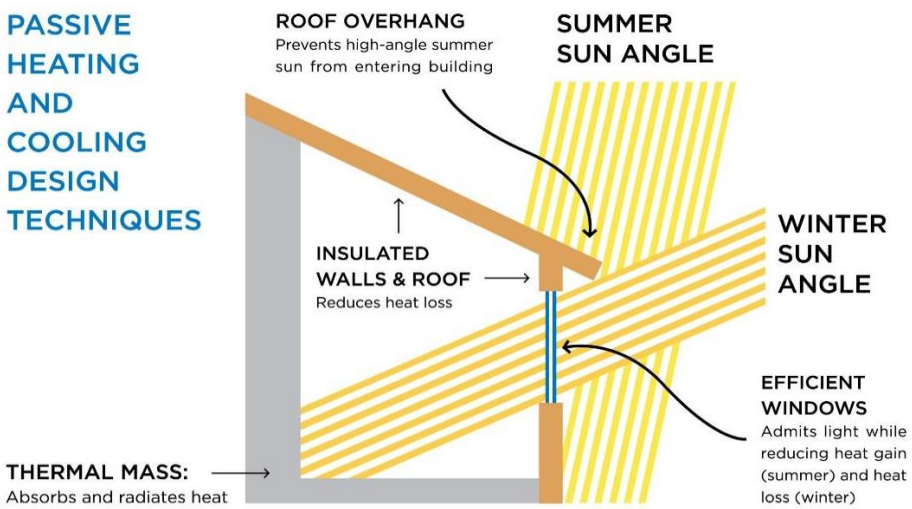
4.1 PROMOTING ENERGY EFFICIENCY

The following measures have been identified which will be implemented in order to reduce energy consumption, promote the efficient use of energy and promote appropriate alternative renewable energy sources.

4.1.1 PASSIVE SOLAR DESIGN

The correct design of urban space and related buildings through the application of Passive Solar Design principles will contribute significantly to reducing energy use (specifically energy required for heating and cooling a building). Passive solar design is based on the following 6 principles i.e:

i) Building orientation
ii) Thermal massing
iii) Shading
iv) Ventilation
v) Insulation
vi) Landscape design



Basic principles of Passive Solar Design.

Buildings have been designed to collect, store and radiate heat inside the building to maintain higher night-time temperatures in winter while in summer excessive internal heating of the building is avoided.

4.1.2 PROMOTING ENERGY EFFICIENCY

The use of energy efficient electrical and associated appliances in all buildings will be promoted. A range of possible measures include the following:
Installation of a Building Management System which controls all energy related appliances, lighting, heating and cooling which could contribute to promoting energy savings.

i) Installation of low energy lighting in and around buildings and public spaces.
ii) Installation of evaporative coolers (a device which cools air through the evaporation of water). Evaporative coolers have significantly lower installation and operational costs than a conventional air-conditioning system.
iii) Use of sky-lights to reduce demand for artificial interior lighting.

4.1.3 WATER HEATING

It is generally accepted that heat pump provides the most efficient technology for water heating in the Western Cape. The installation of an Air-sourced heat pump or solar water heating system, or a hybrid (combination of both technologies) will be mandatory on all buildings.

Due to aesthetic considerations only 'split-system' SHW systems with a geyser located inside the building roof space will be allowed. SHW panels would be placed flush on the outside of roofs.

Typical 'split-system' evacuated tube SWH system (left) and typical air-source heat pump (right) http://www.archiexpo.com/

4.1.4 GRID TIED RENEWABLE ENERGY GENERATION

The installation of a Grid-Tied Renewable energy system will be encouraged for all houses.

Grid-Tie renewable energy refers to the direct grid or utility Feed-In of instantaneous generated power through different sources such as wind (Wind Turbines) or sun (Photovoltaic Panels), which enables direct savings on electricity usage for the commercial sector which has the potential to contribute significantly towards the reduction of conventional energy sources. The technology allows for

the renewable energy generated to be used locally, thereby reducing the demand on external energy sources.

4.2 WATER USE EFFICIENCY

It is recognised that it has become critically important that the efficient and appropriate use of scarce potable and non-potable water resources should be promoted and that alternative methods of water capturing and management be investigated. Water use will be addressed by managing water for private use (buildings and activities on private erven) and common use (private open space and associated amenities) by the HOA.

The sustainable use of water requires that:

i) Potable and non-potable water use, in general is reduced.
ii) Water is used responsibly for a specific application.
iii) Water is used efficiently at all times.
iv) Alternative water sources are used to their full potential.

4.2.1 MANDATORY WATER MANAGEMENT MEASURES

In order to promote responsible private domestic and common water use it is recognised that the use of potable municipal water for exterior purposes should be supplemented.

The following measures would be taken:

Irrigation management: The following measures will be implemented:

i) Plants in the landscape will be selected for their drought-resistant qualities and are to be separated into hydro-zones; where plants use the same amount of water.
ii) The use of organic mulch is encouraged to minimize water loss due to evaporation.
iii) The irrigation system will be designed to be energy-efficient and water-efficient.
iv) Drip irrigation will be used in small, localized areas such as trees in paving or narrow plating flowerbeds. In larger areas, where sprayers will be necessary to ensure the area is water adequately; wind velocity will need to be taken into account in order to reduce excessive water use or loss.

