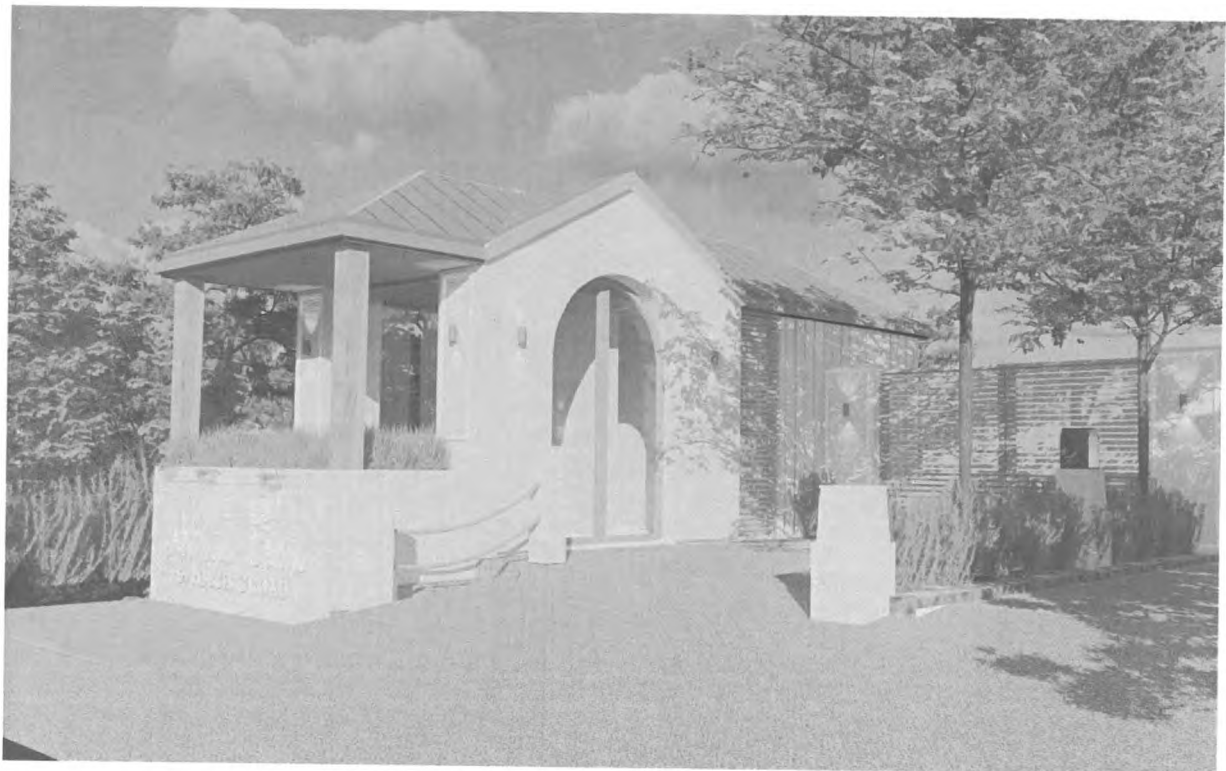




ATHINA ESTATE

ARCHITECTURAL DESIGN MANUAL



MUNISIPALITEIT BITOU MUNICIPALITY	
Subdivision and/or consolidation approved in terms of Sections 60 of the Bitou Municipality : Land Use Planning By-Law	
09/10/2024	
DATE	MUNICIPAL MANAGER
DATUM	MUNISIPALE BESTUURDER

Compiled for Athina Estate
Revision E
Guidelines subject to change



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ARCHITECTURAL DESIGN MANUAL

1. INTRODUCTION

1.1 - This development is a 2,68-hectare Single residential security estate, restricted to a maximum of nine single residential homes. The property is uniquely situated between the iconic Beacon Isle Hotel and the Robberg Nature Reserve, overlooking the ocean towards the East and the Robberg Ridge towards the West.

Five of the units are equally spaced along the Eastern boundary overlooking the ocean. The remainder of the four units are spaced in quarters on the Western side of the property, mostly sloping towards the West.

Each stand has a disturbance area (build platform) identified on the Site Development Plan, while the balance of the property is to be rehabilitated according to the environmental management plan with indigenous vegetation. The entrance road is paved leading to a small gatehouse for controlled entrance. The development is fenced in with a 1,8m high 'Clearview' security fence.

