

HARTLAND

Lifestyle Estate



ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

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1. BACKGROUND

Hartland Lifestyle Estate is designed for a whole community and located in a magnificent natural rural environment with a mountain and coast backdrop.

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

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

The following types of buildings are envisaged in various parts of the estate:

- Houses on stands of 600m² and larger.
- Houses on stands of 1000m² and larger.
- Group housing.

The minimum size of a dwelling is 125m² for erven larger than 500m². This excludes the size of the garage/outbuilding.

- At precincts 3, 4 and future Phases houses of a minimum of 180m² floor area are permitted.



2. AESTHETIC STANDARDS AND APPROVALS

This guideline document serves as a guide for the development of Hartland Lifestyle Estate. The National Building Regulations, Municipal By-laws (Mossel Bay Municipality Zoning Scheme By-law) and requirements of the NHBRC are also applicable.

These guidelines are managed by the Design Review Committee (DRC) for Hartland Lifestyle Estate and may be revised from time to time if necessary with the approval of the Municipality of Mossel Bay.

The Home Owners Association (HOA) may, but are not obligated to carry out site inspections of construction during the following stages:

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

3. THE DESIGN REVIEW COMMITTEE (DRC)

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

The DRC is represented by the following parties:

- A representative of the Developer of Hartland Lifestyle Estate.
- The architect appointed by the HOA.

4. ARCHITECTS

Only qualified professional and registered architects may design houses on Hartland Lifestyle Estate.

A panel of four local architectural firms will be appointed by the HOA to attend to the interests of property owners.

5. APPROVAL PROCEDURES

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

5.1 Stage 1

- 5.1.1 Sketch plans at a scale of 1:100 and sufficient information for submission to the Municipality for approval.
- 5.1.2 Completed checklists (see 13).
- 5.1.3 A geotechnical report for the soil conditions on the property.
- 5.1.4 A non-refundable scrutiny fee of R5 000.
Additional plan submissions will cost R1 500 each.

5.2 Stage 2

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

Submissions will be approved within 21 days. As soon as the DRC has approved and endorsed an application it may be submitted to Mossel Bay Municipality by the consulting architect for approval. Plans approved by the DRC will be valid for 3 months. On completion of construction a surveyors height certificate must be submitted to verify the correct heights.

6. CONSTRUCTION TIME

Construction of a home must start per the signed sales contract by the Purchaser in Clause 23. To ensure a minimum of disturbance to other residents the construction of a home should be completed within 12 months.

7. ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

- Only one home may be built on a property.
- Stands may not be consolidated.
- A garage may be separate from a house but must be single storey.
- No development may take place on stands steeper than 1:4.
- Same looking houses may not be repeated alongside each other in phases 2, 3, 4 and future phases.
- Homes must be designed in harmony with the environment and must not dominate. Homes must be sensitively designed to fit slopes.
- These design guidelines must be read in conjunction with the project Environmental Management Plan (EMP) which informs of these guidelines.
- The latest design guidelines are published on the Hartland Lifestyle Estate website <http://www.hartlandestate.co.za>
- The latest guidelines shall be applicable when making application to develop.

7.1 Design principles

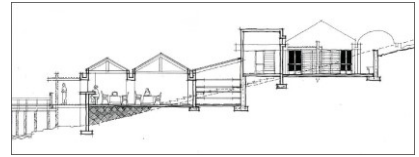
Buildings and structures must fit the landscape. The famous American architect Frank Lloyd Wright said that “a house must be of the hill and not on the hill”. Gardens must create a link between houses and the greater landscape. Hartland Lifestyle Estate lies at the interface of the Karoo and coast. This is an opportunity to develop a Karoo inspired style, a coastal contemporary and a hybrid style to create a diversity of architectural styles that are different but that have common roots. Various distinctive design precincts will be developed.



7.2 Style

A contemporary veranda style with a positive link to the environment is created by considering the following elements:

- 7.2.1 Pitched roofs with long overhangs that reflect the undulating landscape. Lower and flatter roofs emanating from the main forms create secondary roof forms.
- 7.2.2 Homes should respect the landscape and not be built on oversized platforms.
- 7.2.3 Rectangular plan forms that are fragmental into smaller elements.
- 7.2.4 Use of large window openings for good views and the creation of depth in facades.
- 7.2.5 The use of natural construction materials and textures with colours that compliment the landscape and surroundings.
- 7.2.6 Second storey floors should be smaller than ground floor areas to create a stepped effect sympathetic with the landscape.
- 7.2.7 The extensive use of verandas and pergolas.



7.3 Climate and micro-climate

The climate of Hartland Lifestyle Estate is specific and has an influence on buildings and lifestyle.

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

7.4 Development Covenants

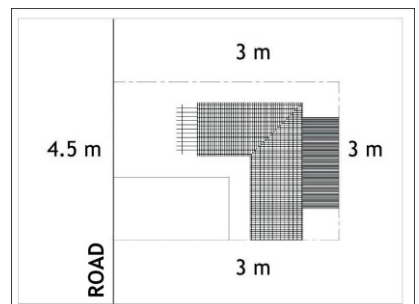
Residential zone 1: dwelling houses:

7.4.1 Height and span width

- Precinct 3 Erf 7545-7572. Precinct 5.1 Erf 8101-8119, 8144-8160. Precinct 5.2 Erf 8094-8100, 8161-8202. Precinct 8 stands 1-19, 107-112. Precinct 10 stands 1072-1101. Precinct 11 stands 1037, 1038, 1043, 1044, 1049, 1055, 1056, 1061, 1062, 1063, 1065, 1066. Precinct 12 stands 1067-1071. Precinct 13 stands 1005-1034. Precinct 14 stands 862-869 - **there is a maximum height restriction of 6m and houses must be single storey.**
- On other stands the maximum wall plate height is 6m and 8m to the ridge line of the roof which is pitched.
- Houses with pitched roofs must be constructed within a height of 8m measured from the natural ground level vertically at any point. Chimneys are exempted from this rule but may extend to only 1m above the ridge height. This height restriction allows for a ground and first floor. The correct height must be verified on completion of construction by a surveyors height certificate.
- Lofts may be planned as living spaces.
- A non-lockable basement (this means a covered area being a basement with no doors or windows) is allowed if 20% of the ground floor area is not exceeded. A floor-to-ceiling height is limited to 2.3m and visible walls 800mm above ground level on street side and 1.2m on private side.
- Internal span widths should be within 4.5 to 7m to provide scale. This is also a function of height.