Water use regulations: The following measures will be implemented:

i) Water Use Guidelines and Restrictions shall be determined and managed by the HOA.
ii) The guidance with regard to drought tolerant water-wise plants shall be adhered to.

Internal water use: The following measures will be implemented:

i) The installation of water efficient fittings (e.g. dual-flush toilets, low flow showers, aerated taps) will be specified throughout all buildings.
ii) The use of water efficient appliances will be promoted.

The following measures are optional action to be promoted:

Integrated Grey Water Recycling and Rainwater Harvesting Systems: The following measures are optional action to be promoted:

i) Buildings can be fitted with a suitable rainwater harvesting system, which would take the form of external water tanks, installed to catch rainwater from buildings' roofs.
ii) A minimum tank size of 5000 litres storage capacity per 100 m^2 of roof space will be recommended.
iii) Tank placement, design and screening should be indicated on building plans for approval in terms of these guidelines.

5. LANDSCAPE

(i) The local Cape Floral Kingdom, one of only 6 floristic Kingdoms in the world is unique with an extremely high rate of endemic and diverse plants species.

(ii) Herbicide spraying must not be allowed.
No new invasive alien plants (as listed by the National Environmental Management: Biodiversity Act, 2004 and Alien and invasive species List, 2016) be planted or be allowed anywhere on site.

(iii) None of the erven may have kikuyu lawns.

A. WATER SAVING

The development must incorporate water saving techniques. These must include:

(i) "Waterwise" landscaping must be done. Indigenous plans and plants that require very little water must be used. Only plants that are drought, wind and salt tolerable may be used.

(ii) Non-invasive, low-water use grass must be used for lawns.

(iii) Grey water is to be harvested, if possible, for irrigation purposes on all private erven.

(iv) All toilets installed on the property must be dual-flush and/or must be fitted with interruptible flush mechanisms.

(v) All shower heads must be fitted with water-saving devices, i.e. low-flow showerheads. Tap aerators and/or flow restrictors must also be installed on all taps.

B. ENERGY SAVING

The development must incorporate water saving techniques. These must include:

(i) Low-energy light bulbs must be installed on the property. Replacement bulbs must also be low-energy.

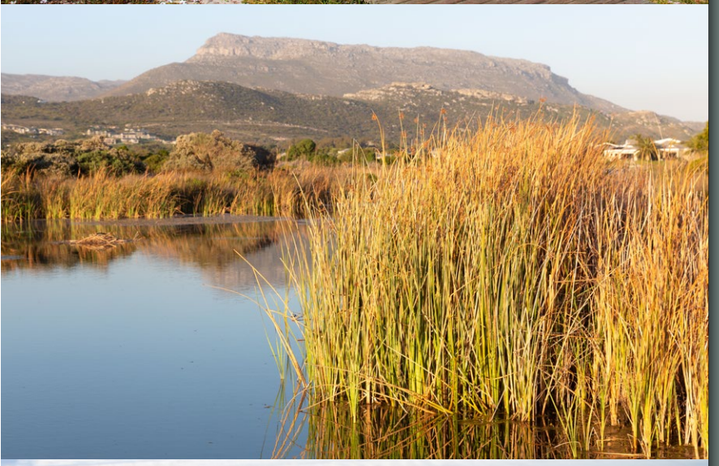
(ii) External lighting must be avoided. Any external lighting installed must be switched off during the day.

(iii) All installed geysers must be covered with geyser "blankets" to improve the efficiency of the geyser.

(iv) All electrical geyser thermostats must be set at the most optimal temperature.

(v) The houses must be properly insulated to reduce the need for air conditioning.

Annexure A



FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

DRAFT

CONCEPT DESIGN PROPOSALS

MAY 2021

DENNIS MOSS PARTNERSHIP

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Landscape Architects • Urban Designers