1.2 - The gatehouse is designed as a precedent for the look and feel of the development.

1.3 - The Individual properties are zoned "Single Residential I" in terms of the Bitou Zoning Scheme By-law. The development parameters of "dwelling houses" as set out in the said By-law will apply to all 9 Single Residential Stands unless more restrictive conditions are imposed in this document.

1.4 - Focus is turned on the landscaping and positioning of homes to achieve maximum mutual privacy, while at the same time, capitalizing on the views, which are an important feature of the property.

1.5 - Each purchaser of a stand, will be required to prepare and submit a layout plan, indicating the house's position within the disturbance area, in relation to the site co-ordinates, overlayed with a surveyed plan.



2. DESIGN CONCEPT.

2.1 - The tone of the architectural concept has largely been influenced by the location and the close proximity of the coast. The architectural concept of the development will therefore be classified as 'Vernacular Coastal Architecture'.

2.2 - The elements within this style are defined as follows:

2.2.1 - Natural hues of sandstone colour.

2.2.2 - Natural textures.

2.2.3 - Predominantly hipped roofs at 35 -30 degrees in zinc standing seam or corrugated food sheeting, with a light dove grey finish, combined with some concrete flat roof areas behind parapets, however flat roofs with sandstone pebbled roofs will also be acceptable. Feature/non-dominant exposed concrete flat roofs without a parapet will be allowed on a case by case basis.

2.2.3.1 - Where height restrictions on an erven are such that a pitched roof can not practically be achieved, flat roofs as a dominant feature will be allowed, this will be dealt with on a case-by-case basis.

2.2.4 - Large under-cover verandas linking the inside to the outside.

2.2.5 - Natural indigenous coastal vegetation.

2.2.6 - Natural timber decking is allowed, ecologically sustainable timber sources are encouraged

2.2.7 - Sandstone coloured large scaled tiles.

2.2.8 - Outside living areas with pergolas, gazebos and fire pits.

2.2.9 - Plastered walls with watery hues of sandstone colours.

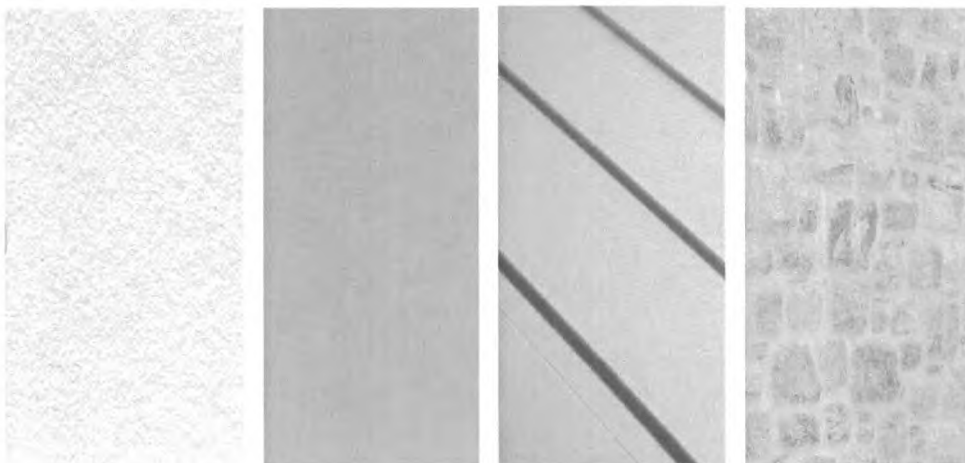
2.2.10 - Timber Shutters can be introduced to enhance the theme.

2.2.11 - Large aluminium sliding / folding / stacking doors and window elements linking the inside to the outside. - colours. - green grey or charcoal grey

2.2.12 - Traditional over-sized fireplaces and flues. Flues may not be higher than 1m above the ridge line or flat roof associated with the flue.

2.2.13 - Emphasis should be placed on optimising views, and outdoor living, by the use of generous verandas under lean-to roofs, and close contact with the landscape.

2.2.14 - Herringbone exposed aggregate grey cement pavers framed with cobble paving in a charcoal colour.