7.4.2 Building set backs and coverage

- Development adjacent to the natural vegetation must retain a 10m buffer area from the edge of the natural vegetation:
 - If the cadastral boundary is 10m or less from the edge of the natural vegetation, then the house must be set back at least 10m from the **edge of the natural vegetation.**
 - If the cadastral boundary is 10m or more from the edge of the natural vegetation, then the standard building lines will apply.



STAND	COVERAGE	BUILDING LINES		
		Street	Side	Rear
Less than or equal to 250m ²	80%	1 m	1 m	1.5 m
Greater than 250m ² , but not exceeding 500m ²	65%	3 m	1.5 m	1.5 m
Greater than 500m ² , but not exceeding 1 000m ²	50%	4 m	2 m	2 m
Greater than 1000m ²	500m ² or 40%, whichever is greater	5 m	2 m	2 m

7.4.3 Access

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

7.4.4 Special stands

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

7.4.5 Privacy and views

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

7.5 Roofs

7.5.1 Double-pitched roofs must have a pitch of 17.5 to 45 degrees.

7.5.2 Mono-pitched roofs emanating from the main roof (lean to) may not be flatter than 7 degrees.

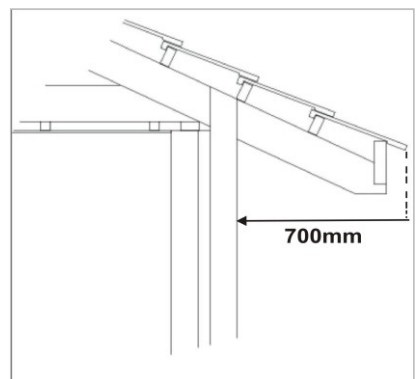
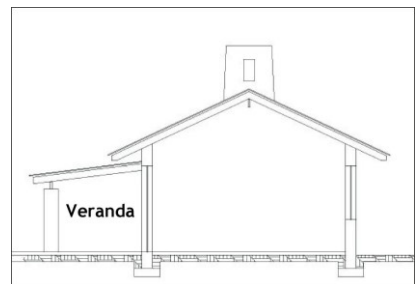
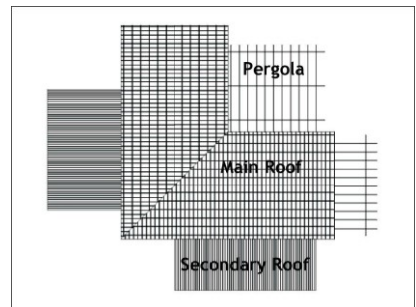
7.5.3 Flat concrete roofs are permitted where main roof forms are fragmented.

Flat concrete roof area may not exceed 15% of the gross floor area.

7.5.4 Materials and colour

The following roof covering materials are permitted:

- Standing seam Zinalume or aluminium in Kliplock profile. Colours Granite matt, Alley matt and Iron matt (Blue Scope Colorbond) or similar approved. These will be used in specific phases or precincts and must be ascertained beforehand.
- Flat concrete roofs where used to fragment or link main roofs require a 50mm layer of 13mm crushed stone dressing.
- Glass roof lights like Tony Sandal may be used in loft roofs. Glass rooflights in concrete roofs may not exceed 2m² and must not be visible externally.
- Gables are permitted.
- Roof overhangs should be up to 700mm and 400mm on gables.
- Roof overhangs on verandas must be a maximum of 700mm over veranda supporting columns.



7.6 Fascias, gutters and rainwater downpipes

7.6.1 The height of fascias may not exceed 150mm and finished with dark varnish on treated timber or painted fibre cement. A small pre-painted metal coverstrip for protection from the elements may also be used

No white painted fibre cement fascias are permitted.

See fascia detail.

7.6.2 Gutters must be in pre-painted extruded aluminium with a half round or square profile. The minimum size of a gutter must be used for the specific application.

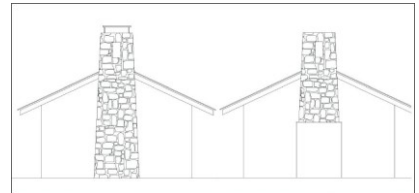
The gutter colour must be the same as the roof sheeting. No white gutters are permitted.

Downpipes must match the colour of the walls.

7.7 Walls

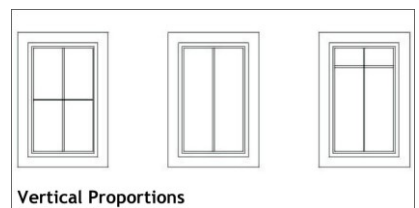
Generally 230mm or 270mm (cavity) walls will be used for superstructures. The following may also be used:

- 7.7.1 Drypack natural limestone sourced in the Southern Cape for a 1m high plinth or chimneys - see diagram.
- 7.7.2 Textured plaster to approval.
- 7.7.3 Smooth plaster with textured paint finish - wall colors are to comply with the Hartland Lifestyle Estate colour palette - attached. Also displayed in the Hartland Sales Centre on site. Colours with a low reflectance will be used for each cluster of houses. Not more than two complimentary colours may be used on a house.
- 7.7.4 Fair face brickwork - an approved area of 10% of the total external wall surface is permitted as a feature.