RIVERSIDE VILLAGE

kommetjie- cape town

FOR DISCUSSION

LOCALITY MAP

May 2021

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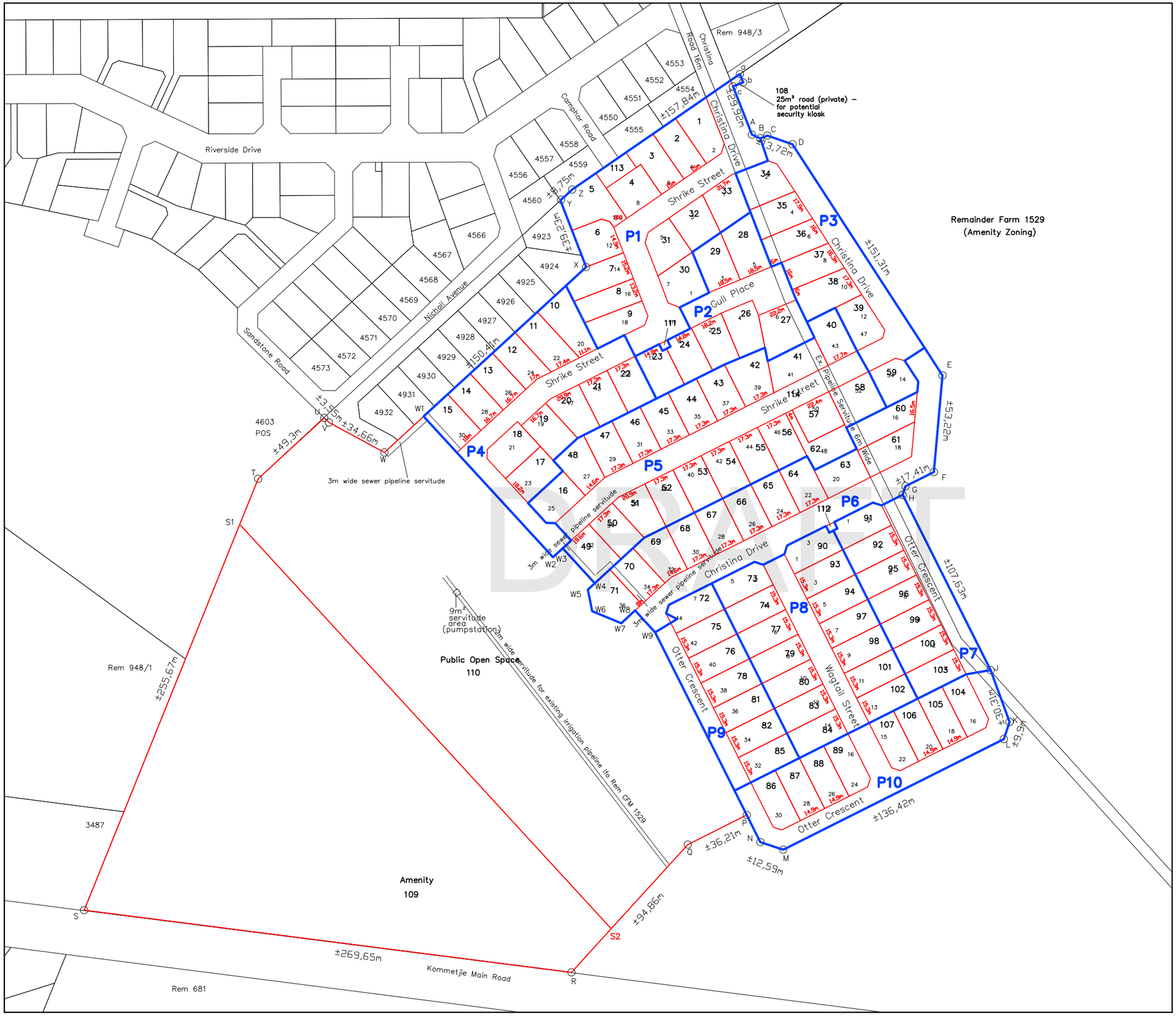

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FOR DISCUSSION

key

notes

amendments	date	figure
	7/11/19	K948/04/03
	12/04/06	K948/04/02

project: Rezoning & Subdivision of Portion of Remainder Portion 32 of Farm Kommetje Estates 948

drawing: phasing plan

client: RED CLIFF PROPERTY

noting sheets	M2534,35,38,39	figure	K948/04/03
authority	City of Cape Town	file	K948
north		date	7/11/2019
		scale	1 : 2500 (A3)

FOR DISCUSSION

PHASE 1

SG 4230/2019

SG 1232/2019

0 20 40 60 80 m

SUB DIVISION PLAN

May 2021

RIVERSIDE VILLAGE

kommetjie- cape town

FOR DISCUSSION

ERF NO.	ERF SIZE	UNIT TYPE	UNIT SIZE
1	509m²	Type 1	130m²
2	450m²	Type 2	130m²
3	480m²	Type 1	130m²
4	460m²	Type 3	128m²
5	635m²	Type 1	130m²
6	463m²	Type 2	130m²
7	503m²	Type 2	130m²
8	453m²	Type 1	130m²
9	463m²	Type SP1	112m²
30	500m²	Type 3	128m²
31	454m²	Type SP2	128m²
32	470m²	Type 3	128m²
33	471m²	Type 3	128m²

PHASE 1: SITE DEVELOPMENT PLAN (SINGLE GARAGES)

May 2021

DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

RIVERSIDE VILLAGE

kommetjie- cape town

FOR DISCUSSION

ERF NO.	ERF SIZE	UNIT TYPE	UNIT SIZE
1	509m²	Type 1	130m²
2	450m²	Type 2	130m²
3	480m²	Type 1	130m²
4	460m²	Type 3	128m²
5	635m²	Type 1	130m²
6	463m²	Type 2	130m²
7	503m²	Type 2	130m²
8	453m²	Type 1	130m²
9	463m²	Type SP1	112m²
30	500m²	Type 3	128m²
31	454m²	Type SP2	128m²
32	470m²	Type 3	128m²
33	471m²	Type 3	128m²

PHASE 1: UNIT FLOOR PLANS

May 2021

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FOR DISCUSSION

PHASE 1: AERIAL PERSPECTIVE

May 2021

FOR DISCUSSION

PHASE 1: AERIAL PERSPECTIVE (OPTIONAL DOUBLE GARAGE)