3. TOWN PLANNING REQUIREMENTS AND CONDITIONS.

3.1 - Each house must be positioned within the pre-defined disturbance area, other ground-level structures (building work), such as swimming pools, open decks, paving, etc, may be outside the disturbance area provided they comply with the below regulations – See Annexure A - SDP

3.2 - Bitou building lines must be observed for all building work Where the “build plate” is more onerous than the Bitou building lines, the Bitou Building lines will apply The construction of garages and outbuildings outside the building plate will not be allowed

3.2.1 - Building work (as described below) within the non-disturbance area expectations can only constitute 50% of the non-disturbance area, and must still comply with Bitou Local planning by-laws

3.2.1.1 - Paving or surfacing on the ground level

3.2.1.2 - Decking on the ground level

3.2.1.3 - Pools on the ground level

3.3 - Only one main building and one outbuilding on each stand will be permissible Outbuildings must be linked to main buildings with walls and pergolas and may only be single storey

3.4 - Garages and outbuildings may not be positioned outside the disturbance area The disturbance area is a product of an approved EIA, and the HOA can not allow deviation as per council regulations

3.5 - The maximum bulk of the homes will be restricted to 850m² per stand Articulation of form and the use of open verandas are encouraged First floor areas will be restricted to 70% of the ground floor area (garages excluded) Maximum coverage of 50% is permitted as per the Bitou Zoning Scheme By-law.

3.6 - Second dwellings will be restricted to a maximum footprint of 60m² - A staff room is considered a second dwelling

3.7 - A contour plan, as well as co-ordinates of the house's position within the disturbance area, must be submitted to the Home Owner's Associations Architectural Committee and the Local Authority for approval

3.8 Height restriction

3.8.1 - Heights must comply with the Bitou Zoning Scheme By-law

3.8.2 - Heights must comply with the Plettenberg Bay Overlay Zone 1

3.8.2 - All houses are limited to two storeys, up to a maximum height of 8m for the five front (sea row) and 8,5m for the other four units, above natural ground level (NGL)

3.8.3 - Outbuildings may only be single storey

3.9 - The five units along the sea front will require a setback of 2m at the first floor level along the East side of the disturbance area

3.10 - Basements will be restricted to non-habitable spaces with a ceiling height of not more than 2,6m - store rooms, service areas, playroom

3.11 - Building forms must be broken up into stepped levels and platforms in order to reduce the need for excessive excavations and retaining walls.

3.12 All site retaining structures must comply with section 25 of Bitou Zoning Scheme By-law. Site retaining walls must be finished in a natural rock cladding (rock cladding to be "reliastic" masonry construction, a stone sample is to be approved prior to construction). Retaining walls must be stepped in not more than 2m heights with a step of at least 500mm. Sholin or Loffelstein - dark grey/charcoal colour patent-type retaining walls may also be used at slopes not exceeding 45 degrees and must be covered in indigenous plant species on completion, based on a landscape plan to be submitted for approval by the HOA. These walls must be completely covered in indigenous plants within two years of occupation.

3.13 - Ground floor levels of any buildings (including verandas on ground-floor level) may not exceed 1,5m above NGL.

3.14 - Roof overhangs and/or pergolas (of at least 1.5m in depth) shall screen off large expanses of glazing, exceeding 1,8m in width

3.15 - Only designs of timber and glass handrails of 1m height may be used.

3.16 - All lean-to roofs must match the material of the main roof.

3.17 - All designs must comply with the Local Scheme Regulations as well as the National Building Regulations.

3.18 - Outbuildings must be subsidiary to the main buildings in height and massing.

3.19 - Plan forms must be made up of square, rectangular, 'L'-shaped, 'I'-shaped, 'T'-shaped, 'U'-shaped, components. Organic shapes like circles, triangles and free forms will not be allowed.

3.20 - All other design parameters taken up in this Architectural Design Manual shall be adhered to.

3.21 - The approved Environmental Management Plan should be incorporated into all submission documentation and refer all contractors, builders and homeowners involved in the building of the dwelling. All relevant parties are to comply with this documentation.

3.22 - Only areas necessary for the development footprint should be cleared and the remainder of the property should be left natural.