7.8 Chimneys

- 7.8.1 Chimneys must compliment the house style. Chimney details are attached.

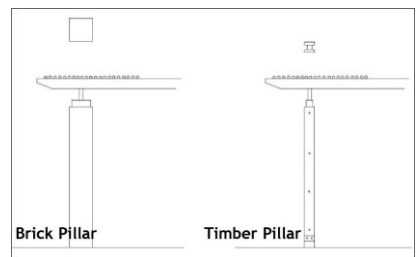


Vertical Proportions

7.9 Doors, windows and shutters

The following materials are permitted:

- 7.9.1 Epoxy powder coated aluminium in approved colours to match house wall colour - note **white is not permitted**.
- 7.9.2 Aluminium shutters to match 7.9.1
- 7.9.3 Garage doors - single or double. Garage doors are permitted with not more than two adjacent to each other within a wall plane. Garage doors must not dominate the street elevations of a house. Materials: horizontal sectional overhead type in painted hardwood or aluminium - colour to match house windows/doors.
- 7.9.4 Window and door proportions may be both vertical and horizontal. Large areas of glass (greater than 2.5m²) must be placed under a roof overhang of at least 1m, a veranda or pergola.
- 7.9.5 Where plastered window or door surrounds are used they may be 120mm wide painted in the same colour as the walls.



Brick Pillar

Timber Pillar

7.10 Verandas, pergolas and balconies

Verandas, pergolas and balconies may be constructed out of rectangular hardwood or galvanized and painted steel. Hardwood, steel or masonry columns may be used to support pergolas. Minimum size of masonry columns is 345 x 345mm. Hardwood or steel columns may be 70 x 150mm. Private verandas may not be deeper than 4.5m. No round or stylized columns may be used for verandas. Balconies must be planned for maximum privacy and should be integrated into the house design. Size and extent to be approved by the DRC. Balconies should be covered with pergolas. Balustrades may be fixed on top of decks or side mounted.



7.11 Plinths and columns

Plastered and dry pack natural stone (Limestone) are encouraged. A plinth may not be higher than a window cill or 1m in height and stepped to match the slope of the ground.



7.12 Retaining walls and structures and site treatment

Generally retaining walls are to be discouraged. No retaining wall or structure may exceed 1m in height.
 Natural drypack stone or gabions may be used and must be planted.
 Approved type precast concrete retaining block structures are permitted and must be planted.
 No infilling surpassing the prescribed building lines shall exceed 500mm above the natural ground line. In special cases the HOA may consider an application to exceed this height.

7.13 Boundary walls and fences

- 7.13.1 The complete fencing of a property is not permitted as this restricts the movement of game and landscape continuity.
- 7.13.2 Boundary/yard walls in plastered masonry must be a visual extension of the main forms of the house and must have the same finishes. Where privacy is required additional walling may be considered by the DRC.
 Boundary walls may not exceed 20% of the boundary length.
- 7.13.3 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (**BestFence**) may be used with a maximum height of 1.2m
 Where additional fencing is required for pets this may be considered by the DRC.
 Planted indigenous hedges along fence lines are encouraged.
 Colour charcoal or dark green.
- 7.13.4 Kitchen yard walls may be 2.1m high. Measured from the yard floor.
- 7.13.5 Gates: in matching hardwood or galvanized painted steel.
- 7.13.6 Boundary or yard walls must be securely constructed to include a square drip moulding above to details.
 No precast concrete walls are permitted.
- 7.13.7 Any yard wall surpassing the building lines is limited in height to a maximum of 2.1m above the natural ground line.
- 7.13.8 An approved protection barrier shall be provided where there is a change of level greater than 1m in accordance with SANS 10400-D.

7.14 Swimming pools

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

7.15 Timber decks

Due to steep slopes in parts of Hartland Lifestyle Estate timber decks may be used as an extension of living areas of a house.
 This alleviates the large scale construction of retaining walls and fill. Buildings thus float in the landscape.
 The maximum height of a timber deck above the natural ground is 1.5m and should be planted below.
 Decks must cantilever at least 500mm past supporting columns.
 Treated timber is important for the construction of timber decks in accordance with regulations.



Hardwood Rail		
	Steel	

7.16 Balustrades

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

- Galvanized painted steel with hardwood top rails.

7.17 Site parking and carports

- Apart from a garage space at least one space for an additional vehicle is required on site for parking within property boundaries.
- Separate and joined carports are permitted.
- Carports must match the house design.
- Requirements for roofs is also applicable to carports.
- Attached or free-standing single or double carports are permitted
- Roofing should match the house or where flat should be dressed with stone chips.
- All rules pertaining to roof details and materials apply to carports.

7.18 Outbuildings

- An outbuilding may not be larger than 20% of the gross area of the main house.
- A garage is classified as an outbuilding.
- Outbuildings may be loose standing but linked or semi-linked to the main house by means of a veranda or pergola structure.
- No garage or outbuilding may be a double storey unless it is part of the main house.
- Outbuildings are defined as accommodation for domestic staff, playrooms, a studio or workshop etc.

Only bona fide outbuildings that function with the main house are permitted by the Mossel Bay Municipality.

7.19 Security

- Burglar bars, gates and screens must be fixed within window or door openings.
Vertical or horizontal bars must align with the shape of the windows/doors.
- Safety lighting must not illuminate beyond the stand boundary and must be of the type that is movement activated.

8. SERVICES

8.1 Service pipes

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

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

8.2 Satellite dishes and aerials

Not required as each property is supplied with fibre. A standard connection box is to be provided.

8.3 Telephone and electrical cables

Must be underground.