May 2021

FOR DISCUSSION

PHASE 1: AERIAL PERSPECTIVE

May 2021

FOR DISCUSSION

PHASE 1: AERIAL PERSPECTIVE

May 2021

FOR DISCUSSION

PHASE 1: AERIAL PERSPECTIVE

May 2021

TYPICAL STREET SCENE

May 2021

FOR DISCUSSION

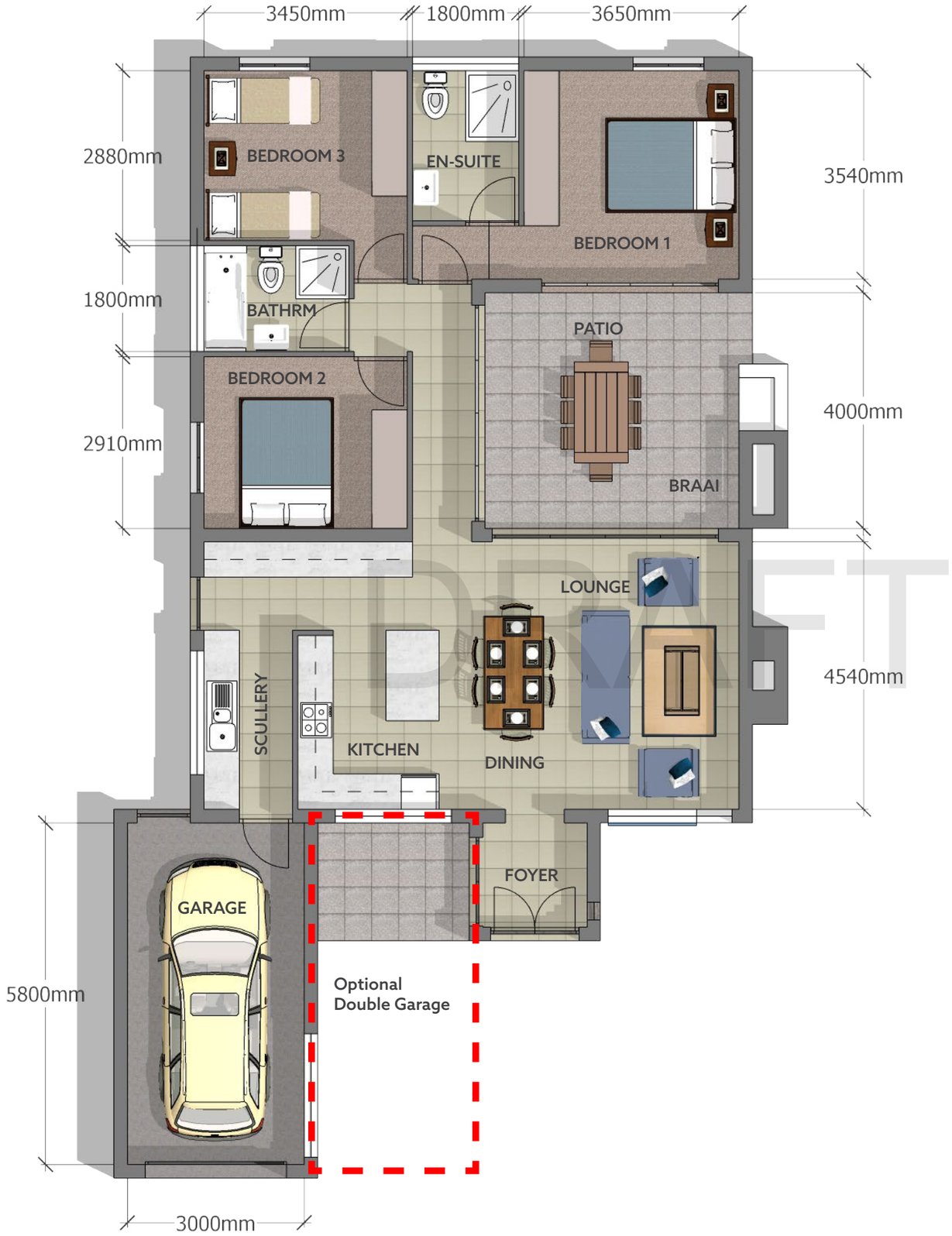
TYPICAL STREET SCENE

May 2021

FOR DISCUSSION

TYPICAL STREET SCENE

May 2021



FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 1 AREAS