4 DESIGN PARAMETERS.

4.1 Roofs:

The following roofs are acceptable:

4.1.1 Flat concrete slabs behind parapet walls, with built-in full-bore outlets and downpipes. All flat roofs must receive patent-type torch-on waterproofing and insulation, as well as a 120mm layer of beach pebbles of no larger than 50mm diameter.

4.1.2 Dove grey zinc Standing Seam patent-type main roofs at 30- 35 degree slopes or corrugated roof sheeting in Colour bond Hidden MATT 47 or coffee MATT 68.

4.1.3 Standing Seam lean-to roofs between 5 and 7 degrees.

4.1.4 All exposed roof beams must be planed all round.

- 4.1.5 Roof colours will be restricted to Zinc - graphite grey/dove grey or corrugated - Colour bond Hidden MATT 47 or coffee MATT 68
 - 4.1.6 Roof pitches must be consistent on each property
 - 4.1.7 Only patent-type roof windows will be allowed in the same plane as the roof
 - 4.1.8 PV and solar panels may only be installed at the same plane of the roof it is mounted to All solar panels and mounting racks must be charcoal Solar panels on flat roofs must on the same plane as the roof
 - 4.1.9 Roof Gardens will be considered on merit
 - 4.1.10 Geysers and heat exchangers may not be installed on roofs
 - 4.1.11 Wind turbines are not allowed in this development
- 4.2 Fascia's and Bargeboards
 - 4.2.1 Only timber fascia and bargeboards are allowed - primed and painted
 - 4.2.2 All fascia's and bargeboards must be light grey or sandstone in colour
- 4.3 Gutters and Downpipes
 - 4.3.1 All exposed gutters must be aluminium extruded Ogee profiled residential gutters with round downpipes
 - 4.3.2 All exposed gutters must match the roof colour and downpipes must be in a colour to match the wall colours
 - 4.3.3 All flat roofs must have patent-type 'Full-bore' outlets and concealed downpipes
 - 4.3.4 All downpipes must be connected to a rainwater collection system with underground rain water tanks, pumps and overflows to a soak-away system
- 4.4 Walls
 - 4.4.1 Walls can be in natural stonework, plastered and painted brick, painted or pre-coated standing seam, natural timber or washed timber Cladding in stone and Timber samples are to be approved by HOA prior to construction
 - 4.4.2 Plastered walls must be painted to a natural colour and hue in a sandstone colour, blending in with the surrounding vegetation Colours submitted for approval, will be evaluated to the total discretion of the HOA
 - 4.4.3 Smaller windows must be in a traditional vertical accent, i.e the horizontal dimension must be at least 2/3rds of the vertical dimension
 - 4.4.4 The use of over-sized fireplaces and chimneys is encouraged
 - 4.4.5 The placement of windows and doors in façades must be well-proportioned within each elevation
 - 4.4.6 Windows and doors of a consistent type must be used in one design
 - 4.4.7 The use of feature timber solid doors with traditional wrought iron ironmongery is encouraged
 - 4.4.8 Traditional functional timber and gable ventilators are encouraged
 - 4.4.9 Burglar bars must be co-ordinated within the window design and must be installed internally
- 4.5 Yard Walls,

Service yard walls must be in 220mm plastered and painted brick walls, or natural stone clad walls of 2,1m high

4.6 Pergolas

4.6.1 Pergola supports can be in brick, stone, steel or timber columns

4.6.2 Pergolas must have a composite of primary, secondary and tertiary members

4.6.3 Pergolas can be made up of timber, aluminium and/or galvanised steel with timber proportions

4.7 Screens and Shutters

4.7.1 Screens and shutters can be manufactured from timber

4.7.2 Screens and shutters must match the colour of the walls or the roofs

4.8 Verandas and decks

Preference will be given to verandas manufactured out of sustainably sourced timbers

4.9 Swimming Pools

4.9.1 Swimming pools must comply with the appropriate Public Safety and National Building Regulations, and built within the disturbance area. Garden gate with mechanical self-closers to be installed where a pool fence is not installed

4.9.2 All pool pumps must be screened off and installed in built enclosures to match walls and roofs

4.10 Parking

4.10.1 Three parking spaces will be provided on the erven. These parking bays may not be used for boats, trailers, or caravans

4.10.2 All boats and caravans must be parked in garages or under car-ports

4.10.2 Garage doors can be Timber, Aluzinc or a composite material, the design and finish are to be approved by the HOA

4.11 Services

All services have to be built into the wall thicknesses or accommodated in service ducts. No exposed pipework for, sewer, airconditioning etc will be allowed

4.12 Generators

Generators and wind turbines will not be allowed in this development

4.13 - Refuse collection

A common bin room is located at the guardhouse. Bins are to be taken to the bin room before collection day. No bins can be left outside as they might encourage baboons into the estate

5. GARDENS / LANDSCAPING.

5.1 Roads, verges and common property:

5.1.1 The main access roads will be paved with interlocking grey cement bricks with exposed aggregate and framed with charcoal cobbles.