8.4 Air-conditioning

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

8.5 Solar hot water or photovoltaic panels - Energy harvesting

It is important that Hartland Lifestyle Estate embraces green building principles particularly in respect of energy savings specially where the supply of electricity is nationally erratic.

The use of photovoltaic power systems that are grid-tied is encouraged. This reduces the supply load of the Estate and allows for more flexibility and redundancy.

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

The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and approval.

Owners should note that Mossel Bay Municipality has their own policy for the installation and use of renewable energy generation plants in private residents.

The municipal approval does not include the solar system for renewable energy sources. The property owner must comply with the Mossel Bay Municipality (Electrical Dept. SSEG application and Building Control) regulations and procedures to obtain approval.

The use of solar hot water systems is compulsory.

The geyser robot control system is suggested for the control unit.

8.6 Gas installations

Gas is to be used for kitchen hobs.

8.7 Refuse, drying yards and storage of LP gas cylinders

These must be screened behind walls.

8.8 Electrical and irrigation cupboards

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

8.9 Rainwater tanks

Water saving appliances are compulsory.

2000ℓ rainwater tanks must either be housed in yards, courtyards or in special brick/stone clad structures. No taps linked to piped or potable water may be installed outside a building. Any water used in gardens or outside buildings must be only collected water.

8.10 External and site lighting

All exterior lighting must be shaded above the horizontal level.

No flood lights are permitted.

8.11 Paving

Clay or concrete pavers are permitted in parking areas on site.

See examples at marketing office.

8.12 House numbers

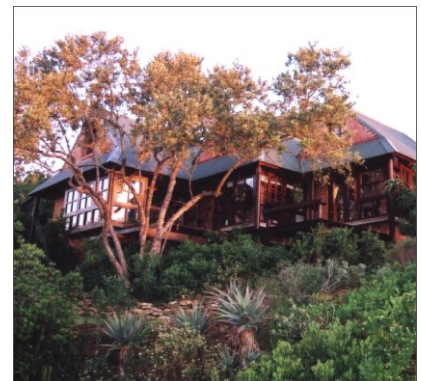
Maximum size 120mm high and 100mm wide.

8.13 Metering of services

Three weatherproof wall recessed boxes are required to be installed in the kitchen yard for electricity and water metering as well as fibre optic cable.

8.14 Electrical Generators

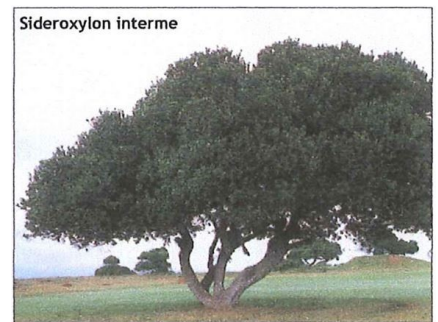
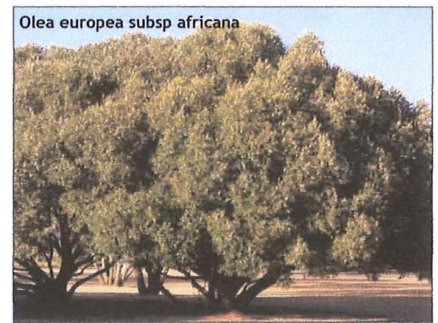
- Aesthetic Requirements:
 - All generators that are permanently installed (in position more than 14 days) may not be visible from the street or the natural ground level of neighbouring stands.
 - All generator screens or elements to be painted or screened in materials or colours that compliment the design. Approval needs to be obtained by the DRC.
 - Temporary and or portable generators will not be allowed.
- Position:
 - All generator positions are to be indicated on the plans and approved by the DRC.
 - Fixed/permanent generators are to comply with all building lines and servitude restrictions.
 - Permanent generators are to be operated only in the approved position.
 - Approved operating position is subject to consideration of adjacent structures.
 - No generator shall be placed next to a boundary wall nor shall the boundary wall be used to partially screen such generator.
 - The DRC may request the owner to obtain his/her neighbour's approval to place a generator.
- Noise:
 - Generators must be operated in such a way to not be a nuisance to neighbours and in accordance with the House Rules for Good Neighbourliness. Operating hours must be restricted by a timer device to 7:00 to 22:00 irrespective of power outages. Where this is not possible, approval must be obtained from the HOA before installation is affected. **(No generator will be allowed to operate between 22:01 and 06:59)**
 - The sound emanating from a generator may not be more than 65dB.
 - The indoor noise within and adjacent property may not measure more the 25dB.
 - Only SANS approved generators will be approved by the HOA. An operator's instruction shall be provided to the HOA **prior to approval**, indicating SANS approval as well as sound emission of generator not exceeding 65dB.
 - All generators shall be fitted with a proper manufactured approved sound muffler in order to reduce noise and air pollution.
- Pollution:
 - Exhaust fumes must be discharged in such a way to not cause fume concentrations.
 - Exhaust fumes must be directed towards the street or larger open area on the stand and not the neighbouring properties.
- Technical Requirements:
 - Apart for the HOA approval, approval must be obtained before installation is done.
 - All generator installations are to be done in line with SANS Regulations by a qualified Electrician.
 - Fuel storage as per Mossel Bay Municipality.



9. GARDEN AND LANDSCAPE DESIGN

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

- 9.1 Adjacent private and public areas.
- 9.2 All formed slopes, retaining walls and structures.
- 9.3 Paving, swimming pools, fences, walls and other structural elements.
- 9.4 Detail of the handling of stormwater runoff or retention.
- 9.5 Details of finishes.
- 9.6 Any requirements for the extension of a private garden on adjacent public land indicating detail. Permission must be obtained from the DRC and HOA on the basis that maintenance is the responsibility of the owner.
- 9.7 Extent of lawns and planting as well as a list of plant species to be used.