UNIT AREA	110m²
SINGLE GARAGE	20m²
TOTAL	**130m²**

OPTIONAL

DOUBLE GARAGE	38m²
COVERED PATIO 1	18m²

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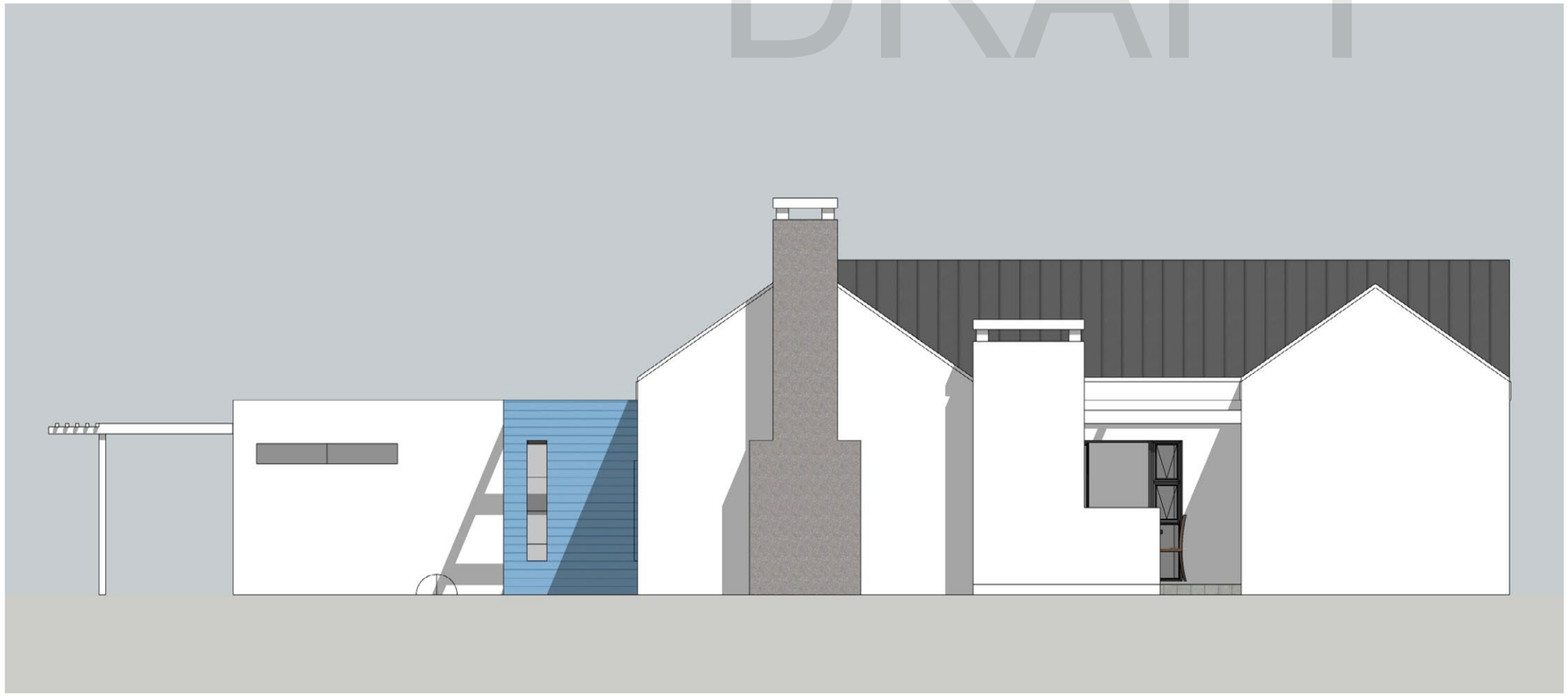
FRONT ELEVATION



SIDE ELEVATION

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 1 ELEVATIONS

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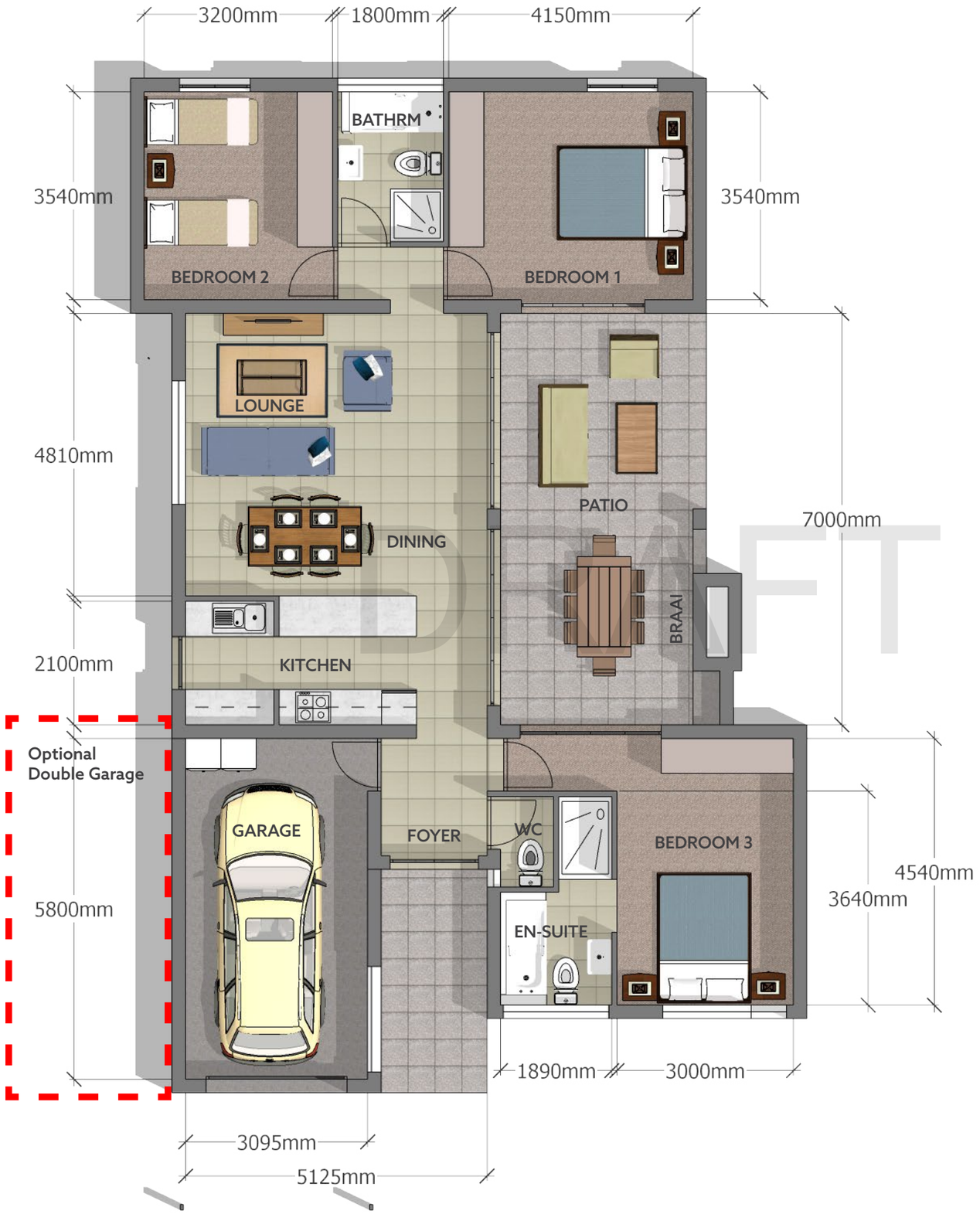