5.1.2 Internal driveways must be finished with the same materials as the main access roads.

5.1.3 The developer will landscape the verges of the common main access roads with indigenous vegetation, and a programme will be established to eradicate alien species. In accordance with an approved landscaping plan.

5.1.4 All external lighting must comply with the 'dark sky' policy, restricting the light downwards.

5.2 Private property:

5.2.1 The disturbance area of each property is to be re-established after the buildings have been completed, using indigenous plants, vegetation and trees.

5.2.2 Driveways shall be constructed to provide easy access and egress from each property. - Driveway gates are allowed but are subject to HOA approval

5.2.3 Caravans, trailers and boats may be parked on the purchaser's site, under cover, preferably out of sight, in a garage or under a pergola or a carport.

5.2.4 Pools are permissible, and must be landscaped to provide privacy.

5.2.5 Boundaries of properties need not be fenced at all, and may be landscaped to emphasise the feeling of space and unrestricted movement - Note pool safety compliance

5.2.6 Boundary fencing of not more than 1,5m high may be erected along not more than 40% of the boundary line.

5.2.7 Homes with dogs are to be fenced around the disturbance area. Any garden walls or fences may not exceed 1,5m high, and must comply to the following material and design parameters.

- a) Plastered brick or stone-clad pillars and plinth walls with picket or square mesh fencing, or
- b) Square mesh fencing between timber posts, or
- c) Hedges with square mesh cores, or
- d) Patent-type 'Clear-view' fencing.

5.2.8 New trees should be planted with due consideration of views, shadow lines and privacy, not only for each property owner, but also for the neighbours.

5.2.9 - Gardening and landscaping should not result in removal or destruction of vegetation which will either destabilize a primary or significant dune or cause a significant adverse effect on the dune system due to increased erosion by natural coastal processes or human movement, or detrimentally affect the ecology or habitat. As such, an OSCAER permit application is applicable to each building

plan to ensure that indigenous vegetation is maintained where possible

6. PLAN SUBMISSION PROCEDURES.

6.1 Digital A1 sized sketch plans must be Prepared by the applicant's SACAP registered consultant, and submitted to the Home Owner's Associations Architectural Committee for approval in principle, before Technical documentation submission drawings are prepared. The Sketch Plan Submission must consist of the following

6.1.1 Proof of payment of R35,000.00 to the HOA for new building plans or R15,000.00 for any alterations or additions, for the plan scrutiny process. These amounts are subject to an annual increase of 5% from the year 2025, to continue in perpetuity

6.1.2 Surveyed contour plan

6.1.3 Site Plan with north sign, stand number, annotated dimensions, disturbance area, retaining walls, fencing, driveways, paving, rain water storage tanks, French drains, etc

6.1.4 Floor plans with overall dimensions

6.1.5 All elevations

6.1.6 Landscape Plan

6.1.7 Architect's registration details and logo's, as well as client's name and contact details, and signatures of both architect and client on the plans

6.1.8. One external render of the design - demonstrating the design and its materiality

6.1.9 The Home Owners Association may call for more information if required

6.2 On approval of Sketch Plans by the Home Owner's Associations Architectural Committee, the following technical documentation is to be submitted to the HOA for further approval. This must be in A1 format and coloured in according to the NBR guidelines:

6.2.1 The receipt of Item 6.1.1 above

6.2.2 Contour plan

6.2.3 Beacon certificate, with Erven boundaries and build plate positions

6.2.4 Site plan (1:200), with erf number, building lines, contours, outline of building placement, disturbance area, fences, yard walls, pools, driveways, north point, etc