10. SUGGESTED LIST OF PLANTS FOR USE AT HARTLAND LIFESTYLE ESTATE

It is suggested that palms or other large leafed plants are not used as it creates a tropical atmosphere which is in conflict with the environment at Hartland Lifestyle Estate.

Plan species occurring naturally in the area include trees, shrubs, ground covers, restios and other fynbos species.

TREES

Tarchonanthus Camphoratus: Wild camphor tree

Pittosporum viridiflorum: Small evergreen tree

Diospyros dichrophylla: Monkey apple

Pterocelastrus tricuspidatus: Candle wood

Sideroxylon inerme: Melkhout

Cassine piragua: Baster saffraan

Acacia karoo

Gymnosporia buxifolia

Bymnospria buxifolia

Bymnospria nemerosa

Laurida tetragona

Mystroxylon aethiopicum

Putterlickia pyranantha

Robsonodendron maritimum

Olea europaea subsp. rbicula

Olea exasperate

SHRUBS

Anthospemumrostratum

Athanasia cochlearifolia

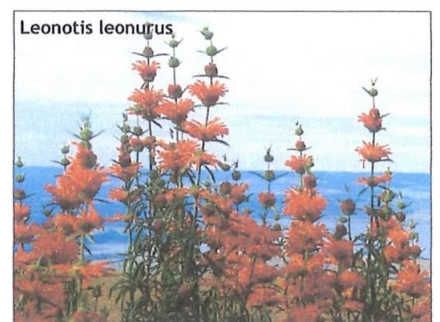
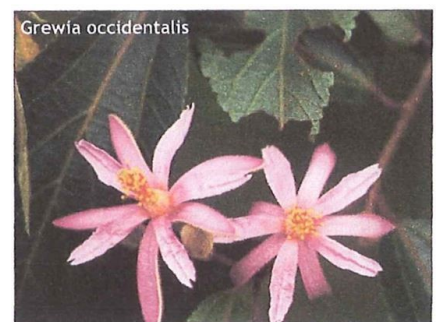
Chrysanthemoides monifera

Chrysocoma tenuifolia

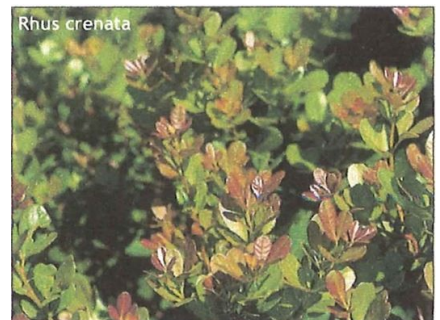
Cirsium vilgare (alien)

Conyza scabrida

Disparago krausii
Elytropappus rhinocerotis
Eriocephalus africanus
Felicia amelloides
Felicia filifolia
Felicia muricata
Oedera genistoides
Pteronia hirsute
Pteronia incana
Petronia oppositifolia
Stoebe plumose
Syncarpha paniculate
Ursinia anthemoides
Erica dispar
Gnidia chrysophylla
Gnidia recemosa
Passerina rigida
Passerina vulgaris
Struthiola striata
Phylica axillaris
Phylica stipularis
Heliophila subulate
Osyris compressa
Rhus crenata
Rhus glauca
Rhus ludica forma lucida
Rhus pterota
Carissa bispinosa
Aagthosma apiculatum
Agathosma muirii
Agathosma sp nova
Clausena anisate
Diosma arisata
Euchaetis burchallii
Abutilon sonneratianum
Grewia occidentalis
Cyananchem obtusifolium
Fockea edulis
Orbea variegata
Sarcostemma viminalis
Muraltia satyroides var satyroides
Nylandtia spinosa
Polygala myrtifolia



Polygala umbellate
 Cotyledon rbiculate
 Crassula expansa subsp filicaulis
 Crassula muscosa
 Crassula rubricaulis
 Commelina Africana
 Aspalathus quinquefolia
 Indigofera denudate
 Indigofera meyeriana
 Lessertia frutescens
 Rhynchosia caribaea
 Schotia afra
 Hebenstreitia integrifolia
 Hyobanche sanguinea
 Jamesbrittenia michrophylla
 Mahulea cheranthus
 Sutera campanulate
 Sutera hispida
 Selago corymbose
 Selago eckloniana
 Selago sp
 Aizoon canariense
 Tetragonia fruticose
 Lycium cinereum
 Leonotis leonurus
 Salvia Africana-lutea
 Myrsine Africana
 Zygophyllum flexuosum
 Zygophyllum morgsana
 Cussonia thyriflora
 Clutia daphnoides
 Euphorbia burmannii
 Euphorbia clandestine
 Euphorbia heptagona
 Euphorbia mauritanica
 Asparagus capensis
 Asparagus rubicundus
 Asparagus striatus
 Opuntia ficus-indica
 Agave Americana
 Limeum telephoides



ALOES

Aloe arborescens
Aloe ferox
Aloe maculate
Gasteria carinata
Harwarthia chloracantha var denticulifera
Hawarthia parksiana

RESTIOS (RIET)