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 2 AREAS

UNIT AREA	110m²
SINGLE GARAGE	20m²
TOTAL	**130m²**
OPTIONAL	
DOUBLE GARAGE	38m²
COVERED PATIO 1	25m²

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FRONT ELEVATION

SIDE ELEVATION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 2 ELEVATIONS

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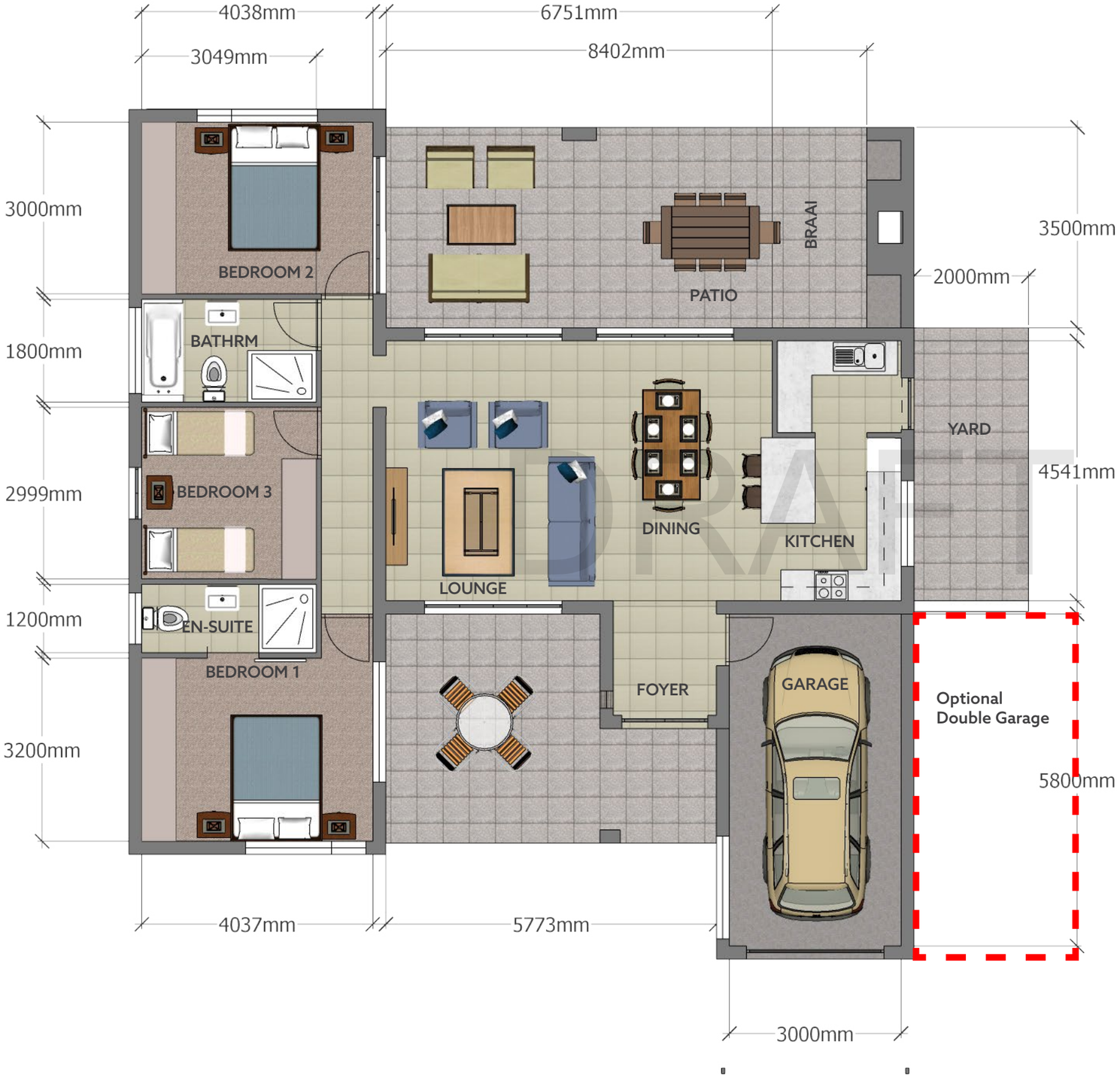