6.2.5 Floor plans with dimensions and section lines

6.2.6 Elevations with height restriction lines, floor levels, annotated materials and finishes

6.2.7 Appropriate sections, indicating sufficient detail for windows, doors, balustrades, stairs, pergolas, floors, floor levels (relating to the contours) height restriction lines, etc

6.2.8 Sewer, gas and rain water management plans

6.2.9 Electrical layout, including specification of external lights

6.2.10 Hot and cold water reticulation layouts

6.2.11 Additional details not covered in elevations, i.e. flues, fences, gates, balustrades, roof lights, solar panels, finials, gable features, concealed elevations, etc

6.2.12 Architectural specification to identify materials and finishes and colours (attach colour samples).

6.2.13 Energy Efficiency Calculations.

6.2.14 The author of the plans must sign all plans and documents, with the date and the version number of the plan.

6.3 On approval by the Home Owner's Associations Architectural Committee, the approved plans can then be submitted to Bitou Municipality for further scrutiny and approval.

6.4 All requirements of the National Building Regulations as well as the Municipal Regulations and By-laws shall be met in addition to these guidelines.

7. DESIGN.

Ultimately the success of this project lies in the interpretation of this design manual, and how it is accommodated in the design and technical development of the project. It is imperative for the author of the design, to have knowledge of the local conditions

The project architect (still to be appointed) will be responsible to scrutinize the plan submissions together with the HOA's Architectural Committee and to assure compliance to the Architectural Design Guidelines.

8. GENERAL.

The Homeowners' Association reserves the right to amend these requirements, procedures and rates as, and when it desires. The Home Owner's Association and their project architects have absolute discretion in the approval or rejection of any designs plans or specifications submitted for consideration.

Commencement of construction work is to start within 24 months of transfer. Late start- up will be subject to penalties which will be defined by the HOA.

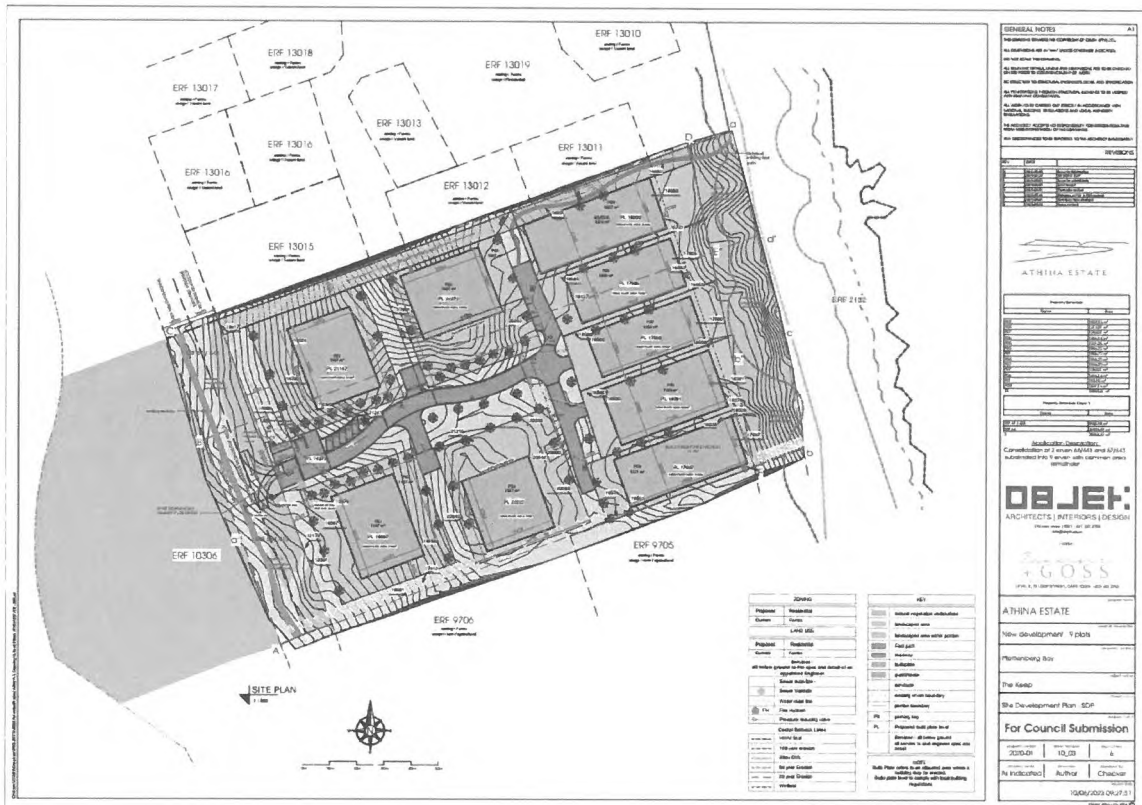
Construction has to be completed within 16 months after breaking ground. Landscaping is to be completed within 3 months of occupation.