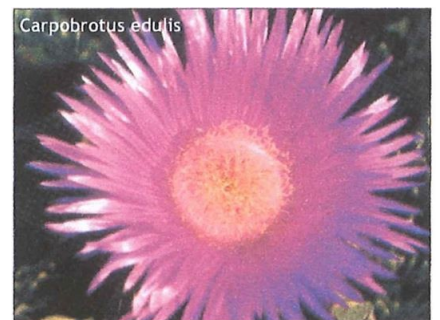
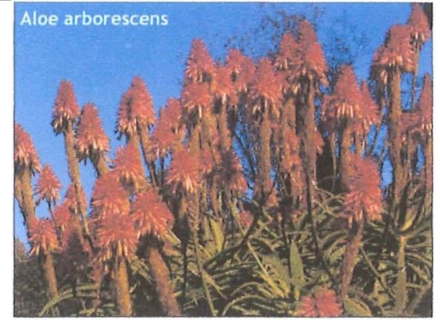
Cynodon dactylon
Digitaria eriantha
Ehrharta calycina
Ehrharta villosa
Eragrostis curvula
Eragrostis plana
Eustahys paspaloides
Sporobolus fimbraitus
Stipagrostis zeyheri
Themeda triandra
Triraphis andropogonoides
Ficinia stolonifera
Ficinia truncate
Helmuthia membranacea
Ischyrolepis leptoclados
Thamnochortus erectus
Thamnochortus insignis

PROTEAS

Leucadendron salignum

GROUND COVERS

Osteospermum polygaliodes
Chironia baccifera
Acrodon subulatus
Carpobrotus edulis
Cephalophyllum purpureo-album
Conicosia pugioniformis subsp muirii
Delosperma asperulum
Delosperma virens
Glottiphyllum longum
Jordaniella dubia
Mesembryanthemum crystallinum
Mesembryanthemum sp
Monsonia emarginata



Pelargonium capitatum
 Pelargonium peltatum
 Solanum quadrangularis
 Solanum sysimbriifolium
 Solanum tomentosum
 Stachy aethopica
 Azima tetraantha
 Rhoicissus digitate
 Cassythia ciliolate
 Knowltonia versicatoria
 Bulbine lagopus
 Exomis microphylla
 Blapharis capensis



SURINGS

Oxalis pendulifolia
 Oxalis press-caprae
 Oxalis sp1
 Oxalis sp2

11. CODE OF CONDUCT: CONTRACTORS

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

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

11.1 Contractors All-Risk Insurance policy

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

11.2 Contractors deposit

An amount of R8000 is payable prior to the commencement of construction to fund repairs to infrastructure or the environment due to construction damage. If this amount is exceeded the balance will be for the account of the property owner.

11.3 Deliveries

All site deliveries are made via the main entrance to Hartland Lifestyle Estate.

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

- 11.3.1 Sand and stone - maximum 6m³
- 11.3.2 Bricks - maximum 3050

11.3.3 Cement - maximum 120 pockets

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

11.4 Site beacons

Site beacon pegs may not be removed.
Reinstatement will be for the account of the property owner.

11.5 Water and electrical meters

These must be protected during construction.

11.6 Construction site demarcation

Construction must be contained within the building footprint. Natural vegetation may only be removed with the permission of the HOA. Topsoil that has been stripped for construction must be carefully stockpiled on the site.

11.7 Site office

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

11.8 Site toilet

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

11.9 Site hoarding

Dark green shade cloth and timber framework hoarding to be erected on a construction site prior to construction starting.
Height 2.1m.
No construction materials may be stored outside the hoarding.

11.10 Refuse and construction rubble

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

11.11 Protection against flooding and slumping

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

11.12 Site staff

Only contractors staff are permitted on site.

11.13 Fires

No fires may be made on any construction site.

11.14 Sewage and water connections

Pipes must be kept clean to prevent blockages.

11.15 Speed restrictions

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

11.16 Breach of contract

With any breach of contract the following will be applied:

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

11.17 Building contractors

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

Property owner have a choice of selected building contractors by way of tender or negotiation.

12. ENVIRONMENTAL MANAGEMENT

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

CHECKLIST

13. DESIGN REVIEW COMMITTEE: GUIDELINES FOR BUILDING APPROVAL

To be submitted with building applications

1. SITE	YES	NO	NOTES
1.1 0.5m Contours			
1.2 Geotechnical report			
1.3 Maximum 8m building height, wall plate 6m			
1.4 First floor < 60% ground floor area			
1.5 Large roofs to be fragmented			
1.6 <u>Building lines</u>			
1.6.1 < 250m ²			
❖ Street 1m			
❖ Side 1m			
❖ Rear 1.5m			
1.6.2 250 - 500m ²			
❖ Street 3m			
❖ Side 1.5m			
❖ Rear 1.5m			
1.6.3 500 - 1000m ²			
❖ Street 4m			
❖ Side 2m			
❖ Rear 2m			
1.6.4 > 1000m ²			
❖ Street 5m			
❖ Side 2m			
❖ Rear 2m			
1.6.5 Building line 2m adjacent to nature area			
1.6.6 Screen walls max 20% of length of a boundary			
1.6.7 Building within building setbacks			
1.6.8 <u>Site plan</u>			
❖ Building setbacks			
❖ Servitudes			
❖ Extent of buildings			
❖ Floor levels including a datum height			
2. LAND USE AND COVERAGE			
2.1 One house per stand			
2.2 Coverage according to size			
2.3 Outbuildings single storey			
2.4 Lofts - wall plate at 3.5m			
2.5 Maximum coverage			
2.6 Storage of boats and caravans			
3. LANDSCAPE PLAN			
3.1 Clearing of site			
3.2 <u>Tree removal</u>			
3.2.1 Exotic plants			
3.2.2 Other			
3.3 <u>Landscape</u>			
3.3.1 Pergolas			
3.3.2 Screen walls			
3.3.3 Site shapes:			
❖ Use of water			
❖ Focus points			
❖ Use of natural rocks			