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 3 AREAS

UNIT AREA	108m²
SINGLE GARAGE	20m²
TOTAL	128m²

OPTIONAL

DOUBLE GARAGE	38m²
COVERED PATIO 1	32m²
PATIO 2	15m²

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FRONT ELEVATION

BACK ELEVATION

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE 3 ELEVATIONS

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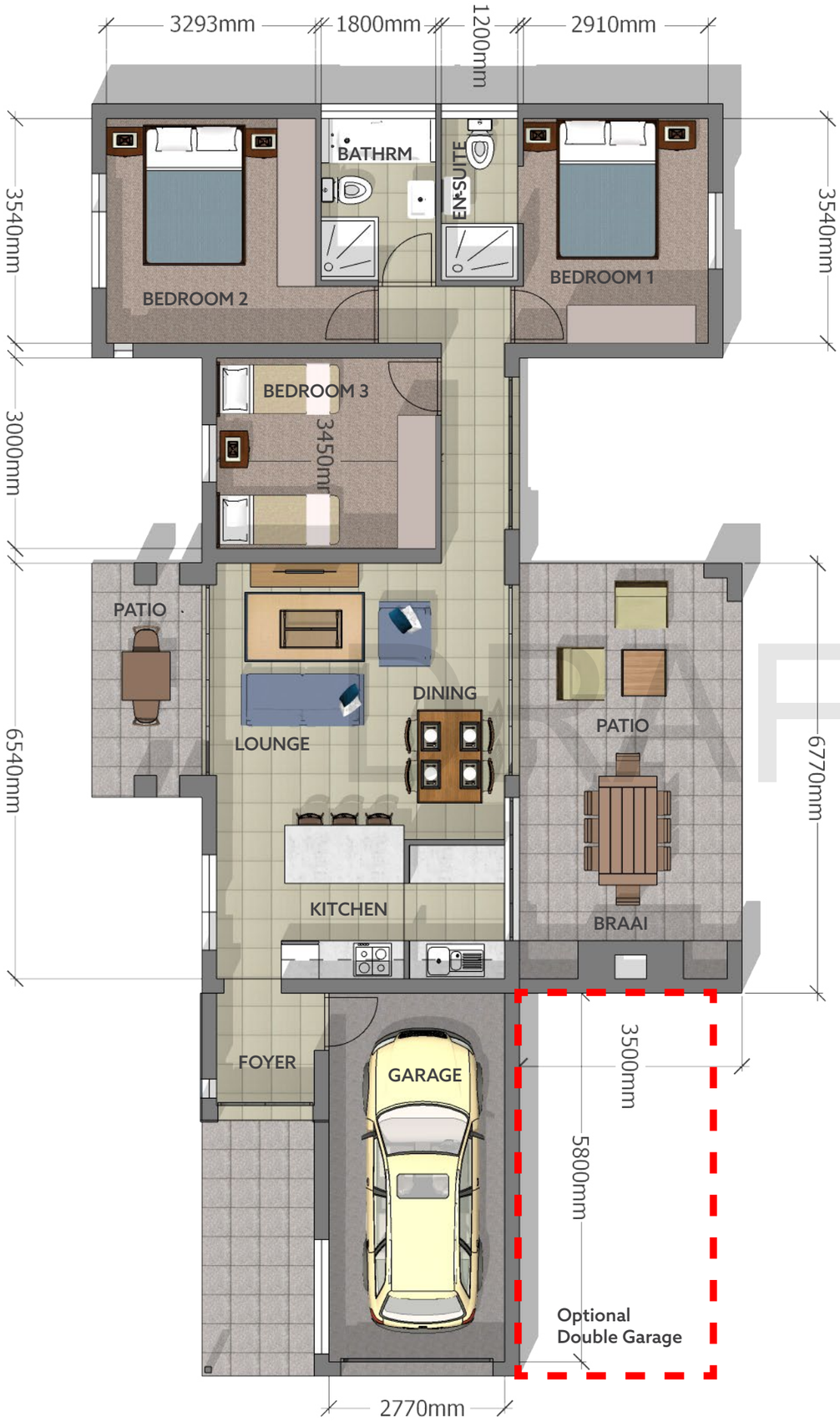
Landscape Architects • Urban Designers



FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE SP1 AREAS

UNIT AREA	92m²
SINGLE GARAGE	20m²
TOTAL	**112m²**

OPTIONAL

DOUBLE GARAGE	38m²
COVERED PATIO 1	24m²
PATIO 2	6m²

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FRONT ELEVATION

SIDE ELEVATION

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE SP1
ELEVATIONS

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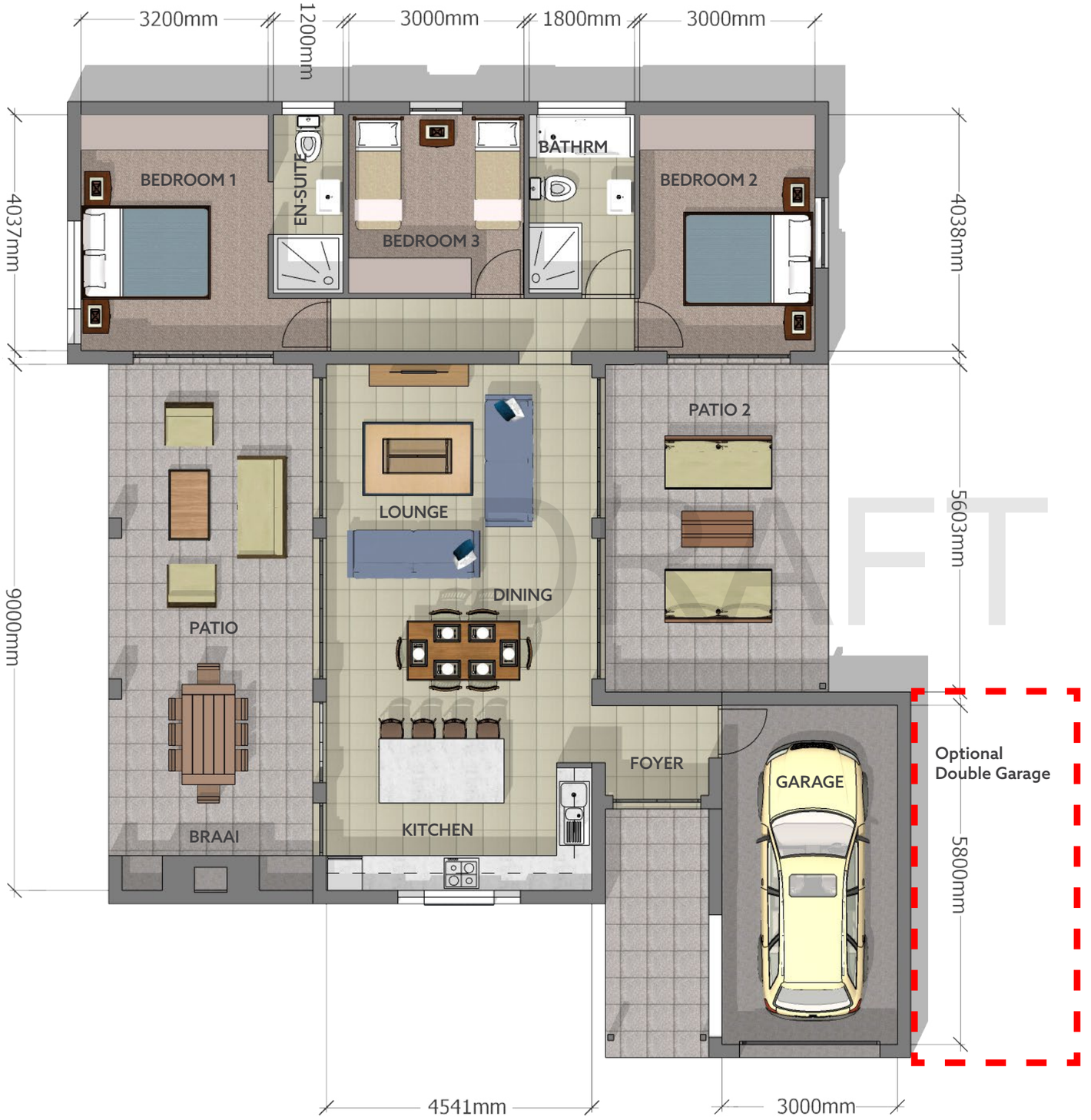

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE SP2 AREAS

UNIT AREA	108m²
SINGLE GARAGE	20m²
TOTAL	128m²

OPTIONAL

DOUBLE GARAGE	38m²
COVERED PATIO 1	32m²
PATIO 2	21m²

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FRONT ELEVATION

SIDE ELEVATION

FOR DISCUSSION

RIVERSIDE VILLAGE

kommetjie- cape town

UNIT TYPE SP2
ELEVATIONS

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FOR DISCUSSION

TYPICAL UNIT INTERIOR

May 2021

TYPICAL UNIT INTERIOR

May 2021

Annexure B

10-STEP MODEL FOR SUSTAINABLE DEVELOPMENT

INTEGRATED SUSTAINABLE DEVELOPMENT SYSTEM

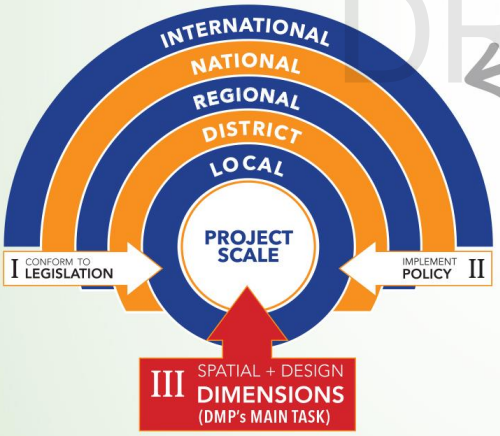
KEY INFORMANT FOR DESICION MAKING RELATING TO THE 10 STEPS MODEL

CONTEXT:

INTERNATIONAL TO LOCAL SCALE

The overarching objective of the DMP model is to give practical effect to sustainability by means of sustainable development.

10 STEPS TOWARDS SUSTAINABILITY



10 STEP PROJECT PROPOSAL IN CONTEXT OF ALL SCALES

CONSISTENT WITH LEGISLATION AND POLICY

SPATIAL PLANNING & DESIGN

B

1. DEFINE SUSTAINABLE DEVELOPMENT
2. EMPLOY CAPITAL EFFICIENTLY & JUSTLY
3. PLAN AND DESIGN ON ALL SCALES AND DIMENSIONS
4. ADDRESS CLIMATE CHANGE
5. PREPARE A FINANCE STRATEGY
6. OPTIMIZE ECONOMIC DRIVERS
7. BUILD ORGANIZATIONAL CAPACITY
8. PREPARE PROJECT PROGRAMS & GUIDELINES
9. ASSESS COMPLIANCE
10. IMPLEMENT EFFICIENT MANAGEMENT SYSTEMS

DENNIS MOSS PARTNERSHIP
INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS
Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

FIGURE A
SEPTEMBER 2017