Appointed contractors will be subject to the HOA construction code of conduct, which will require but is not limited to vehicle management, reasonable noise control, dust control etc.

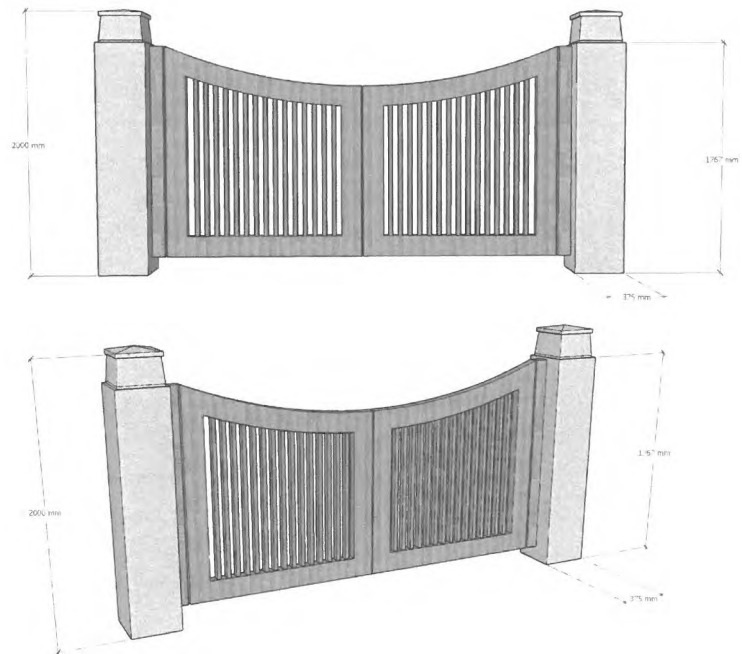


ANNEXURE A

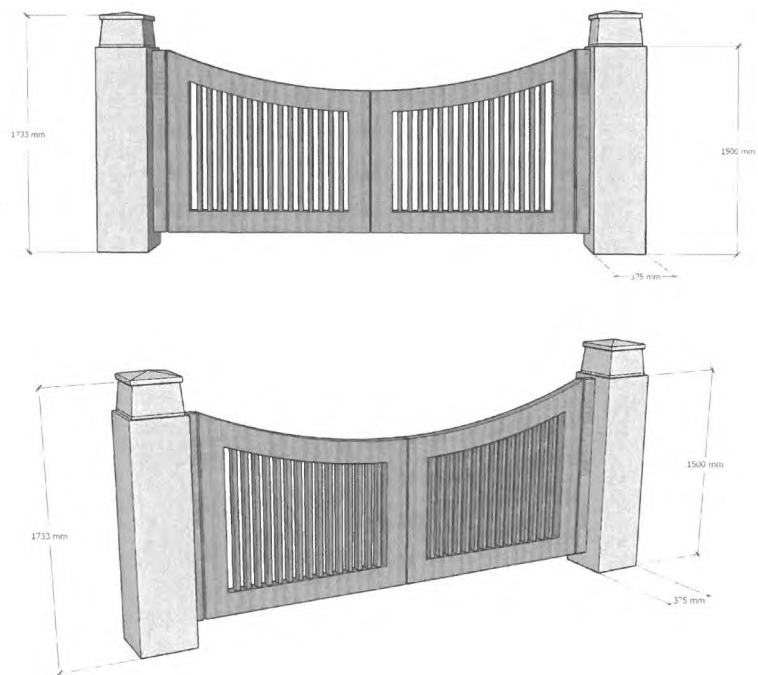
a. SDP



b. Typical estate gate and post design



Estate entrance gate



Typical property entrance gate