	YES	NO	NOTES
3.4 Fencing			
3.4.1 Fencing			
3.4.2 Walls			
3.5 Paving - driveways to match sidewalk paving			
3.6 Berms - for shelter and privacy and act as windbreaks			
3.7 <u>Lawn</u> - keep to minimum			
3.7.1 Buffalo			
3.7.2 Kweek			
3.7.3 Kikuyu - not permissible			
3.8 Planting			
3.8.1 Indigenous plants as far as possible			
3.8.2 Exotics near entrance of houses, veranda pots and pergolas			
3.8.3 Fynbos - low growing, tough, needle-like plants			
3.8.4 No palms. True character in Southern Cape			
3.8.5 Plant suitability - see Guidelines			
3.9 Landscape layout			
3.9.1 Is plan clear and to correct scale			
3.9.2 <u>Are all items clearly identified and described</u>			
❖ Paving			
❖ Stepping stones			
❖ Plant material			
❖ Features			
3.9.3 Fencing			
3.9.4 <u>Design sustainability</u>			
❖ Indigenous			
❖ Exotic			
❖ Privacy between houses			
❖ Have views been taken into account			
❖ Balance and scale of landscape and buildings			
4. BUILDING FORM			
4.1 Maximum 2 storeys in height above NGL			
4.2 Maximum height restriction - 8m (see Guidelines 7.4.1 for specific erven)			
4.3 Garage 1 storey			
4.4 <u>Levels</u>			
❖ No columns, piers or similar			
❖ Respond to contours -step with slope			
4.5 Rectangular or square forms			
4.6 Privacy of adjoining properties' views			
4.7 Minimum use of terrace blocks			
5. COLOUR			
5.1 Colour board to be submitted for approval - walls, roofs, aluminium			
5.2 Sample colour application on building required for approval.			
6. CONSTRUCTION AND MATERIALS			
6.1 <u>Roofs</u>			
6.1.1 17° - 45° (lean-to min 7°)			
6.1.2 Flat roofs max 30% - stone chip			
6.1.3 Variation of roofs required			
6.1.4 Closing of roof ends required			

	YES	NO	NOTES
6.2 External walls			
6.2.1 Site walls and fences			
Materials allowed -Plaster, local stone (per example)			
6.2.2 Max 20% of length of site boundary subject to DRC approval			
6.2.3 Wall to compliment house			
6.3 Fenestration doors & shutters			
6.3.1 Windows & doors:			
❖ Wood - varnish			
❖ Wood - paint			
❖ Aluminium -powder coated/anodised.			
6.3.2 Window proportions - vertical expression.			
6.3.3 No Winblocks allowed			
6.3.4 Horizontal Garage door type - aluminium/Zincalume			
6.3.5 Large window openings to be recessed			
6.3.6 No external burglar bars allowed			
6.3.7 Boarded or louvred or timber shutters preferred			
Aluminium allowed - to approved colour to match windows			
6.4 Chimneys - see detail			
6.5 Pergolas:			
6.5.1 Timber/steel			
6.5.2 Latte			
No corrugated or sheet metal on pergola's allowed.			
6.6 Soil & waste pipes to be concealed in ducts - not visible			
6.7 Gutters & down pipes to be unobtrusive - aluminium			
Downpipe colour to match walls - aluminium/PVC painted			
6.8 Visible skylights not allowed			
6.9 Visible solar panels to DRC approval (PV/Solar water heating)			
6.10 Balustrade - approval required			
6.11 Colour scheme to approved schemes.			
6.14 Laundry, gas & refuse areas to be enclosed - per detail			
6.15 No visual TV aerials or dishes - fibre provided			
6.16 No awnings, unless retractable canvas approved by DRC			
7. DRIVEWAY			
Paving type to match adjacent sidewalks			
8. STORM WATER			
Layout to accompany plans			
9. POOLS & FENCES			
Pool fence design to be submitted. To comply with National Building Regulations			
10. ROOF MATERIALS			
10.1 Standing seam Zincalume or aluminium in Kliplock profile - matt			
10.2 Concrete with stone dressing - flat roofs			

11.	SITE WALLS & FENCES	YES	NO	NOTES
11.1	No prefabricated walling system			
11.2	Must follow contours			
12.	WATER SAVING DEVICES (MUNICIPAL REGULATION)			
12.1	Low flow shower heads			
12.2	Dual flush toilet cisterns			
12.3	Rainwater tanks			
13.	SOLAR HOT WATER INSTALLATIONS (MUNICIPAL REQUIREMENT)			
13.1	Solar collector on roof - see also 6.9			
14.	SOLAR PHOTO VOLTAIC ELECTRICITY			
14.1	Extent of PV panels - see also 6.9			
14.2	Position			
	17.13.3 Boundary walls and fences			
15.	METERING SERVICES			
15.1	3 x Recessed wall boxes in yard for electricity and water Metering as well as optic fibre.			

14. REVISIONS

To be submitted with building applications

DATE	REFER TO
2020.02.04	Boundary walls and fences: additional fencing + indigenous hedge (ref. 7.13.3)
2020.09.30	Typo errors amended in par. 6, 7.17, 9.6, 9.7 and 10.
2020.10.27	Alterations in "13. Checklist" 3.5, 3.8.4, 3.8.5, 4.2, 4.7, 5.1, 6.1.1, 6.1.2, 6.2.1, 6.3.4, 6.7, 6.9, 6.14, 6.15, 7, 10.2 (deleted, replaced by 10.3)
2020.11.11	Alterations: <ul style="list-style-type: none"> ○ 5.1.1 - Sketch plans and info for municipal approval ○ 7 - Guidelines must be read in conjunction with EMP forming part of guidelines ○ 7.4.1 - Non-lockable basement ○ 7.4.2 - Set back of 2m ○ 7.5.4 - Granite colour matt ○ 7.7.3 - Colour palette + photo illustration ○ 7.18 - Typo errors amended ○ 8.2 - Satellite dishes and eerials ○ 8.5 - Solar hot water systems + geyser robot system ○ 8.9 - Water saving appliances ○ 8.13 - Metering services ○ Checklist: <ul style="list-style-type: none"> ▫ 1.6.5 (roof) ▫ 15 (metering)
2020.11.23	Housing of rainwater tanks - 'courtyards' added (refer 8.9).
2021.05.05	Alterations: <ul style="list-style-type: none"> ○ 6 - Construction time as per signed sales contract. ○ 7.5.4 - 3 roof sheeting colours added. ○ 8.5 - Reusable energy note - Mossel Bay Municipality. ○ 8.9 - 2000ℓ rainwater tank capacity.

<p>2022.04.26</p>	<p><u>Alterations:</u></p> <ul style="list-style-type: none"> ○ 7.4.1 - 3rd bullet point (page 5) ○ Maximum building height - <ul style="list-style-type: none"> : 1.3 - maximum building height 8m (page 18) : 4.2 - maximum building height 8m (page 19) <p><u>Addition:</u></p> <ul style="list-style-type: none"> ○ Electrical generators: 8.14 (pages 10 and 11).
<p>2022.05.05</p>	<p><u>Alterations:</u></p> <ul style="list-style-type: none"> ○ 1 - Background: “The following types of buildings are envisaged in various part of the estate” - <ul style="list-style-type: none"> : 5th bullet added (page 3) ○ 7.12 - Retaining walls and structures - <ul style="list-style-type: none"> : “Approved type precast concrete retaining block structures are permitted and must be planted.”
<p>2022.08.30</p>	<p><u>Alterations :</u></p> <ul style="list-style-type: none"> ○ 7.7.4 - Fair face feature walls - added (page 7)
<p>2022.09.05</p>	<p><u>Additions:</u></p> <ul style="list-style-type: none"> ○ 1 - Background: <ul style="list-style-type: none"> : 4th bullet - omit “Eco Homes” (page 3) : “The minimum size of a dwelling is 125m² for erven larger than 500m² (page 3) ○ 7 - Architectural and landscape design guidelines: <ul style="list-style-type: none"> : Add 5th bullet - “Same looking houses may not be repeated alongside each other in phases 2, 3, 4 and future phases” (page 4)
<p>2022.09.13</p>	<p><u>Alterations :</u></p> <ul style="list-style-type: none"> ○ 1 - Background: The following types of buildings are envisaged in various part of the estate - <ul style="list-style-type: none"> : 4th bullet (page 3): “At precincts 3, 4 and future Phases houses of a minimum of 180m² floor area are permitted”.
<p>2023.02.24</p>	<p><u>Alteration:</u></p> <ul style="list-style-type: none"> ○ 17.13.3 - Enclosed metal fencing specification: Bestview.
<p>2023.08.09</p>	<p><u>Alteration:</u></p> <ul style="list-style-type: none"> ○ 7.12 - “Retaining walls and structures <u>and site treatment</u>”: <ul style="list-style-type: none"> Addition - “No infilling surpassing the prescribed building lines shall exceed 500mm above the natural ground line. In special cases the HOA may consider an application to exceed this height.” ○ 7.13 - Boundary walls and fences: Additions - <ul style="list-style-type: none"> 7.13.7 - “Any yard wall surpassing the building lines is limited in height to a maximum of 2.1m above the natural ground line.” 7.13.8 - “An approved protection barrier shall be provided where there is a change of level greater than 1m in accordance with SANS 10400-D.” ○ 8.5 - Solar hot water or photovoltaic panels - Energy harvesting: <ul style="list-style-type: none"> Addition - “The municipal approval does not include the solar system for renewable energy sources. The property owner must comply with the Mossel Bay Municipality (Electrical Dept. SSEG application and Building Control) regulations and procedures to obtain approval.”
<p>2023.08.14</p>	<p><u>Addition:</u></p> <ul style="list-style-type: none"> ○ 7.12 - “Retaining walls and structures and site treatment”: <ul style="list-style-type: none"> “No infilling surpassing the prescribed building lines shall exceed 500mm above the natural ground line. <u>In special cases the HOA may consider an application to exceed this height.</u>”
<p>2023.10.06</p>	<p><u>Alteration:</u></p> <ul style="list-style-type: none"> ○ <u>2: Aesthetic Standards and Approvals:</u> <ul style="list-style-type: none"> Municipal By-laws (par.1)

<p>2023.11.28</p>	<p><u>Alteration:</u></p> <ul style="list-style-type: none"> ○ <u>7.4.2: Building set backs and coverage:</u> Development adjacent to the natural vegetation must retain a 10m buffer area from the edge of the natural vegetation: <ul style="list-style-type: none"> ○ If the cadastral boundary is 10m or less from the edge of the natural vegetation, then the house must be set back at least 10m from the edge of the natural vegetation. ○ If the cadastral boundary is 10m or more from the edge of the natural vegetation, then the standard building lines will apply.
<p>2024.02.01</p>	<p><u>Alteration:</u></p> <p>7.4.1 <i>Height and span width:</i></p> <ul style="list-style-type: none"> • Precinct 3 Erf 7545-7572. Precinct 5.1 Erf 8101-8119, 8144-8160. Precinct 5.2 Erf 8094-8100, 8161-8202. Precinct 8 stands 1-19, 107-112. Precinct 10 stands 1072-1101. Precinct 11 stands 1037, 1038, 1043, 1044, 1049, 1055, 1056, 1061, 1062, 1063, 1065, 1066. Precinct 12 stands 1067-1071. Precinct 13 stands 1005-1034. Precinct 14 stands 862-869 - there is a maximum height restriction of 6m and houses must be single storey. <p><u>Addition:</u></p> <p>7.4.2 Epoxy powder coated aluminium in approved colours to match house wall colour - note white is not permitted.</p>
<p>2024.03.28</p>	<p><u>Alteration:</u></p> <p>7.19.1 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (BestFence) may be used with a maximum height of 1.2m</p>